



Wayzata Planning Commission

Meeting Agenda

Monday, November 20, 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. Consent Agenda**
 - a. Approval of September 18, 2017 Planning Commission Minutes
 - b. Approval of October 30, 2017 Planning Commission Minutes
 - c. Adoption of Report and Recommendation of Denial of PUD Amendment for Walgreens at 1055 Wayzata Blvd E
 - d. Adoption of Report and Recommendation of Approval of Preliminary and Final Plan Subdivision and Variances for Harrington Gates at 309 and 341 Ramsey Rd
 - e. Adoption of Report and Recommendation of Approval of Rezoning and PUD Concept Plan and Denial of Variance and Shoreland Impact Plan/Conditional Use Permit for 253 Condominiums at 253 Lake St E
 - 4. Old Business Items**
 - a. None
 - 5. Public Hearing Items**
 - a. Whittington Garage – 126 Circle A Dr S
Variances

- b. Indian Mound Guest/Carriage House – 392 Ferndale Rd S
Conditional Use Permit
- c. Schmidt Guest/Carriage House – 372 Ferndale Rd S
Conditional Use Permit
- d. Verizon Wireless – 1000 Superior Blvd
Conditional Use Permit

6. Other Items:

- a. Review of development activities
- b. Next meeting is December 4, 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
MEETING MINUTES
SEPTEMBER 18, 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: Buchanan, Young, Gonzalez, Iverson, Murray, and Flannigan. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Murray made a motion, Seconded by Commissioner Buchanan, to approve the September 18, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

- a.) Approval of August 21, 2017 Planning Commission Minutes
- b.) Approval of September 6, 2017 Planning Commission Minutes
- c.) Approval of Planning Commission Report and Recommendation for Fretham 17th 2nd Addition at 1411 Holdridge Ter

Chair Iverson read the items on the Consent Agenda and asked if Commissioners wished to remove any items for further discussion. There being no such requests, Chair Iverson asked for a motion to approve the Consent Agenda as presented. Commissioner Gonzalez made a motion, Seconded by Commissioner Buchanan, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

- a.) None

AGENDA ITEM 5. Public Hearing Items:

- a.) None

AGENDA ITEM 6. Other Items:

1 **a.) Review of Development Activities**

2
3 Director of Planning and Building Thomson stated the Wayzata 2040 Think Tank is on
4 September 25th and 26th. The agenda for the September 19th City Council meeting includes four
5 development applications that were reviewed by the Planning Commission: subdivision at 236
6 Central Ave S and 1101 Lasalle St; subdivision at 190 Gleason Lake Rd and 121 Gleahaven Rd;
7 Wayzata Blu at 259, 269 ad 275 Lake St E; and CUP amendment for Boatworks at 294 Grove La
8 E.
9

10 **b.) Next Meeting**

11
12 Director of Planning and Building Thomson noted that the next regular meeting of the Planning
13 Commission is scheduled for October 2, 2017.
14

15 **AGENDA ITEM 7. Adjournment.**

16
17 There being no further business to discuss, Chair Iverson asked for a motion to adjourn.
18 Commissioner Buchanan made a motion, seconded by Commissioner Murray, to adjourn the
19 meeting of the Planning Commission. The motion carried unanimously.
20

21 The Planning Commission meeting was adjourned at 7:08 p.m.
22

23 Respectfully submitted,

24
25 Tina Borg
26 *TimeSaver Off Site Secretarial, Inc.*

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 30, 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, Flannigan, Gonzalez, Iverson, and Buchanan.
Absent: Murray. 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 Gonzalez, to approve the October 30, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) None

AGENDA ITEM 4. Old Business Items:

a.) None.

AGENDA ITEM 5. Public Hearing Items:

a.) Walgreens – 1055 Wayzata Blvd E
i. PUD Amendment

Director of Planning and Building Thomson stated that on January 21, 2014, the City Council approved a Planned Unit Development (PUD) for property at the intersection of Central Ave and Wayzata Blvd that included a Walgreens store at 1055 Wayzata Blvd E. The PUD includes restrictions on the hours of operation of the store, and restrictions on delivery hours. Walgreens is requesting an amendment to the PUD to allow additional evening store hours between Thanksgiving and Christmas, and the ability to have early deliveries one day a week during the entire year. The proposed PUD Amendment would allow the store to open for business until 12 midnight from November 24 through and including December 25, and allow deliveries to the store as early as 5 a.m. one day a week at all times during the year. The proposed changes would not include any changes to the design, size, footprint, or height of the existing Walgreens building.

1 Commissioner Buchanan asked Mr. Thomson if the request for the expanded hours would be for
2 these dates every year going forward.

3
4 Mr. Thomson stated that the request would be for the same period every year going forward.

5
6 Commissioner Flannigan asked Mr. Thomson what concerns the Council had when the original
7 hours were established for Walgreens in the PUD.

8
9 Mr. Thomson stated the hours of operation reflected the standards for conditional use permits for
10 drive-through windows, and that the PUD condition for Walgreens was intended to reduce
11 negative impacts to surrounding areas, in particular the single-family homes that are in close
12 proximity to the property.

13
14 Commissioner Gonzalez stated there is a home close to the west side of the site.

15
16 Commissioner Flannigan asked and Mr. Thomson clarified that deliveries were made on the west
17 side of the building. Commissioner Flannigan noted that he would like to ask the applicant why
18 5:00 a.m. deliveries are needed once a week.

19
20 Chair Iverson opened the public hearing at 7:09 p.m.

21
22 Mr. Robert Reinhardt, Representative for Walgreens, 412 Wayzata Blvd, stated the Wayzata
23 Walgreens is one of the highest volume stores in their district. Walgreens tries not to interfere
24 with customer service and when they receive deliveries during store hours, the entire back of the
25 store and the entrance to Wayzata Blvd are blocked. The current delivery time also means that
26 employees are putting stock away during peak business hours and not assisting customers. He
27 noted that customers had requested last holiday season to have the hours extended during that
28 time of year.

29
30 Commissioner Flannigan asked Mr. Reinhart what had changed from the time the PUD had been
31 approved to the present that made the permitted hours of operation no longer effective.

32
33 Mr. Reinhardt stated the stores business has increased significantly since opening in 2014. He
34 explained that the deliveries they receive are dependent on the business and the holidays that
35 occur. Currently they receive the warehouse shipment on Friday. This will be changing to
36 Saturday soon, and then eventually to Tuesday.

37
38 Commissioner Gonzalez noted that Item 8 on page 20 of the Staff Report, excerpting the PUD
39 conditions, states that garbage and dumpsters must be located within the interior of the
40 Walgreens and Anchor Bank structures or be sufficiently screened from adjacent residential
41 properties. She pointed out that the Walgreens currently has garbage cans flanking the entrance.
42 The design standards also require planters or flower boxes at the entrance. She asked if
43 Walgreens would comply with all of the requirements if the City approves the PUD amendment.

44
45 Mr. Reinhardt stated the garbage cans would not work inside the building because these are used
46 in an attempt to keep the parking lot clean.

1
2 Commissioner Gonzalez suggested screening these and providing planters to comply with the
3 requirements.

4
5 Mr. Reinhardt stated this would be brought to the property managers attention.

6
7 Chair Iverson asked if the drive-through window would be open until midnight if the holiday
8 hours were approved.

9
10 Mr. Reinhardt stated the pharmacy operates from 8:00 a.m. to 8:00 p.m. so the drive-thru would
11 not be operating after 8:00 p.m.

12
13 Mr. Patrick Joyce, 145 Wooddale, encouraged the Planning Commission to recommend denial of
14 the PUD amendment because the conditions related to permitted hours of operation were
15 established prior to Walgreens opening, and the additional hours of operation will not
16 significantly impact Walgreens' profit. The neighborhood agreed to these conditions and the
17 neighborhood is adversely affected now by the traffic and noise from the site. Extending the
18 hours and allowing earlier deliveries would further impact the neighborhood. Walgreens knew
19 that there were conditions on the deliveries. Allowing earlier deliveries would also present a
20 safety issue because there is pedestrian traffic in this area as well.

21
22 Mr. Gordy Straka, 130 Huntington Avenue, stated there are several dumpsters that are near his
23 home and the pickups are all during the early morning hours. This is something that residents
24 should be aware of and watch. Also, the residents do have the noise of the truck backing up and
25 the headlights from the semi-trucks shining into the neighborhood. He asked the Commission to
26 consider these factors when reviewing the PUD amendment.

27
28 Mr. Jace McLean, 141 Wooddale, urged the Commission to recommend denial of the PUD
29 amendment. The residents do have noise from the Walgreens property that they have to deal
30 with, and adding additional hours of operation would increase the impact on the neighborhood.

31
32 There being no other members of the public wishing to speak on the Application, Chair Iverson
33 closed the public hearing at 7:24 p.m.

34
35 Chair Iverson asked for comments from the Commissioners.

36
37 Commissioner Buchanan stated the early morning delivery would be a problem, and he would
38 not support that part of the request, but he would support the increased hours during the holiday
39 season.

40
41 Commissioner Young stated he agreed with Commissioner Buchanan.

42
43 Commissioner Gonzalez stated she would not support the PUD amendment for earlier and later
44 hours because people go to work and children are attending school and have the right to sleep.
45 Walgreens chose to locate their business close to an existing neighborhood knowing all of the
46 restrictions that would be imposed. She pointed out that the applicant has not met all of the

1 existing operational requirements of the PUD. She stated a 7:00 a.m. delivery once a week could
2 make sense but not 5:00 a.m.

3
4 Commissioner Flannigan stated the condition on hours for initial PUD was reasonable, and there
5 is not a hardship for the applicant in meeting this conditions of approval. He would support a
6 recommendation of denial on both requests.

7
8 Chair Iverson stated there had been long hours of discussion on the hours of operation for
9 Walgreens when the existing PUD was approved, and she would recommend denial of the PUD
10 amendment because of the impact to the neighborhood. She noted that there are drugstores near
11 Wayzata that are open later hours, so the community would still have late access during the
12 holidays.

13
14 Commissioner Young made a motion, seconded by Commissioner Buchanan, to direct staff to
15 prepare a draft Planning Commission Report and Recommendation recommending approval of
16 the PUD amendment as requested. The motion failed 0 ayes and 5 nays (Buchanan, Young,
17 Gonzalez, Iverson, Flannigan)

18
19 Commissioner Gonzalez made a motion, seconded by Commissioner Flannigan, to direct staff to
20 prepare a draft Planning Commission Report and Recommendation, with appropriate findings of
21 fact based on the preceding discussion, recommending denial of the PUD amendment. The
22 motion carried 5 ayes and 0 nays.

23
24 **b.) Harrington Gates – 309 and 341 Ramsey Rd**

25 **i. Preliminary and Final Plat Subdivision, Variances**

26
27 Director of Planning and Building Thomson stated the applicants, Kent and Amanda Adams, have
28 submitted a development application to adjust the property line between the two properties at 309
29 and 341 Ramsey Road and build a garage expansion. At the time the application was submitted
30 to the City, John Fauth was the owner of 341 Ramsey Rd, but this property is now owned by an
31 LLC controlled by the Adams. In addition to a property line adjustment, the applicant is proposing
32 to add a garage addition to the existing house at 341 Ramsey Road, which would not meet the rear
33 yard setback requirement. Thus, the development application requests approval of a setback
34 variance, and preliminary and final plat with variances for the property line adjustment and
35 substandard lot size. The concurrent preliminary and final plat subdivision proposal is to subdivide
36 the two existing lots along a new line. The proposed garage addition would be set back 14.2 feet
37 from the rear property line, which does not meet the 50-foot setback requirement for the R-1A
38 zoning district. The three variances that are requested as part of the subdivision are for the lot
39 width of 309 Ramsey Road, and the lot area and lot width of 341 Ramsey Road.

40
41 Commissioner Buchanan asked and Mr. Thomson confirmed that there were several surrounding
42 properties in this zoning district are non-conforming due to lot area.

43
44 Chair Iverson invited the Applicant to speak about the Application. Ms. Amanda Adams, 309
45 Ramsey Road, stated the home they live in on the property was built in 1905. The property was
46 subdivided in 1949 to create the 341 Ramsey Rd property. The driveway for 309 Ramsey Road is

1 the turnaround for Harrington Road. She explained that the property at 341 Ramsey Road has
2 been on the market for the last 6 years and has not sold due to the lot configuration and the small
3 garage on the existing property. They purchased the property in order to try and reconfigure the
4 road to stop at the carriage house, which is where it legally stops. They would then like to redirect
5 the driveway for 309 Ramsey so that they do not have traffic turning around on their property, in
6 front of their home all day and night.

7
8 Commissioner Gonzalez asked if there would be any trees cut down when the new garage was
9 built.

10
11 Ms. Adams stated they planned to remove the tennis court to lessen the hard cover, and the garage
12 would be built on an existing driveway. She noted that they would also eliminate another section
13 of hard cover. There are no trees in this area, so they would not be removing any trees as part of
14 the proposed work.

15
16 Chair Iverson opened the public hearing at 7:49 p.m.

17
18 There being no one wishing to speak on the Application, Chair Iverson closed the public hearing
19 at 7:50 p.m.

20
21 Chair Iverson asked for comments from the Commissioners.

22
23 Commissioner Flannigan stated the existing condition with driveway being used as a turnaround
24 for traffic is a hardship, and he does not have concerns with the garage addition because it would
25 make the property more marketable. The removal of the hardcover of the tennis court is an added
26 benefit.

27
28 Commissioner Gonzalez stated she agreed with the traffic being a hardship for the property
29 owners. She stated the practical difficulties for these sites were created when the City changed the
30 zoning requirements which the them non-conforming property. She would support a
31 recommendation of approval for the subdivision and variances. She would also support the
32 variance for the garage addition because it is keeping within the character of the neighborhood and
33 the current property.

34
35 Commissioner Young stated he would support a recommendation of approval.

36
37 Commission Buchanan stated he would also support a recommendation of approval.

38
39 Chair Iverson stated she would support approval of the application, and noted that there are several
40 non-conforming properties in this area.

41
42 Commissioner Gonzalez made a motion, seconded by Commissioner Buchanan, to direct staff to
43 prepare a draft Planning Commission Report and Recommendation, with appropriate findings
44 based on the preceding discussion, to recommend approval of the concurrent preliminary and final
45 plat subdivision with variances, and recommend approval of the rear yard setback variance for the
46 addition to the garage. The motion carried unanimously.

Commissioner Flannigan asked what the City would need to do to mark the street so that people were aware that it was a dead end.

Mr. Thomson stated he would review this with Public Works.

c.) 253 Condominiums – 253 Lake St E

i. Rezoning, PUD Concept Plan, Variance, Shoreland Impact Plan/Conditional Use Permit

Director of Planning and Building Thomson stated the applicant, Weber Architects & Planners, and the property owner, Continental Property Group, have submitted a development application to redevelop the property at 253 Lake Street East. He noted that on September 5th, the City Council, Planning Commission, and HRA held a joint workshop to discuss redevelopment plans in the area of the proposed development along Lake Street, west of Manitoba Avenue. The goal of the workshop was to discuss the individual development projects, potential tax increment financing (TIF) and next steps. The subject property is one of the individual development sites in the redevelopment area, and the proposed PUD concept plans are similar to what was presented by the property owner at the workshop meeting. Mr. Thomson explained that the development application contemplates demolition of the existing commercial building and accessory buildings and construction of a new 3-story residential building. The lower level would include 32 enclosed parking stalls and would be partially located above grade. The three stories above the lower level would include a total of 16 residential condominiums. The entrance to the lower level parking garage would be located on the back of the building, and access would be provided from Barry Avenue via an easement from the adjacent Wayzata Blu development. As a consideration of the PUD, the applicant is willing to donate the land behind the proposed building to the City for public parking and parking access. This is consistent with the City's approval of the Wayzata Blu project, which includes a condition requiring an easement to the City for possible public parking on the back of the property to provide additional public parking in the area. With respect to the proposed height of the building, Mr. Thomson noted that under the Zoning Ordinance, building height is measured from the average grade along the building footprint to the top of the flat roof. The proposed building would be 3-stories with an overall height of 40-feet. The proposed building also includes a basement level for underground parking, which would extend 6-feet above grade. The zoning ordinance states that a basement level can extend up to 6-feet above grade before it is considered an additional story. Thus, the proposed building is considered 3-stories with a basement level. Mr. Thomson noted that the Comp Plan states that within the Central Business District, commercial buildings on Lake Street and west of Barry Ave. are encouraged but not required to have a first-floor retail use.

Commissioner Gonzalez noted that page 9 of the Staff Report states that the "transparency requirements under the Lake Street District of the Design Standards remain in effect." She asked Mr. Thomson how this would work with residential uses.

Mr. Thomson stated the transparency requirement applicable to the proposed project is 50% on the first floor. As part of the design review during a later stage of the review process, the City would be looking for compliance with this requirement.

1
2 Commissioner Flannigan asked Mr. Thomson if the City Engineer had reviewed the number of
3 cars coming off of Barry Avenue, and if he had any concerns.
4

5 Mr. Thomson stated the City's objective, as part of the proposed redevelopment, would be to have
6 an access from Barry Ave and from Lake Street.
7

8 Commissioner Gonzalez asked Mr. Thomson what measures would be taken to protect the
9 wetlands on the property.
10

11 Mr. Thomson noted that the wetlands have been delineated, and stated that the building itself is
12 setback significantly from the wetlands and would meet all of the City's wetland setback
13 requirements. As part of the project the City would require storm water management for the
14 impervious surface.
15

16 Commissioner Gonzalez asked Mr. Thomson if the City's services would be able to accommodate
17 the addition of so many residential units in the area.
18

19 Mr. Thomson stated the City would review the more detailed plan when it is available, but at this
20 stage the City believes that it should be able to accommodate these additional units based on the
21 City's Comp Plan.
22

23 Commissioner Gonzalez asked Mr. Thomson if there would be any equipment on the roof.
24

25 Mr. Thomson stated that the applicant has not indicated at this stage where the mechanical
26 equipment would be located.
27

28 Chair Iverson invited the Applicant to speak about the Application. Mr. Neil Weber, representing
29 the Applicant, stated this property has a long history of being difficult to develop. He noted that
30 there are three different properties along this part of Lake Street that are being developed, and the
31 City would like to see these all come together to create a unified redevelopment area. He stated
32 they would not have retail in the project because it was not feasible. The proposed building would
33 have less mass than the adjacent Wayzata Blu project, and all three floors would be stepped back
34 from the front property line to reduce the mass. The only thing they would have on the roof would
35 be a 5-foot elevator structure.
36

37 Commissioner Gonzalez asked Mr. Weber how the transparency requirement would work.
38

39 Mr. Weber stated they would work to meet this requirement. He noted that the site had a water
40 table and soil problem that makes the underground parking difficult, so this is why they are not
41 able to go lower with this level of the building. He stated that there are other buildings on Lake
42 Street that are 40-feet in height, and their project only has 90-feet along Lake Street and is stepped
43 back to reduce the mass along Lake Street. He stated difficulties with this property are the
44 narrowness along Lake Street, the water table, and the poor soil conditions.
45

1 Commissioner Flannigan asked Mr. Weber if there had been consideration of including a walkway
2 between the proposed project and Wayzata Blu.

3
4 Mr. Weber stated a walkway already existed there.

5
6 Chair Iverson asked Mr. Weber what the rationale was for have having zero setback on the east
7 side of the building.

8
9 Mr. Weber stated the building would be zero for the parking level but the first floor would step
10 back 10-feet.

11
12 Chair Iverson asked Mr. Weber if there was concern that a wind tunnel would be created that
13 would catch debris and snow.

14
15 Mr. Weber stated they had not looked at this, but they are currently only looking for concept
16 approval and not architectural or design approval. Once they have concept approval then they will
17 bring back more detailed information regarding the architecture and design of the building.

18
19 Chair Iverson opened the public hearing at 8:31 p.m.

20
21 Mr. Lowell Zitzloff, owner of property on Barry Avenue to the northwest of the proposed project,
22 expressed concerns about the ingress and egress of the project. He explained that the alley was
23 originally for three oil trucks to access the property. Approval would mean 200-300 vehicles
24 coming off Barry Avenue. He stated that they would need to have an ingress and egress off of
25 Lake Street. He noted he has projects that are located on the corner of Lake Street and Barry, and
26 he has 2-levels of underground parking. He stated that he has had to deal with the water problems
27 in the area, and that you cannot bring this many vehicles off of Barry Avenue without causing
28 problems.

29
30 Mr. Darren Knight, 319 Barry Avenue, attorney for Mr. Zitzloff, expressed concerns about the
31 number of cars going in and out on Barry Avenue without having access to Lake Street. The Lake
32 Street access is dependent on the next development.

33
34 Mr. Zitzloff stated he would be looking to pursuing an office/retail project on Lake Street and
35 Barry starting in the spring.

36
37 Ms. Peggy Douglas, 133 Edgewood Court, stated Wayzata Blu and Meyer Brothers were able to
38 work with the water table issues in the area and meet the 35-foot height requirement for their
39 projects. She expressed concerns about the traffic and cars in the area. She asked if they could
40 move the pocket park and public parking to make more green space.

41
42 There being no other members of the public wishing to speak on the Application, Chair Iverson
43 closed the public hearing at 8:38 p.m.

44
45 Chair Iverson asked for comments from the Commissioners.

46

1 Commissioner Gonzalez stated when Wayzata Blu was presented to the Commission, they were
2 informed that the access had a private easement and the City had no control over it. She asked Mr.
3 Thomson if this was correct.

4
5 Mr. Thomson stated as part of the Wayzata Blu project, there will be a full 24-foot wide access
6 drive located entirely on the Wayzata Blu property. As part of the Wayzata Blu project, the City
7 required a public easement over the back of the property for future public parking. There is a
8 private easement between Wayzata Blu and the Zitzloff property for access. It is the City's current
9 objective that as part of the overall redevelopment of this area, there will be full access from both
10 Lake Street and Barry Avenue. Since the proposed project does not provide vehicle access from
11 Lake Street, the access will need to be provided as part of the adjacent 235 Lake St redevelopment.
12 City staff would have concerns about traffic if there is only access from Barry Avenue for the
13 overall redevelopment area.

14
15 Commissioner Flannigan asked Mr. Thomson if there were any buildings along Lake Street that
16 were taller than 35-feet.

17
18 Mr. Thomson stated he would look into this further for the Commission, but that there are buildings
19 in the downtown area that are taller than 35-feet.

20
21 Commissioner Gonzalez stated there have not been any projects with buildings over 35 feet
22 approved since the height standard in the Zoning Ordinance was rewritten.

23
24 Commissioner Flannigan asked Mr. Thomson if the City had documentation regarding the
25 problems with the water table and soil conditions for this property that makes it difficult to go
26 down further with the lower level parking.

27
28 Mr. Thomson stated the applicant provided a geotechnical report which confirms what the
29 applicant has stated regarding the poor soil conditions.

30
31 Commissioner Buchanan stated he would support the rezoning request and the PUD concept plan,
32 but he is not sure about the height request at this time.

33
34 Commissioner Young agreed.

35
36 Commissioner Gonzalez stated changing this zoning to a PUD does make sense and is consistent
37 with the other projects in the area. She stated she does have a problem with the height variance
38 because the City has been very clear on this height requirement and other developments have been
39 able to meet this requirement.

40
41 Commissioner Flannigan stated he appreciated the developers coming together in this area. He
42 would like to see the Council, the Planning Commission and the landowner's work together to
43 bring these projects forward in a manner that makes sense. He has concerns about approving a
44 project without including a condition for the second access. He would support this concept.

45

1 Chair Iverson stated the egress and the ingress would be worked out during the next phase of
2 review, and she expressed concerns about the height of the project.

3
4 Commissioner Gonzalez made a motion, seconded by Commissioner Buchanan, to direct staff to
5 prepare a draft Planning Commission Report and Recommendation, with appropriate findings
6 based on the preceding discussion, recommending approval of the requested rezoning from C-4A
7 to PUD/Planned Unit Development and the PUD concept plan of development, and recommending
8 denial of the requested variance from the maximum building height standard and the Shoreland
9 Impact Plan/Conditional Use Permit for the building height for 253 Lake Street E. The motion
10 carried unanimously.

11
12 Chair Iverson recessed the meeting at 8:55 p.m.

13
14 Chair Iverson reconvened the meeting at 8:59 p.m.

15
16
17 **AGENDA ITEM 6. Other Items:**

18
19 **a.) Review of Development Activities**

20
21 Director of Planning and Building Thomson stated the City's annual volunteer appreciation
22 dinner is on November 16th. The City is continuing the visioning process for Wayzata 2040, and
23 there will be multiple workshop meetings held with the community and stakeholders over the
24 next month. The City is also accepting applications for vacancies on the City boards and
25 commissions. He noted that there are three open positions on the Planning Commission starting
26 January 1, 2018, and applications are due by 4:30 p.m. on October 31st.

27
28 **b.) Next Meeting**

29
30 Director of Planning and Building Thomson noted that the next regular meeting of the Planning
31 Commission is scheduled for November 20, 2017.

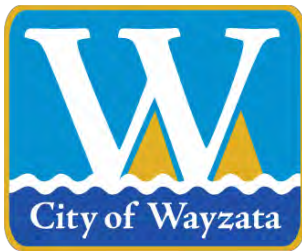
32
33 **AGENDA ITEM 7. Adjournment.**

34
35 There being no further business to discuss, Chair Iverson asked for a motion to adjourn.
36 Commissioner Buchanan made a motion, seconded by Commissioner Young, to adjourn the
37 meeting of the Planning Commission. The motion carried unanimously.

38
39 The Planning Commission meeting was adjourned at 9:03 p.m.

40
41 Respectfully submitted,

42
43 Tina Borg
44 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 20, 2017	AGENDA ITEM: 3c
TITLE: Adoption of Planning Commission Report and Recommendation of Denial of PUD Amendment	
PROJECT NAME: Walgreens	
ADDRESS: 1055 Wayzata Blvd E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicant, Walgreens, has submitted a development application to amend the existing PUD at 1055 Wayzata Blvd E. The proposed PUD amendment is to increase the hours of operation at the Walgreens store located at 1055 Wayzata Boulevard East. The applicant is proposing to be open for business until 12 midnight from November 24 through and including December 25. Additionally, the applicant is requesting to permanently allow deliveries as early as 5 a.m. on one day a week for the entire year. The proposed amendment would not include any changes to the design, size, footprint, or height of the existing building.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on October 30, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation of denial of the development application for adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends denial of the PUD amendment. The Report and Recommendation reflects the vote of 5-0, and includes the findings discussed by the Planning Commission at the October 30th meeting.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF DENIAL OF AMENDMENT TO PUD AT 1055 WAYZATA BLVD E

SUMMARY OF RECOMMENDATIONS

1. **Denial** of Amendment to PUD to change hours of operation and deliveries
-

REPORT

Section 1. BACKGROUND

- 1.1 Proposed Land Use. Walgreens, and the property owner listed below, (the "Applicant") have submitted a development application (the "Application") for approval of an amendment to an existing Planned Unit Development (the "Existing PUD") that encompasses the Walgreens business at 1055 Wayzata Blvd E (the "Property") to provide additional evening hours between Thanksgiving and Christmas, as well as the ability to have early deliveries on one day a week during the entire year. Walgreens' current operating hours are 7:00 a.m. to 10:00 p.m. on weekdays, and 8:00 a.m. to 10:00 p.m. on weekends. The Existing PUD provides the following restrictions on Walgreens' hours of operation ("Permitted Hours of Operation"):

Walgreens may not be open for business between 10:00 p.m. and 6:00 a.m., and deliveries and garbage pickup may only occur between 8:00 a.m. and 8:00 p.m.

- 1.2 Application Requests. The Applicant is requesting approval of the following PUD amendment:
 - A. Amendment to Permitted Hours of Operations for Walgreens to (i) allow it to be open for business until 12 midnight from the day after Thanksgiving through and including December 25, and (ii) allow deliveries to the store beginning at 5am one day a week (year round) to allow for the store to restock prior to opening. (the "PUD Amendment").

The PUD Amendment would not include any other changes to the Existing PUD.

- 1.3 Property. The address, property identification number and owner of the parcel comprising the subject property (the “Property”) are:

1055 Wayzata Blvd E	06-117-22-14-0081	Pomco LLC
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- 1.4 Land Use Designations. The Property falls within the following land use districts:

Current zoning:	PUD/Planned Unit Development District
Comp Plan designation:	Mixed Use Commercial
Overlay districts:	None

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on October 19, 2017. A copy of the notice was mailed to all property owners located within 350 feet of the Property on October 20, 2017. The required public hearing was held at the October 30, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 PUD Amendment.

- A. Process. Section 801.33.9 of the Zoning Ordinance provides that the same review procedure is followed by the Planning Commission and City Council for an amendment of a PUD as is followed for a new PUD.
- B. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- C. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.

4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. .
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 PUD Amendment.

- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the "Amended PUD") does not conform with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance, in that it would negatively affect the welfare of the surrounding neighborhood by increasing noise, light, and traffic in the early morning and late evening hours. The Permitted Hours of Operation for the Existing PUD were carefully considered by the Planning Commission and Council at the time the Existing PUD was approved, and included the review and input of the original applicant, the residents of the surrounding neighborhood, and the general public. The Permitted Hours of Operation were included as part of the Existing PUD to lessen the impacts of traffic, noise, lighting, safety and other potential negative effects of the business on the adjacent and surrounding neighborhood most affected by the new development of the PUD. The proposed extended late night and early morning hours of the Amended PUD would create noise and light issues for the surrounding neighborhood during times when many residents will be sleeping or have a reasonable expectation of quiet.
- B. General Standards. The Amended PUD would negatively impact the health, safety and welfare of the residents of the surrounding neighborhood as noted above in this Report.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the PUD Amendment be **DENIED**.

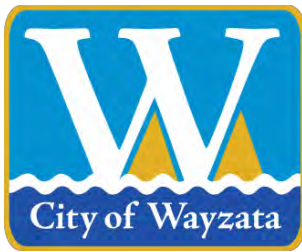
Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting For the Findings and Recommendation of Denial: Buchanan, Gonzalez, Iverson,
Flannigan, Young

Voting Against: None

Abstaining: None

Absent: Murray



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 20, 2017	AGENDA ITEM: 3d
TITLE: Adoption of Planning Commission Report and Recommendation of Approval of Preliminary and Final Plat Subdivision and Variances	
PROJECT NAME: Harrington Gates	
ADDRESS: 309 and 341 Ramsey Rd	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicants, Kent and Amanda Adams, have submitted a development application to adjust the property line between the two properties at 309 and 341 Ramsey Road, and to add a garage addition to the existing house at 341 Ramsey Road, which would not meet the rear yard setback requirement. The development application requests approval of a setback variance, and preliminary and final plat subdivision with lot area and lot width variances for the property line adjustment.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on October 30, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation of approval of the development application for adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application. The Report and Recommendation reflects the vote of 5-0, and includes the findings discussed by the Planning Commission at the October 30th meeting.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF PRELIMINARY AND FINAL PLAT SUBDIVISION AND VARIANCES AT 309 AND 341 RAMSEY ROAD

SUMMARY OF RECOMMENDATION

1. **Approval*** of Preliminary and Final Plat Subdivision for property line adjustment between adjacent nonconforming lots
2. **Approval*** of Lot Area and Lot Width Variances for nonconforming lots
3. **Approval*** of Setback Variance for proposed garage addition

** with certain conditions listed at the end of this Report*

REPORT

Section 1. BACKGROUND

- 1.1 **Proposed Land Use.** Kent and Amanda Adams, and the property owners listed below, (collectively, the "Applicant") have submitted a development application (the "Application") to adjust the property line between the two properties at 309 and 341 Ramsey Road (the "Property") and for an addition to the existing garage that is part of the house at 341 Ramsey Road (the "Project").
- 1.2 **Approvals Requested.** The Application requests the following:
 - A. **Preliminary and Final Plat.** Concurrent preliminary and final plats to adjust the lot line between the Property as reflected on Attachment A hereto (the "Proposed Subdivision" and "Preliminary and Final Plats").
 - B. **Lot Variances.** Variance for lot area of 43,566 square feet for Lot 1, Variance for lot width of 172 feet for Lot 1, and Variance for lot width of 110 feet for Lot 2 in the Preliminary and Final Plats that do not meet the requirements of the R-1A zoning district (the "Lot Variances", or collectively with the Setback Variance, the "Variances").
 - C. **Rear Yard Setback Variance.** Variance for the setback of the proposed garage addition of 14.2 feet from the rear property line as depicted in

Attachment B hereto (the “Setback Variance”, or collectively with the Lot Variances, the “Variances”).

- 1.3 Property. The address, property identification numbers and owners of the Property are:

Address	PID	Owner
309 Ramsey Rd	12-117-23-12-0005	Amanda A & Kent R Adams Trustees
341 Ramsey Rd	12-117-23-12-0026	Harrington Gates, LLC

- 1.4 Land Use Designations. The Property falls within the following land use districts:

Zoning:	R-1A/Low Density Single Family Estate
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on October 19, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on October 20, 2017. The required public hearing was held at the October 30, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City’s Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. Sec. 805.15.A.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:
 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

2.2 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 801.05.1.C. are:

- A. Variances shall only be permitted when they are:

- (i) in harmony with the general purposes and intent of the Zoning 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 the Zoning 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 the Zoning 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. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.
- F. 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.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision and Zoning Ordinances, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Subdivision / Preliminary and Final Plat.

- A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 805.15.A.
- B. The Planning Commission finds that there would be no significant adverse effects of the proposed Preliminary and Final Plats based upon the following factors found in Section 805.14.E:
 - 1. The Subdivision and Project is consistent with the Wayzata Comprehensive Plan, which guides the Property for Estate Single Family Residential.

2. The building pad for the garage expansion associated with the Project would not impact sensitive areas on the Property, and no other building pads are proposed as part of the Project.
3. The building pad for the garage expansion has been selected and located with respect to natural topography and the existing residence to minimize filing or grading.
4. There are no existing stands of significant trees on the Property impacted by the Project.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and would maintain the existing scale, pattern and character.
6. The design of the lots, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot sizes resulting from the Subdivision are similar to the existing nonconforming lots and not dissimilar from adjacent lots and lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the garage expansion proposed as part of the Project is similar to the characteristics and quality of existing residence and those in the surrounding neighborhood.
9. The Design Standards outlined in Section 9 of the Wayzata Zoning Ordinance do not apply to the Property.
10. The proposed lot layout and building pad conforms with all performance standards contained in the Subdivision Ordinance with the exception of those for which the Variances are being requested.
11. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.2 Lot Variances. The Lot Variances would not change the current Low Density Single Family Estate use of the Property. The Lot Variances requested are in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.

- A. The Property is positioned at the end of a public street and between that street and Lake Minnetonka, which create practical difficulties in complying with the lot area and depth requirements.
- B. The Lot Variances requested are reasonable, due to circumstances driven by the existing lot layouts, and a desire to preserve and enhance the existing character of the Property. If granted, the Lot Variances would not alter the essential character of the locality.
- C. The practical difficulties necessitating the Lot Variances are not economic in nature. The existing layout of the Property and a desire to preserve the character of the Property, as well as addressing practical difficulties associated with the current lot line and driveway, are significant factors in the practical difficulty of meeting the ordinance requirements.
- D. The proposed uses for the Property are permitted within the R-1A/Low Density Single Family Estate.
- E. The Applicant has provided the reasons that the Lot Variances are justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

3.3 Setback Variance. The Setback Variance would not change the current Low Density Single Family Estate use of the Property. The Setback Variance requested is in harmony with the general purposes and intent of the Ordinance and is consistent with the Comprehensive Plan.

- A. The Property is positioned at the end of a public street, and between that street and Lake Minnetonka, which creates practical difficulties in complying with the setback requirements.
- B. The Setback Variance requested is reasonable, due to circumstances driven by the existing lot layouts, and a desire to preserve and enhance the existing character of the Property. If granted, the Setback Variance would not alter the essential character of the locality in that it would be a natural expansion of the existing garage.
- C. The practical difficulties necessitating the Setback Variance are not economic in nature. The existing layout of the Property and a desire to preserve the character of the Property are significant factors in the practical difficulty of meeting the ordinance requirements.
- D. The proposed garage use is permitted within the R-1A/Low Density Single Family Estate.
- E. The Applicant has provided the reasons that the Setback Variance is justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of (1) the Proposed Subdivision and Preliminary and Final Plats, (2) the Lot Variances, and (3) the Setback Variance, subject to the following conditions:
- A. The Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7 of the Subdivision Ordinance, and the Applicant must provide a recorded copy of the Final Plat to the City.
 - B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting For Approval Recommendation: Buchanan, Flannigan, Gonzalez, Iverson, Young

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Murray

Attachments:

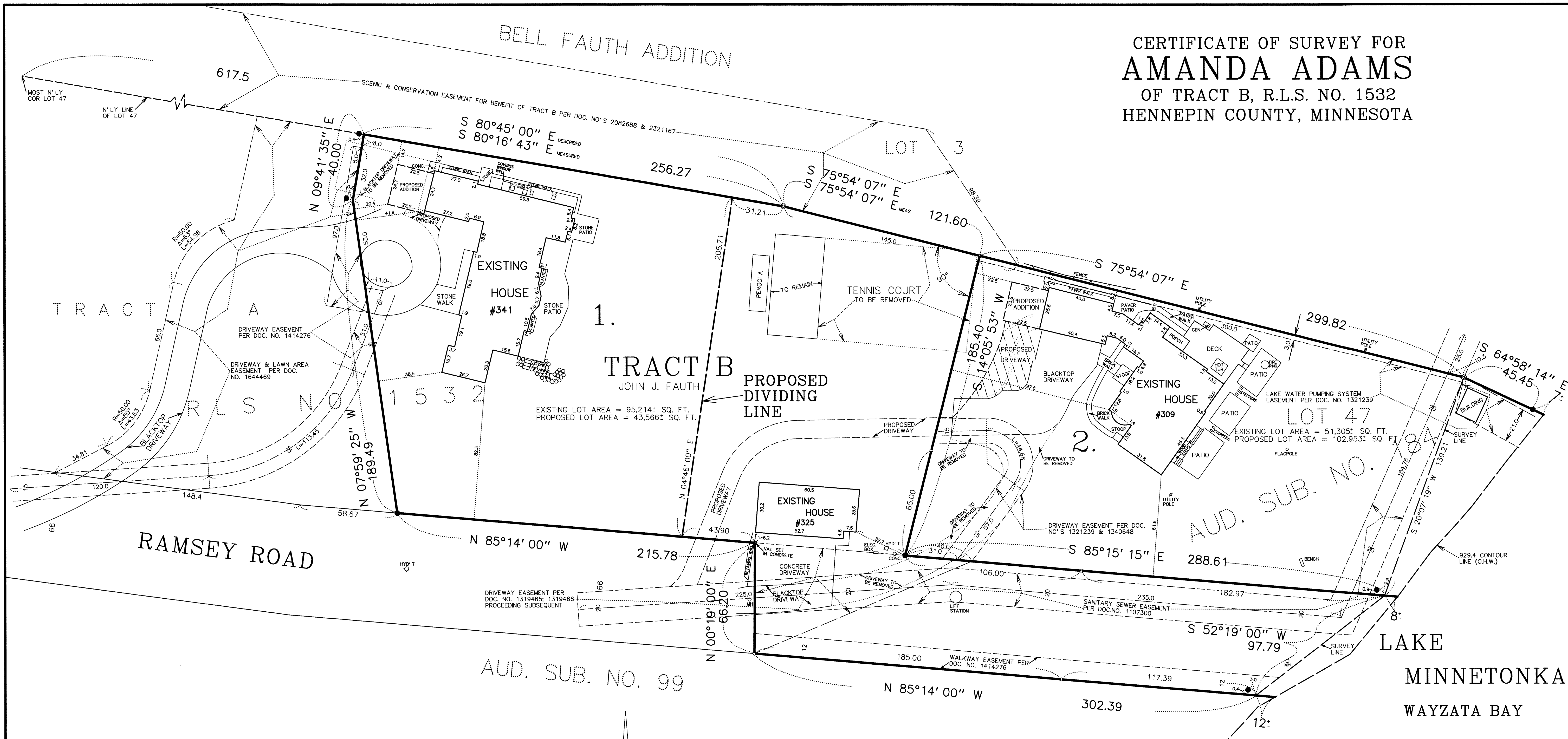
Attachment A (Preliminary and Final Plats)

Attachment B (Plans showing the Garage Expansion and Setback Variance)

Attachment A
(Preliminary and Final Plats)

DRAFT

CERTIFICATE OF SURVEY FOR
AMANDA ADAMS
OF TRACT B, R.L.S. NO. 1532
HENNEPIN COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTIONS :

FAUTH
Tract B, Registered Land Survey No. 1532, files of Registrar of Titles, Hennepin County, Minnesota.

ADAMS
That part of Lot 47, Auditor's Subdivision No. 184 which lies easterly of a line running at right angles southerly from a point in the northerly line of said lot, described as follows: Commencing at the most northerly corner of said Lot 47; thence on an assumed bearing of South 80 degrees 45 minutes East a distance of 617.5 feet; thence South 75 degrees 51 minutes East a distance of 121.6 feet to the point of beginning of said line.

- o : denotes iron marker
- : denotes iron marker found
- ⊙ : denotes Judicial Landmark found

Bearings shown are based upon an assumed datum.

NOTE: Some of the information shown for the Adams parcel was taken from a survey drawing by others.

This survey intends to show the boundaries of the above described property, the location of four existing buildings, all visible "hardcover", all easements as listed in Certificate of Title No. 1336144 on the subject property, and the proposed location of a proposed addition, two proposed driveways, and a proposed dividing line thereon. It does not purport to show any other improvements or encroachments.

EXISTING HARDCOVER CALCULATIONS :

WESTERLY PARCEL

Lot area = 95,214 Sq. ft.

House = 5491 sf
Stone walk, front = 431 sf
Stone patio & steps = 1407 sf
Stone walk to north = 260 sf
A/C pads = 15 sf
Blacktop driveway = 3266 sf
Tennis court = 7183 sf
Pergola = 341 sf
Guest house = 1785 sf
Guest house conc. drive = 1425 sf
Guest house blacktop drive = 1675 sf

Total = 23,279 sf = 24.45%

EASTERLY PARCEL

Lot area = 51,305 Sq. ft.

Main house = 4671 sf
Brick walks & stoops = 383 sf
Paver walks & patio = 375 sf
Porch = 110 sf
Deck = 821 sf
Patios & steps behind house = 1245 sf
Building at shore = 222 sf
Gen pad = 8 sf
Blacktop drive = 4521 sf
Stepping stones = 8 sf
Tennis court = 141 sf

Total = 12,505 sf = 24.37%

PROPOSED HARDCOVER CALCULATIONS :

WESTERLY PARCEL

Lot area = 43,566 Sq. ft.

House = 5491 sf
Stone walk, front = 431 sf
Stone patio & steps = 1407 sf
Stone walk to north = 260 sf
Proposed Addition = 566 sf
A/C pads = 15 sf
Blacktop driveway = 2100 sf

Total = 10,270 sf = 23.57%

EASTERLY PARCEL

Lot area = 102,953 Sq. ft.

Main house = 4671 sf
Guest house = 1785 sf
Tennis court = 1820 sf
Pergola = 341 sf
Brick walks & stoops = 383 sf
Paver walks & patio = 375 sf
Porch = 110 sf
Deck = 821 sf
Patios & steps behind house = 1245 sf
Building at shore = 222 sf
Gen pad = 8 sf
Blacktop drive = 4865 sf
Concrete drive at guest house = 1425 sf
Blacktop to guest house = 749
Stepping stones = 8 sf
Proposed garage addition = +531
Proposed additional drive = +1053 sf
Paver walk removed = -35 sf

Total = 20,377 sf = 19.79%

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 8-8-17	PROJECT 17-223A
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. Mark S. Gronberg Minnesota License Number 12755	
REMARKS	PROPOSED GARAGE ADDITION ON EASTERLY LOT
DATE 10-26-17	

HARRINGTON GATES

R.T.DOC.NO. _____

Know all persons by these presents that Harrington Gates, LLC, a Minnesota Limited Liability Corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Parcel A:
Tract B, Registered Land Survey No. 1532, files of Registrar of Titles, Hennepin County, Minnesota.

Parcel B:
That part of Lot 47, Auditors Subdivision No. 184 which lies easterly of a line running at right angles southerly from a point in the northerly line of said lot, described as follows: Commencing at the most northerly corner of said Lot 47; thence on a assumed bearing of South 80 degrees 45 minutes East a distance of 617.5 feet; thence South 75 degrees 51 minutes East a distance of 121.6 feet to the point of beginning of said line.

Has caused the same to be surveyed and platted as HARRINGTON GATES, and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on the plat.

In witness whereof said Harrington Gates, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____
Harrington Gates, LLC, a Minnesota Limited Liability Corporation,

By _____, its _____
STATE OF _____)
COUNTY OF _____) The foregoing instrument was acknowledged before me
this _____ day of _____, 20____, by _____, its
_____, of Harrington Gates, LLC, a Minnesota Limited Liability Corporation, on behalf of
the corporation.

Notary Public, _____ County Notarys printed name
My commission expires _____

I, Mark S. Gronberg, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licendsed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3 as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated the _____ day of, _____, 20____.

Mark S. Gronberg Licensed Land Surveyor and Engineer
Minnesota License Number 12755

STATE OF _____)
COUNTY OF _____) The foregoing instrument was acknowledged before me this
_____ day of _____, 20____, by Mark S. Gronberg, Land Surveyor and Engineer

Notary Public, _____ County Notarys printed name
My commission expires _____

WAYZATA, MINNESOTA

This plat of HARRINGTON GATES was approved and accepted by the City Council of Wayzata, Minnesota, at a regular meeting held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportaion and the County Highway Engineer have been received by the City, or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF WAYZATA, MINNESOTA

_____, Mayor
_____, Clerk

RESIDENT AND REAL ESTATEE SERVICES, HENNEPIN COUNTY, MINNESOTA
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat.
Dated this _____ day of _____, 20____

MARK V. CHAPIN, HENNEPIN COUNTY AUDITOR

By _____, Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
Pursuant to MINN. STAT. Sec. 383B.565, (1969), this plat has been approved this _____ day
of _____, 20____.

CHRIS F. MAVIS, HENNEPIN COUNTY SURVEYOR

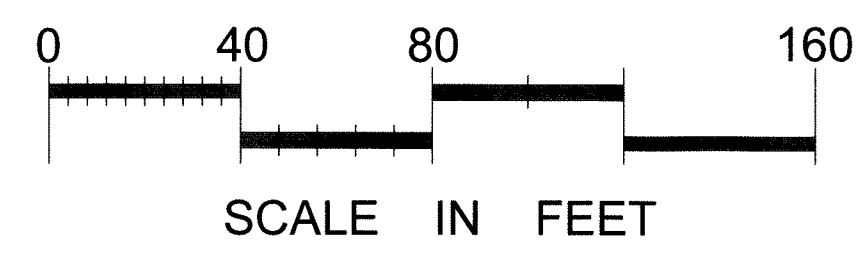
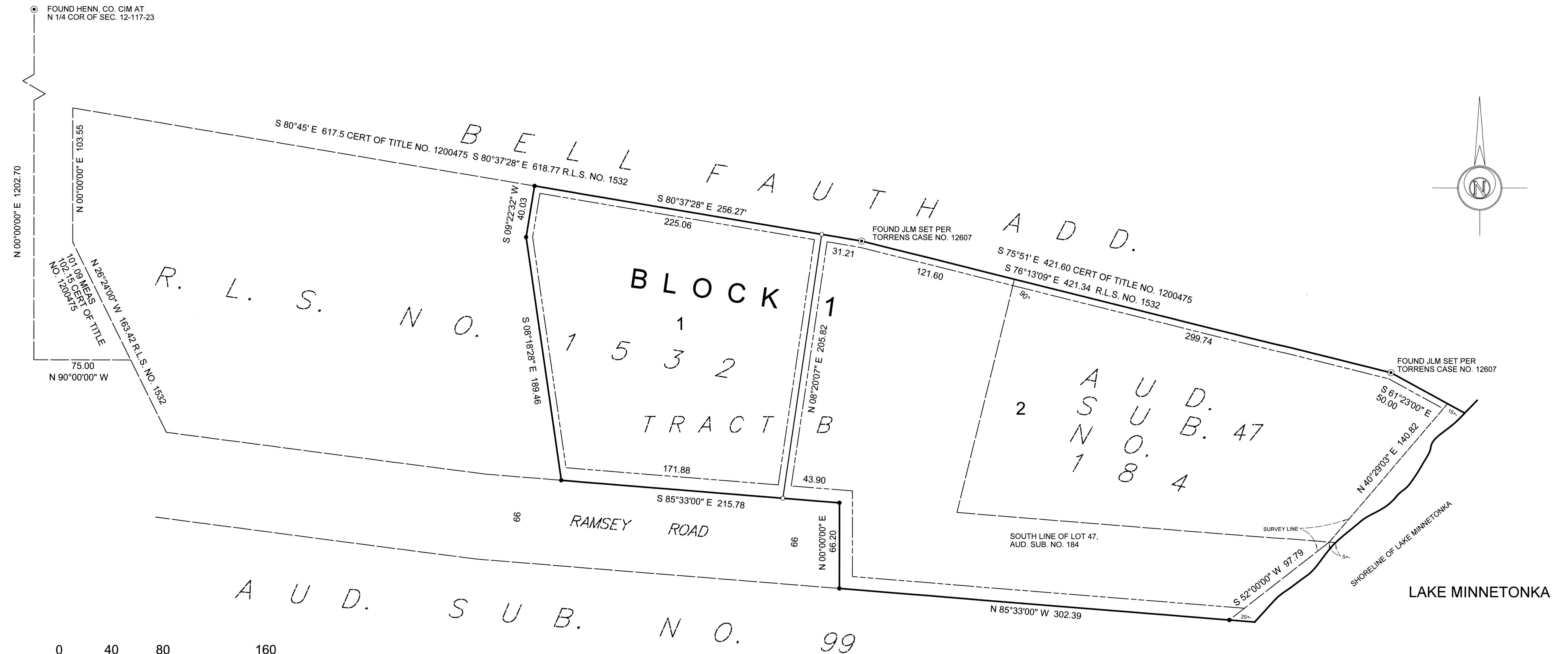
By _____

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA
I hereby certify that the within plat of HARRINGTON GATES was filled for record in this office this _____
day of _____ 20____, at _____ oclock _____.M.

MARTIN MCCORMICK, REGISTRAR OF TITLES

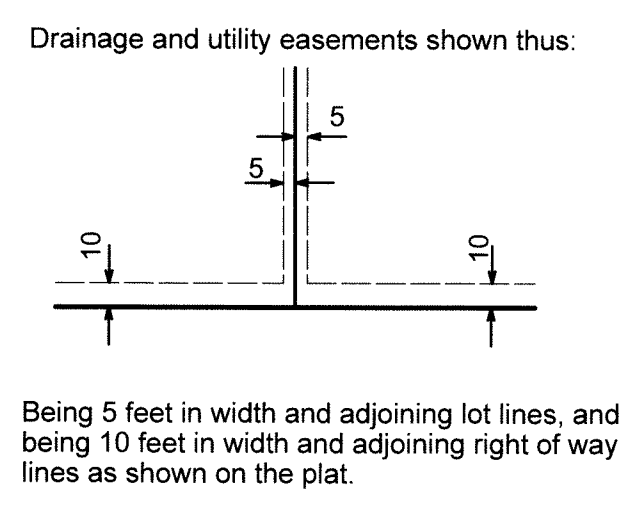
By _____, Deputy

HARRINGTON GATES



- : Denotes iron marker found
- : Denotes iron marker set
- ⊙ : Denotes Judicial Landmark found

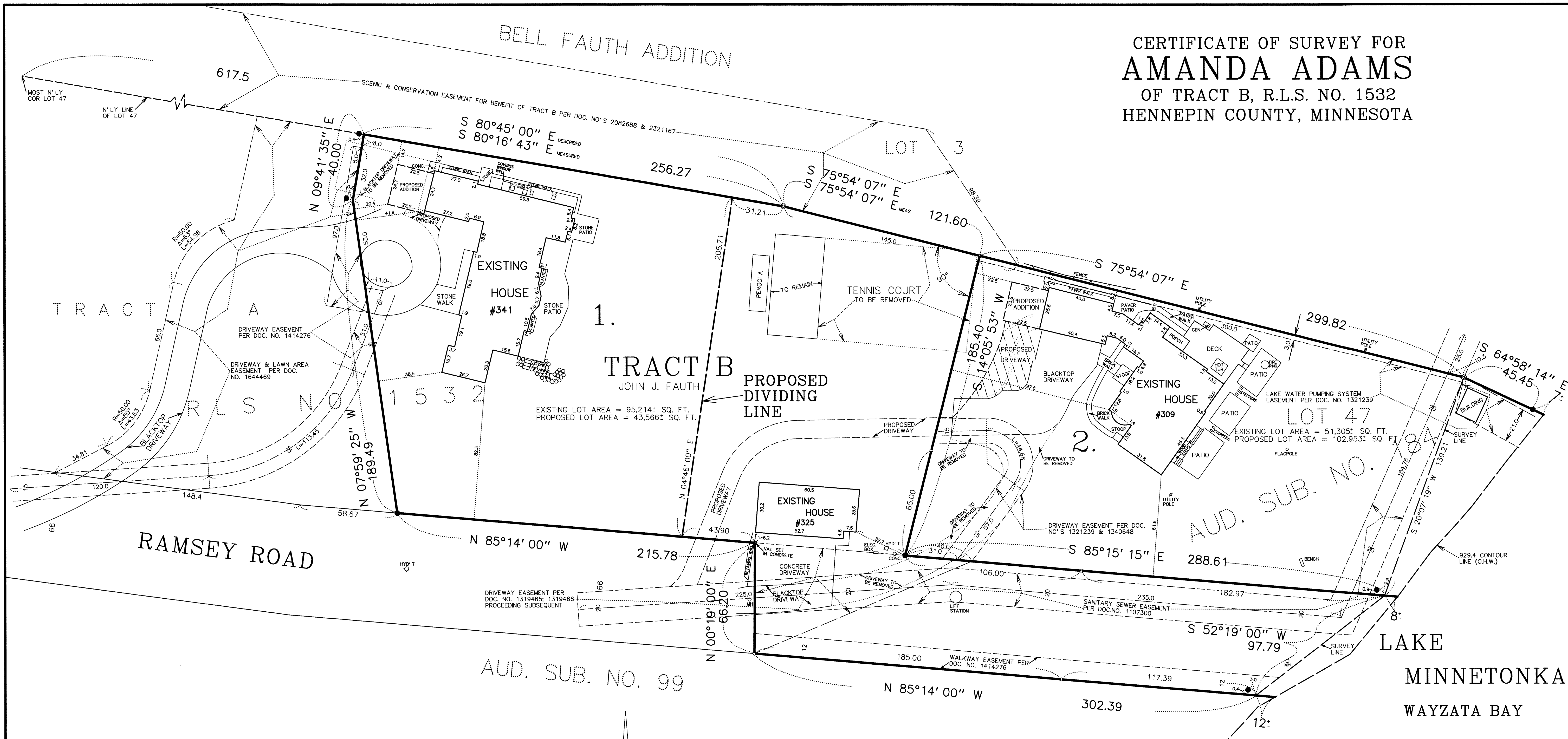
For the purposes of this survey the North-South Quarter line of Sec 12-117-23 is assumed to have a bearing of N 00°00'00" E



Attachment B
(Plans showing the Garage Expansion and Setback Variance)

DRAFT

CERTIFICATE OF SURVEY FOR
AMANDA ADAMS
OF TRACT B, R.L.S. NO. 1532
HENNEPIN COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTIONS :

FAUTH
Tract B, Registered Land Survey No. 1532, files of Registrar of Titles, Hennepin County, Minnesota.

ADAMS
That part of Lot 47, Auditor's Subdivision No. 184 which lies easterly of a line running at right angles southerly from a point in the northerly line of said lot, described as follows: Commencing at the most northerly corner of said Lot 47; thence on an assumed bearing of South 80 degrees 45 minutes East a distance of 617.5 feet; thence South 75 degrees 51 minutes East a distance of 121.6 feet to the point of beginning of said line.

- o : denotes iron marker
- : denotes iron marker found
- ⊙ : denotes Judicial Landmark found

Bearings shown are based upon an assumed datum.

NOTE: Some of the information shown for the Adams parcel was taken from a survey drawing by others.

This survey intends to show the boundaries of the above described property, the location of four existing buildings, all visible "hardcover", all easements as listed in Certificate of Title No. 1336144 on the subject property, and the proposed location of a proposed addition, two proposed driveways, and a proposed dividing line thereon. It does not purport to show any other improvements or encroachments.

EXISTING HARDCOVER CALCULATIONS :

WESTERLY PARCEL

Lot area = 95,214 Sq. ft.

House = 5491 sf
Stone walk, front = 431 sf
Stone patio & steps = 1407 sf
Stone walk to north = 260 sf
A/C pads = 15 sf
Blacktop driveway = 3266 sf
Tennis court = 7183 sf
Pergola = 341 sf
Guest house = 1785 sf
Guest house conc. drive = 1425 sf
Guest house blacktop drive = 1675 sf

Total = 23,279 sf = 24.45%

EASTERLY PARCEL

Lot area = 51,305 Sq. ft.

Main house = 4671 sf
Brick walks & stoops = 383 sf
Paver walks & patio = 375 sf
Porch = 110 sf
Deck = 821 sf
Patios & steps behind house = 1245 sf
Building at shore = 222 sf
Gen pad = 8 sf
Blacktop drive = 4521 sf
Stepping stones = 8 sf
Tennis court = 141 sf

Total = 12,505 sf = 24.37%

PROPOSED HARDCOVER CALCULATIONS :

WESTERLY PARCEL

Lot area = 43,566 Sq. ft.

House = 5491 sf
Stone walk, front = 431 sf
Stone patio & steps = 1407 sf
Stone walk to north = 260 sf
Proposed Addition = 566 sf
A/C pads = 15 sf
Blacktop driveway = 2100 sf

Total = 10,270 sf = 23.57%

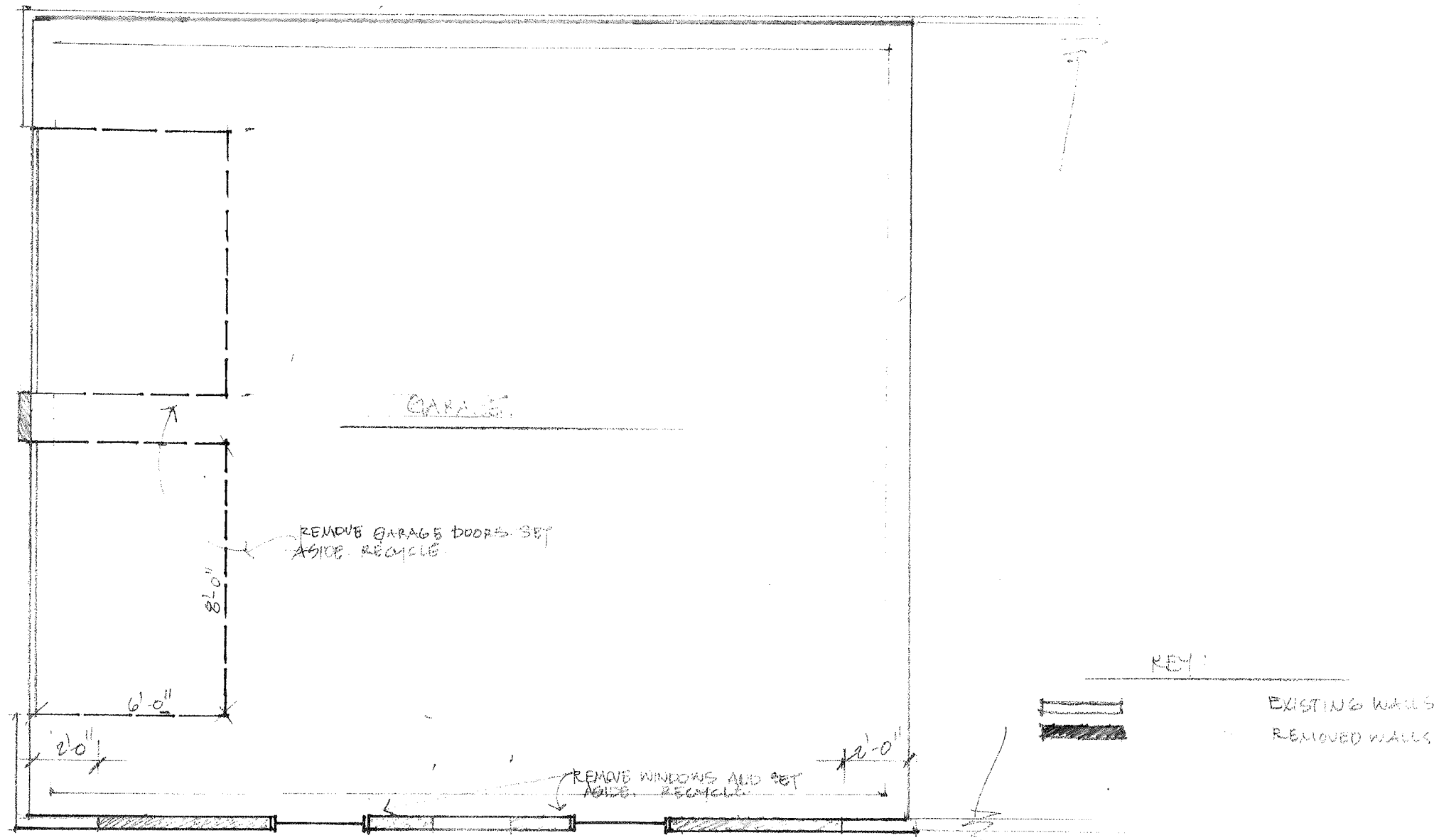
EASTERLY PARCEL

Lot area = 102,953 Sq. ft.

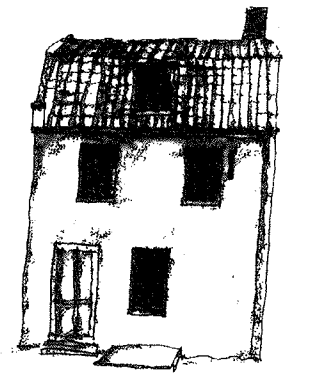
Main house = 4671 sf
Guest house = 1785 sf
Tennis court = 1820 sf
Pergola = 341 sf
Brick walks & stoops = 383 sf
Paver walks & patio = 375 sf
Porch = 110 sf
Deck = 821 sf
Patios & steps behind house = 1245 sf
Building at shore = 222 sf
Gen pad = 8 sf
Blacktop drive = 4865 sf
Concrete drive at guest house = 1425 sf
Blacktop to guest house = 749
Stepping stones = 8 sf
Proposed garage addition = +531
Proposed additional drive = +1053 sf
Paver walk removed = -35 sf

Total = 20,377 sf = 19.79%

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 10-25-17	PROJECT 17-223A
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. Mark S. Gronberg Minnesota License Number 12755	
REMARKS	PROPOSED GARAGE ADDITION ON EASTERLY LOT



 The Existing Garage Floor Plan - Demo
1/4" = 1'-0"



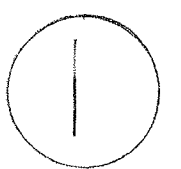
Pamela Vazquez

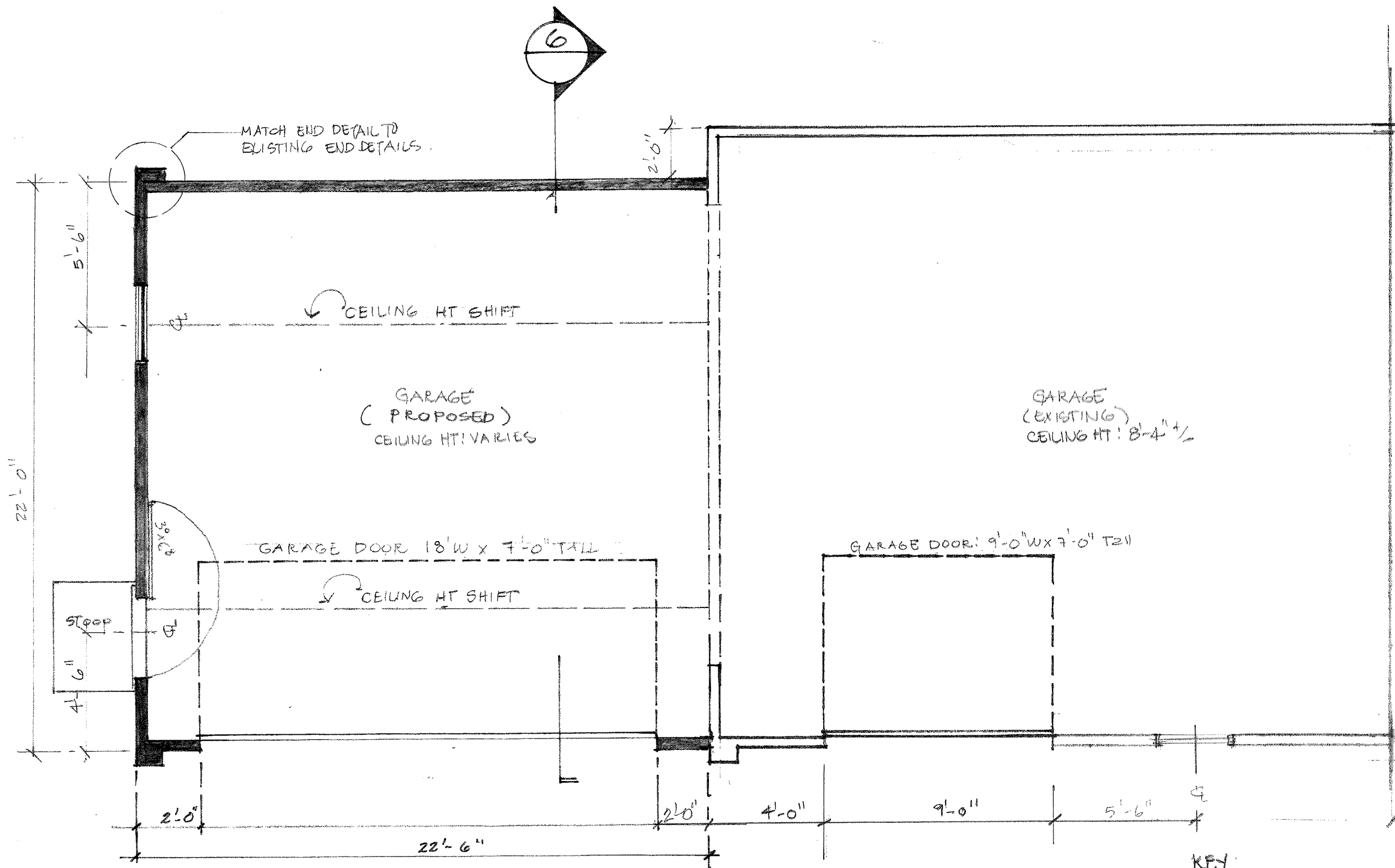
2720 Gale Road
Woodland, MN 55391
Pam.therevstudio.com
952-334-0603

For:

Designed by:

PAV Oct. 16, 2017





The Garage Floor Plan - Proposed

1/4" = 1'-0"



Pamela Vazquez

2720 Gale Road
Woodland, MN 55391

Pam.thenewstudiofig.com
952-334-0603

341 RAMSEY ROAD
WAYZATA, MN 55391

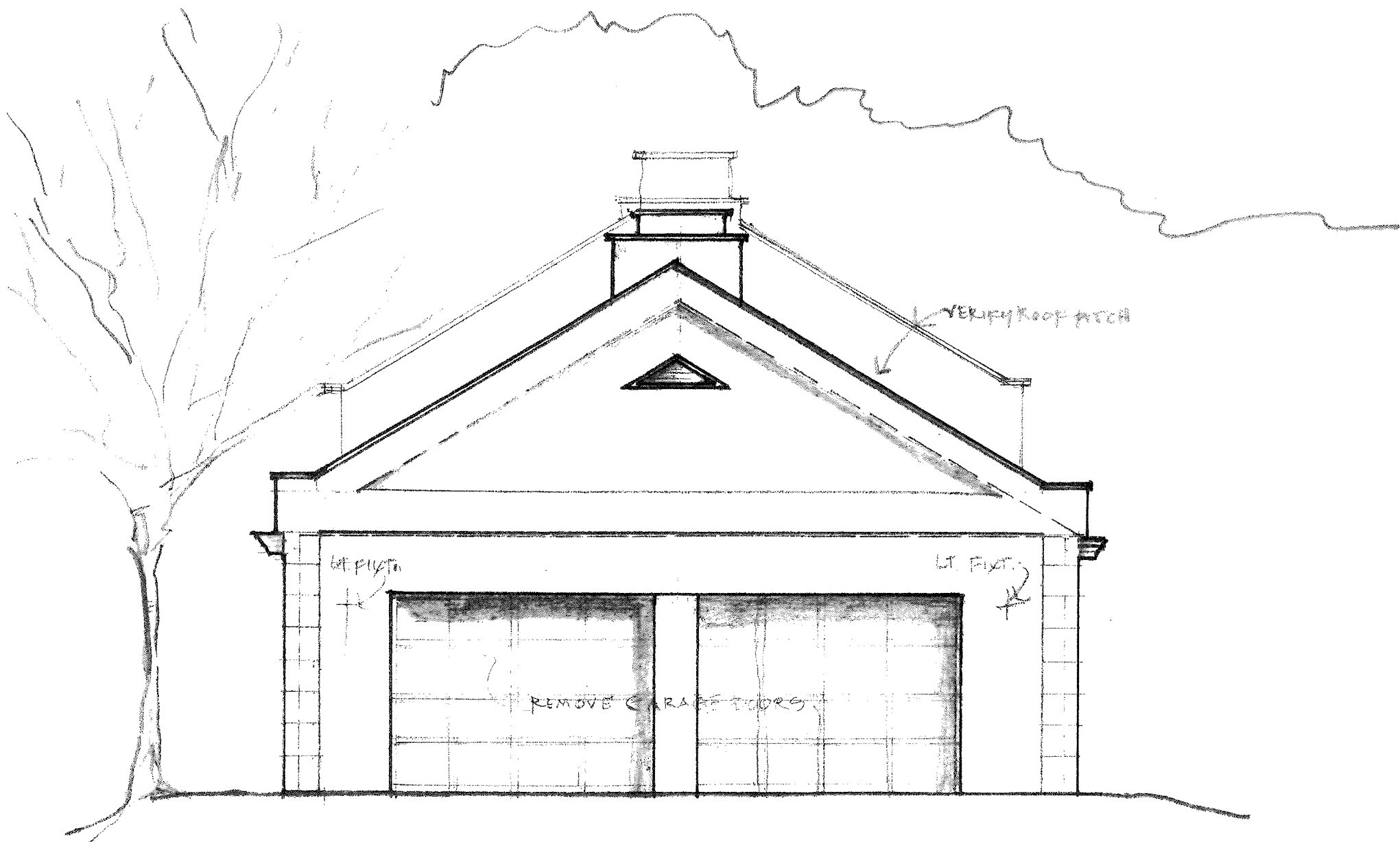
Designed by:

PAV

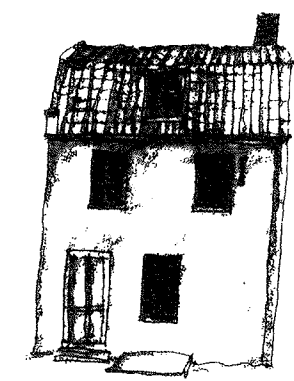
Aug, 3, 17

Revised: Oct 16, 17

2



○ The Existing Garage Exterior Elevation - Demo
Aug 3rd, 2017 1/4" = 1'-0"



Pamela Vazquez

2720 Gale Road
Woodland, MN 55391
Pam.thecreativestudio.com
952-334-0603

For:

341 RAMSEY ROAD
WAYZATA, MN 55391

Designed by:

PAV

Aug 3, '17





Pamela Vazquez

2720 Gale Road
Woodland, MN 55391
Pam.therienstudio@gmail.com
952-334-0603

341 RAMSEY ROAD
WAYZATA, MN 55391

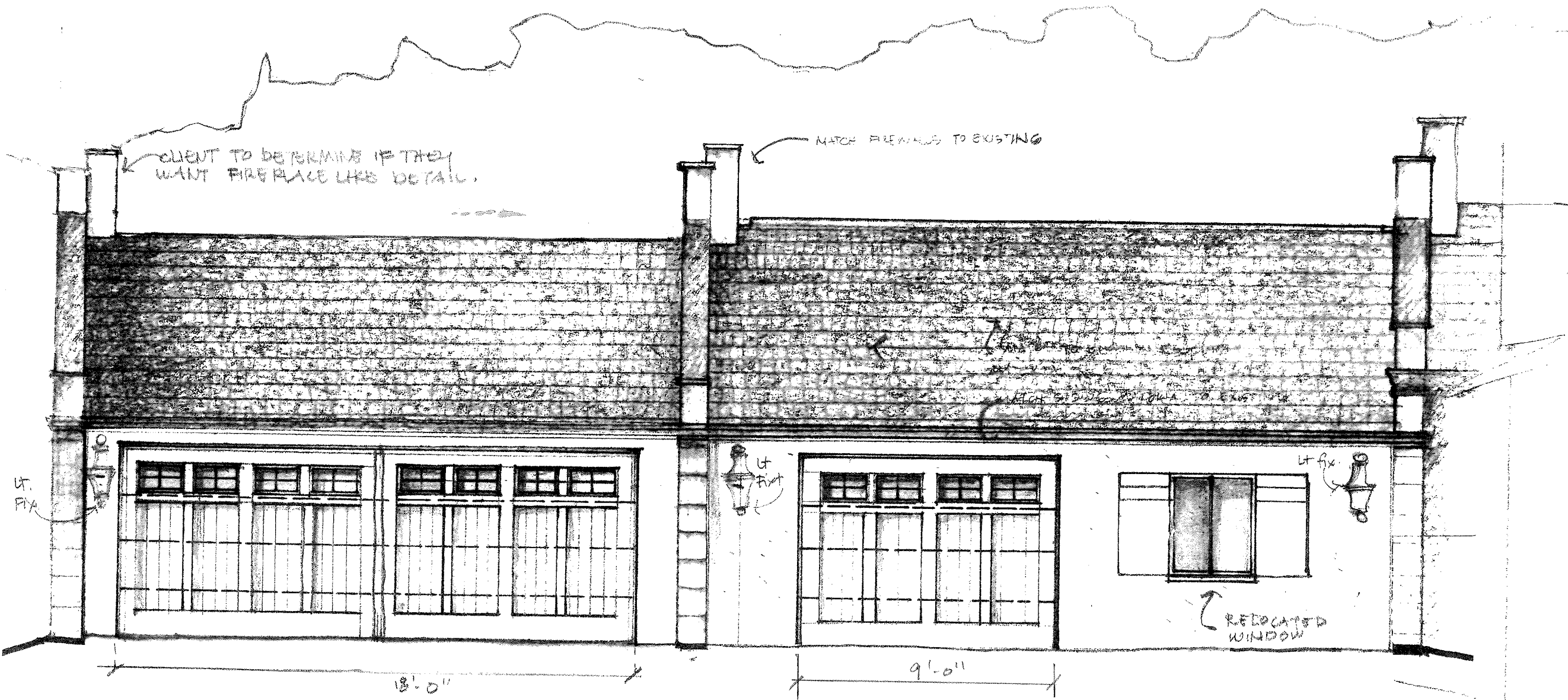
For

Design

PA

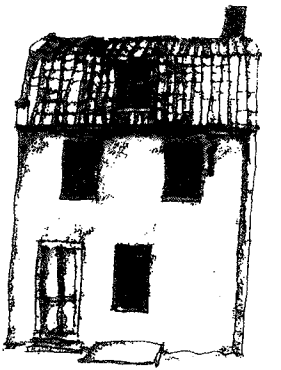
Aug 8, 2017
Oct 16, 2017

4



The Garage - Exterior Elev. Entry Side - Proposed

1/4" = 1'-0"



Pamela Vazquez

2720 Gale Road
Woodland, MN 55391

Pam.thenewstudiofig.com

952-334-0603

for

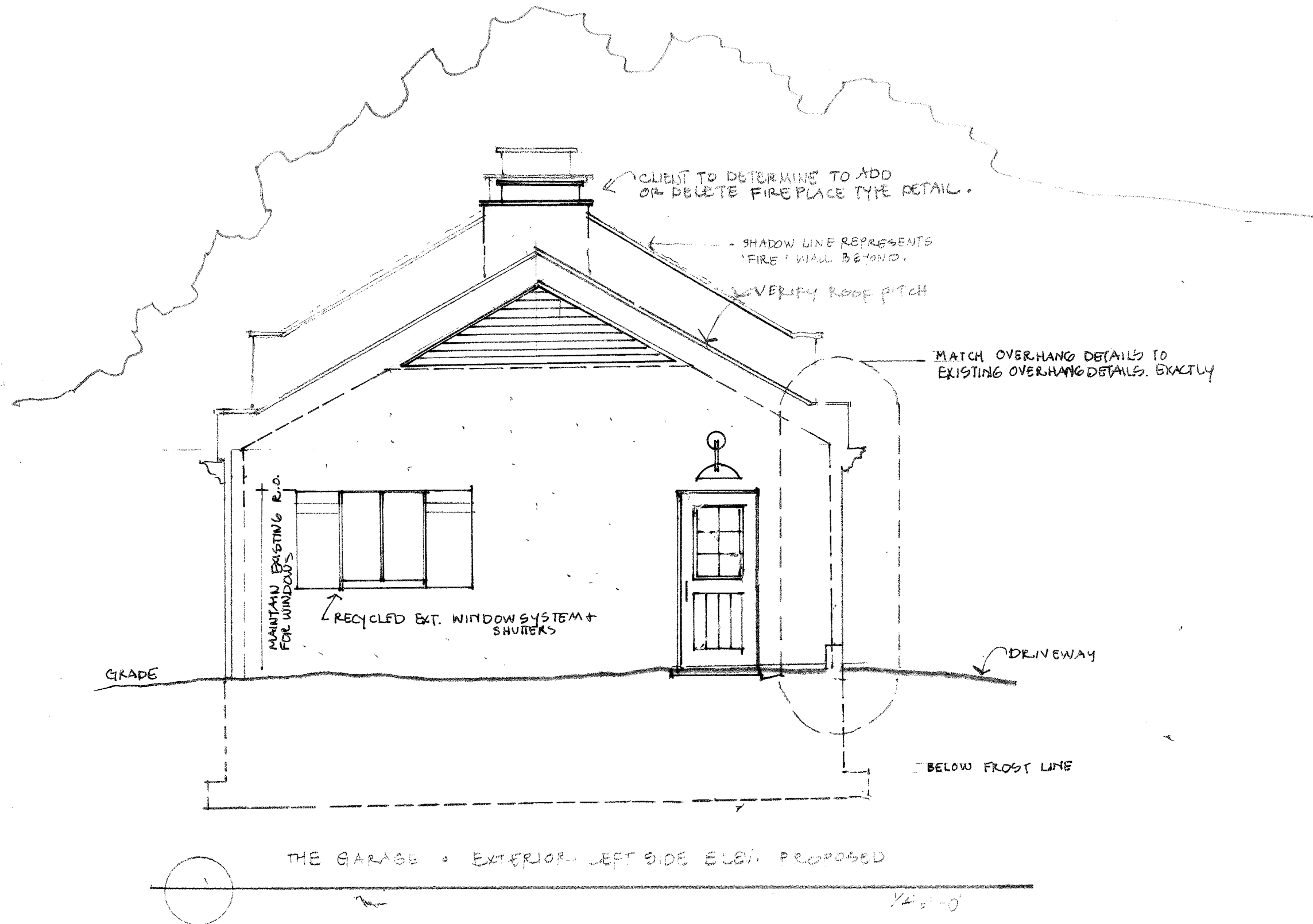
341 RAMSEY ROAD
WAYZATA, MN 55391

Designed By:

PAV Aug 8th 2017

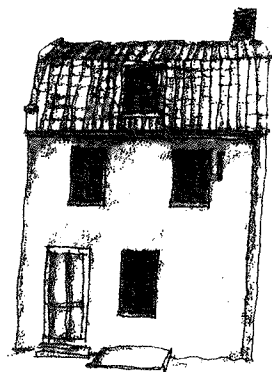
REVISED Oct 16, 2017

5



THE GARAGE • EXTERIOR- LEFT SIDE ELEV. PROPOSED

DISCLAIMER: DRAWINGS ARE FOR INSPIRATION, AND INTENT. DISCREPANCIES AND INACCURACIES MAY OCCUR AS NO SITE MEASUREMENTS AND DRAWINGS PROVIDED. DESIGNER DREW DRAWINGS ON PHOTO'S AND VERY LITTLE INFORMATION.



Pamela Vazquez

2720 Gale Road
Woodland, MN 55391

Far.thecrewstudio@gmail.com

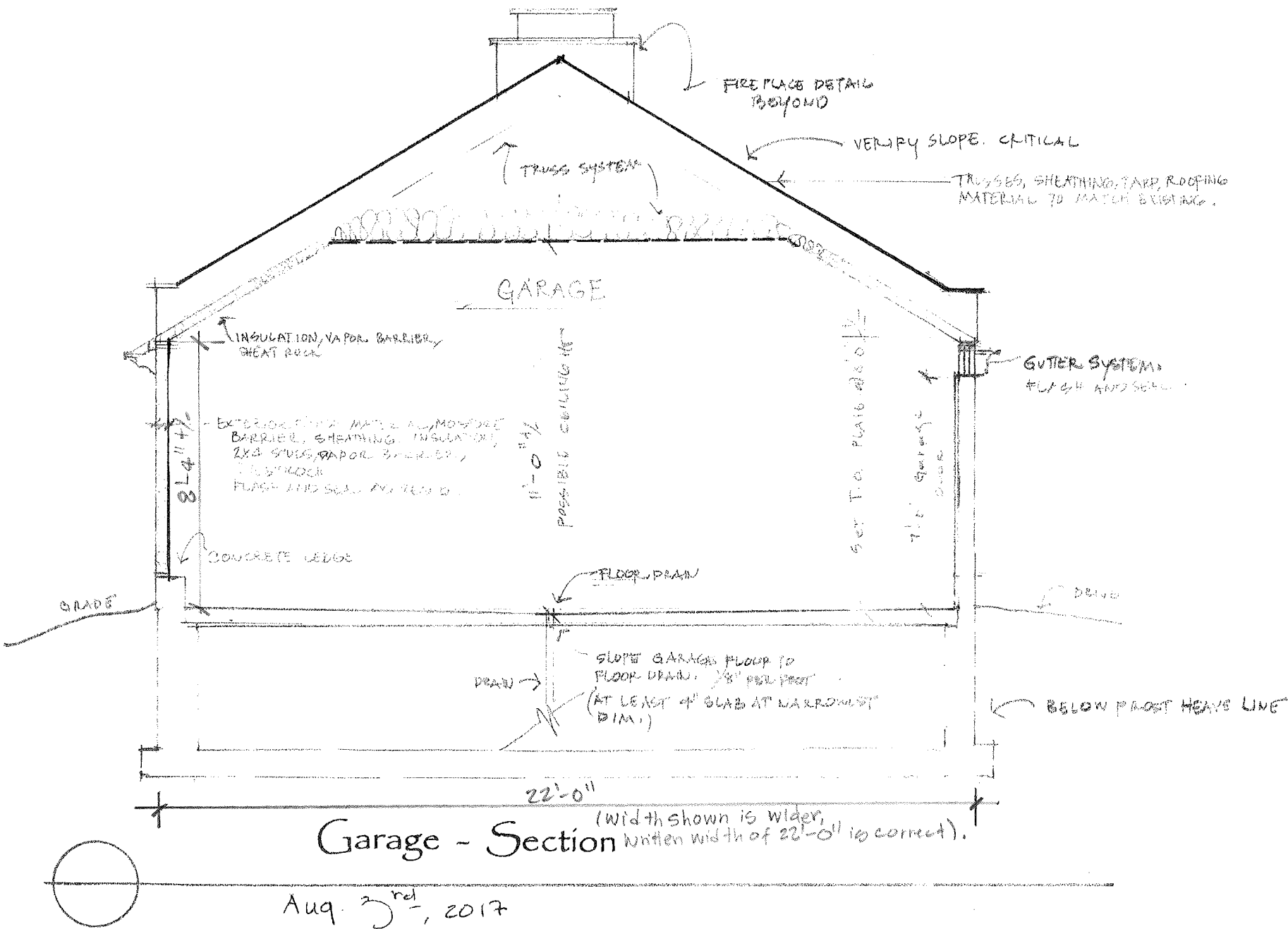
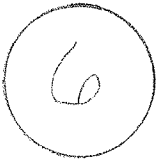
952-334-0603

341 RAMSEY ROAD
WAYZATA, MN 55391

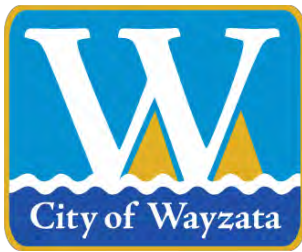
Designed by:

PAV Aug 3, 2017

revised Oct 16, 2017



N.T.S.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: November 20, 2017	AGENDA ITEM: 3e
TITLE: Adoption of Planning Commission Report and Recommendation of Approval of Rezoning and PUD Concept Plan and Denial of Variance and Shoreland Impact Plan/Conditional Use Permit	
PROJECT NAME: 253 Condominiums	
ADDRESS: 253 Lake St E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicant, Weber Architects & Planners, and the property owner, Continental Property Group, have submitted a development application to redevelop the property at 253 Lake Street East. The proposal includes demolition of the existing building and construction of a three story building with 16 residential units with one level of underground parking. The development application requests approval of rezoning to PUD, PUD concept plans, building height variance, and shoreland impact plan/conditional use permit for the building height.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on October 30, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation of approval of the rezoning and PUD concept plans and denial of the building height variance and shoreland impact plan/conditional use permit, for adoption at the next Planning Commission meeting.

PLANNING COMMISSION ACTION:

City Staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the rezoning and PUD concept plan and denial of the variance and shoreland impact plan/conditional use permit. The Report and Recommendation notes the vote of 5-0, and includes the findings discussed by the Planning Commission at the October 30th meeting.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF REZONING AND PUD CONCEPT PLAN OF DEVELOPMENT AND DENIAL OF BUILDING HEIGHT VARIANCE AND BUILDING HEIGHT SHORELAND IMPACT PLAN/CONDITIONAL USE PERMIT FOR NEW THREE STORY RESIDENTIAL DEVELOPMENT AT 253 LAKE ST E

SUMMARY OF RECOMMENDATION

1. **Approval*** of Rezoning from C-4A to PUD/Planned Unit Development for new residential condominium development
2. **Approval*** of PUD Concept Plan for new residential condominium redevelopment
3. **Denial** of Building Height Variance
4. **Denial** of Shoreland Impact Plan/CUP for Building Height

** with certain conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Project.** Weber Architects & Planners, Continental Property Group, and the property owner listed below (the "Applicant") have submitted a development application (the "Application") for the property located at 253 Lake St E (the "Property"). The proposal includes demolition of the existing buildings and construction of a new three story building with 16 residential units and underground parking (the "Project").
- 1.2 **Application Requests.** As part of the Application, the Applicant is requesting approval of the following land use requests:
 - A. **Rezoning from C-4A to PUD/Planned Unit Development:** Rezoning the Property from C-4A Limited Central Business District to PUD Planned Unit Development District (the "Rezoning" or "Zoning Amendment").
 - B. **PUD Concept Plan of Development:** The PUD Concept Plan depicted and described in the Application and in the plans attached to this Report as Attachment A for a new three story residential building, with 16 residential

units and underground parking (the “PUD Concept Plan”).

- D. Variance from the Building Height Standard: A variance from the maximum 35-foot, 3 story building height permitted in the PUD Zoning District to allow for the proposed building with a height of 40 feet (the “Height Variance”).
- E. Shoreland Impact Plan/Conditional Use Permit for the Building Height: A shoreland impact plan/conditional use permit for a building in excess of 35 feet in the S Shoreland District to allow for the proposed building with a height of 40 feet (the “Height CUP”).

- 1.3 Property. The address, property identification number and owner of the subject property (the “Property”) are:

Address	PID	Owner
253 Lake St E	06-117-22-23-0013	Berry and Co, Inc.

- 1.4 Land Use Designations. The Property falls within the following land use districts:

Current zoning:	C-4A Limited Central Business District
Comp plan designation:	Central Business District
Overlay districts:	S Shoreland Overlay District W Wetland Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on October 19, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on October 20, 2017. The required public hearing was held at the October 30, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendments / Rezoning. City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance. A zoning ordinance amendment may be initiated by the governing body, the planning agency or by petition of affected property owners. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its 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 conformity with present and future land uses of the area.
- C. The proposed use’s conformity with all performance standards contained in the Zoning Ordinance (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 value in the area in which it is proposed.
- F. Traffic generation by the proposed use 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.

2.2 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
 - 1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 - 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 - 3. More convenience in location and design of development and service facilities.
 - 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 - 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 - 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 - 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
 4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
 6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City._
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

- C. Residential and Non-Residential PUD Standards. Sections 801.33.3 and 4 set forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential and non-residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
 - D. PUD Procedure.
 - 1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 801.33.5.B.
 - 2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 801.33.5.C.
- 2.3 Building Height; Variances. Under Section 801.33.2.14, the maximum building height in the PUD Zoning District is thirty-five (35) feet and three (3) stories, whichever is less. Section 801.05.1.C provides the criteria for reviewing variances from the standards of the Zoning Ordinance. 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 the Zoning 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 Zoning 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.

2.4 Shoreland Impact Plan/Conditional Use Permit for Building Height. The maximum height of buildings in the Shoreland Overlay District is 35 feet. Under Section 801.91.10, building heights over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit. Section 801.91.19 states that landowners or developers desiring to develop land located within the Shoreland District must first submit a conditional use permit application as regulated by Section 801.04 and a "Shoreland Impact Plan", which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of a 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.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendments / Rezoning. The proposed use associated with the Project (the "Proposed Use") would not have an adverse effect on surrounding properties or the community, and meets the standards for a zoning ordinance amendment:
 - A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan for the Central Business District (CBD), which call for a mix of commercial, office, and residential uses in the area; high quality development; design and architecture that compliments the area; ease of vehicular and pedestrian traffic; improvements to sidewalks, walkways and street furniture; enhanced street trees and landscaping elements; orderly transition between commercial/office areas of the CBD and adjacent residential neighborhoods; upper story housing with third floor setbacks; and redevelopment of property in need of redevelopment. The PUD would introduce residential uses into an area of Lake Street and the CBD that is predominantly office and commercial uses and has limited residential uses. The PUD would also provide orderly transition to the adjacent high density residential properties to the north of the Property, and would redevelop the Property which is blighted and in need of redevelopment. The other CBD policies will be further reviewed should the Application proceed to the next stage of the PUD approval process.
 - B. The Proposed Use is consistent with current and future land uses in the area.
 - C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance, other than the Height Variance and Height CUP as noted in this Report.
 - D. The Proposed Use would not adversely impact surrounding properties.
 - E. The Proposed Use would not negatively impact property values in the area.
 - F. The existing and contemplated new transportation facilities can meet the traffic demand of the Proposed Use.
 - G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.2 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance.

- A. The PUD Concept Plan reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- B. The PUD Concept Plan meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
- C. The PUD Concept Plan allows for phased and orderly development with the adjacent properties at 235, 239, and 259 Lake St E by consolidating and coordinating building location, vehicle and pedestrian access, and shared public parking.
- D. The PUD Concept Plan creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District, and accommodates public parking being constructed on the back of the Property in coordination with adjacent properties.
- E. In addition, the PUD Concept Plan meets all of the PUD general standards listed in Section 801.33.2.A and in Section 2.2.B of this Report and Recommendation except that the maximum building height in the Project will exceed the limit of thirty five (35) feet, and the Concept Plan should thus be modified to comply with this requirement if the requested Height Variance and CUP are not approved.
- F. The Application contains the information and materials listed in Section 801.33.5.C.

3.3 Height Variance. The Height Variance does not meet all of the standards for granting a variance under the Zoning Ordinance:

- A. The Height Variance is not in harmony with the purpose and intent of the Zoning Ordinance, and is not consistent with objectives identified in Chapter 1-I of the Comprehensive Plan, which include preserving and enhancing Wayzata's "small town" character in terms of scale, street, and boulevard character.
- B. The Applicant has not demonstrated in the Application or its presentation to the Planning Commission that there are practical difficulties in complying with the building height requirement under the relevant criteria of the Zoning Ordinance, including a demonstration that the Height Variance requested is (i) due to circumstances unique to the Property, and not created by the landowner; and (ii) the Height Variance, if granted, will not alter the essential character of the locality.

- C. The Applicant notes that the Height Variance request is due to the high water table on the Property. However, this is not a circumstance unique to the Property as other properties in the area have the same condition.

3.4 Shoreland CUP for Building Height. The provisions of Section 801.91.19 and 801.04.2(F) of the Zoning Ordinance have been considered and are not all satisfactorily met.

- A. The Applicant has not yet submitted a "Shoreland Impact Plan" with all of the information required under Section 801.91.19.
- B. The height requested under the Height CUP (the "Proposed Height") is not consistent with all of the specific policies and provisions of the official City Comprehensive Plan as noted in this Report.
- C. The Proposed Height would not be compatible with present and future uses of the area in that it would allow a significantly taller building than those adjacent and nearby along Lake Street and Barry Avenue.
- D. The Proposed Height would negatively impact the Lake Street streetscape, and the views from the sides and rear of adjacent properties and bluff area.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends:

- A. **APPROVAL** of the following land use requests in the Application:
 - 1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development, effective only upon approval of the PUD General Plan of Development for the Project
 - 2. PUD Concept Plan for a three story residential condominium building which includes 16 residential dwelling units as depicted in the plans submitted with the Application and included as Attachment A to this Report
- B. **DENIAL** of the following land use requests in the Application:
 - 1. Building Height Variance
 - 2. Shoreland Impact Plan/CUP for Building Height

4.2 Recommended Conditions of Approval. The Planning Commission recommends any approvals be conditioned upon the following:

- A. A General Plan of Development for the Project must be submitted within six months of City Council approval of the PUD Concept Plan in compliance with 801.33.6 of the Zoning Ordinance.
- B. The height of the building proposed in the PUD Concept Plan must be modified to comply with the standards of building height in the Zoning Ordinance.
- C. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting For Approval Recommendation: Buchanan, Flannigan, Gonzalez, Iverson, Young

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Murray

Attachments:

Attachment A (Concept Plan)

Attachment A
(Concept Plan)

DRAFT

EXISTING CONDITIONS

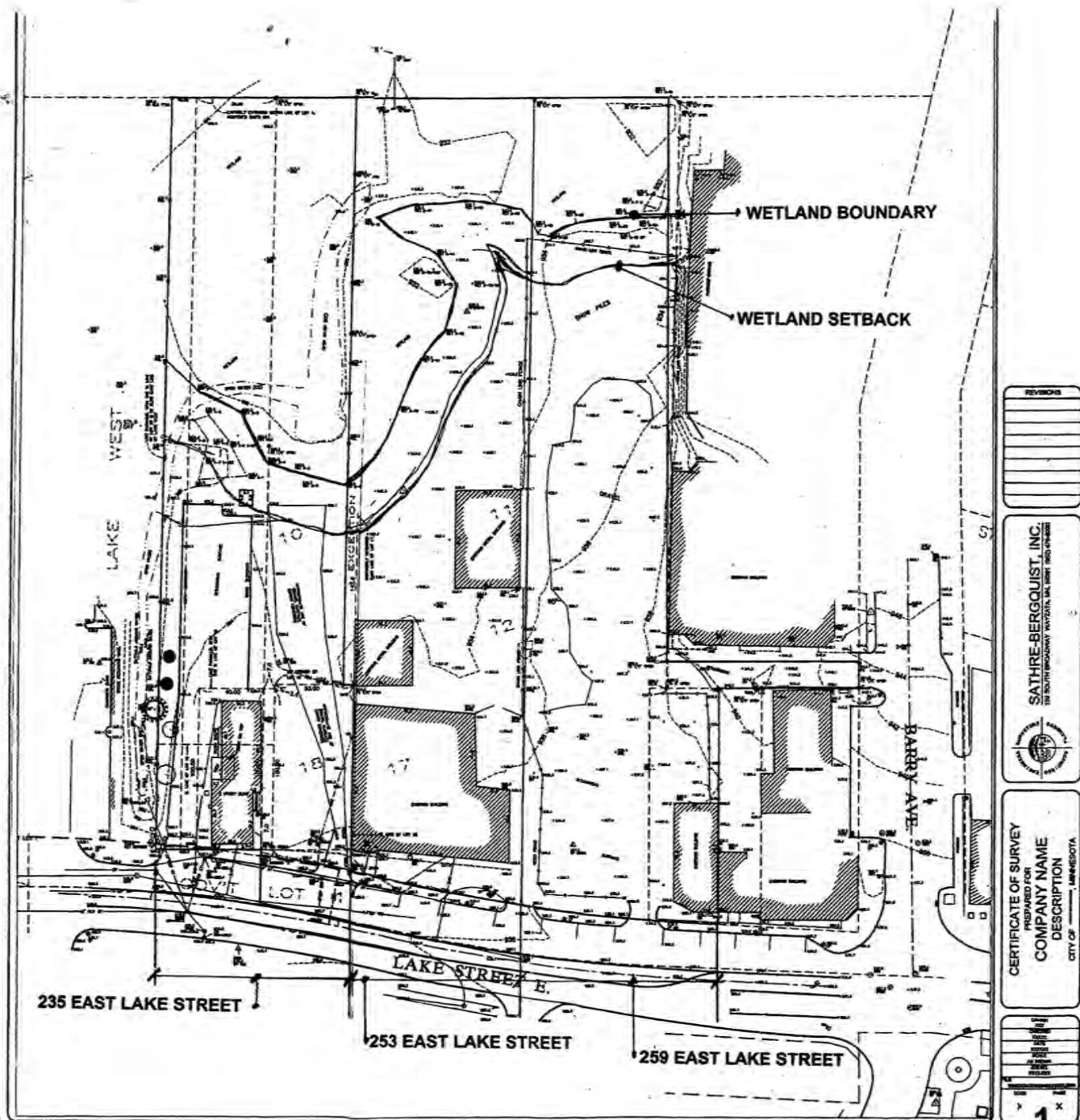
HUGHES PROPERTY
235 EAST LAKE STREET

HOYT PROPERTY
253 EAST LAKE STREET

KAMINSKY PROPERTY
259 EAST LAKE STREET



2280 Watertown Road, Long Lake, MN 55356-9419
952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com

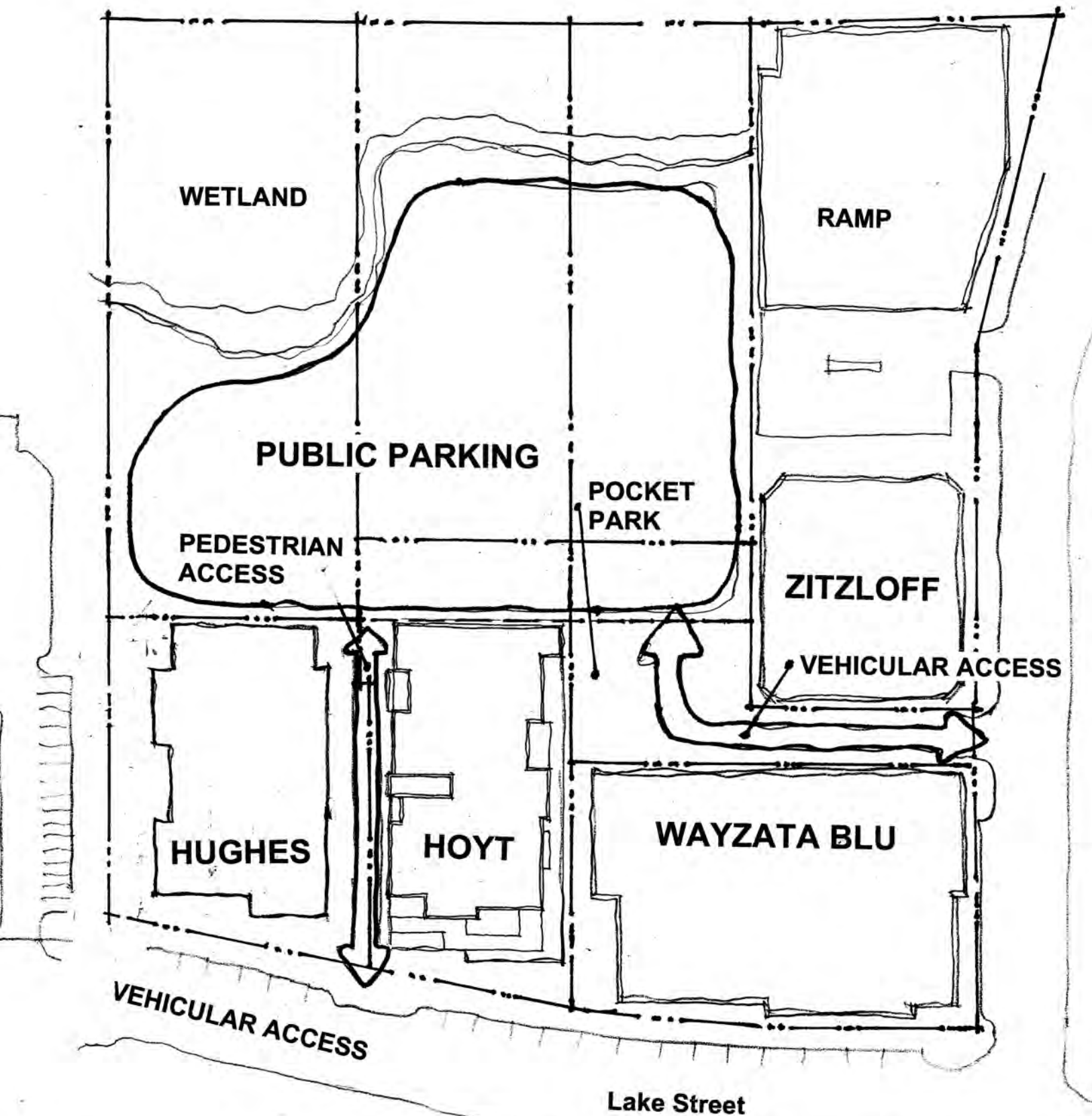


REVISIONS

SATHRE-BERGQUIST, INC.
18 SOUTH BROADWAY, WYOMING, MN 55092

CERTIFICATE OF SURVEY
PREPARED FOR
COMPANY NAME
DESCRIPTION
CITY OF MINNESOTA

DATE	BY	FOR



TRITON MANAGEMENT, LLC

 **WEBER**
architects & planners

2280 Waterdown Road, Long Lake, MN 55305-0419
952.476.4424 • Fax 952.476.5903 • info@weberarchitects.com



10 30 60 120

SITE CONCEPT

30 AUGUST 2017

OCT 2017

**PUBLIC
PARKING**

**PEDESTRIAN
CONNECTION**

Setback 42'

**POCKET
PARK**

Setback 0'

HUGHES

HOYT

WAYZATA BLU

Setback 10'

Setback 12'

**SEWER/WATER
CONNECTIONS**

LAKE STREET

TRITON MANAGEMENT, LLC



WEBER
architects & planners



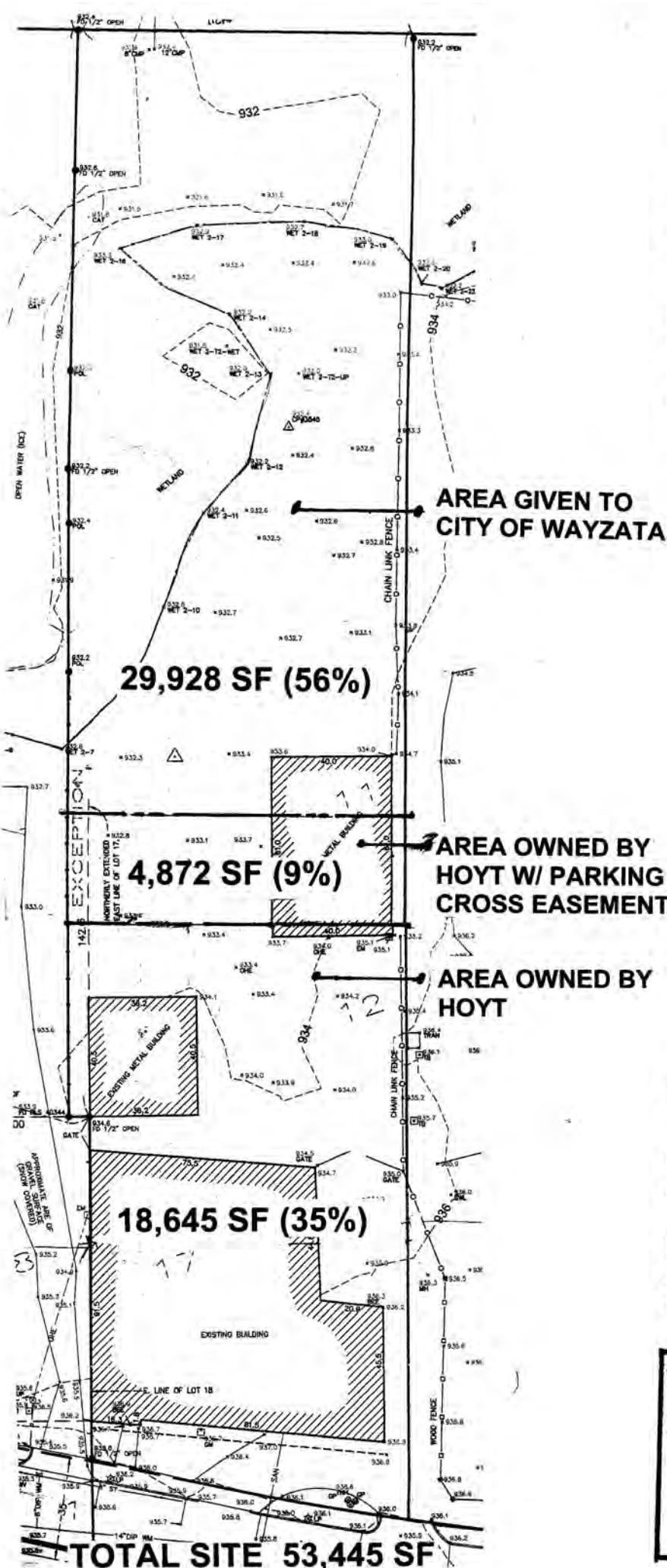
2280 Watertown Road, Long Lake, MN 55356-9418
612.476.4434 • Fax 952.476.5863 • info@weberarchitects.com

SITE PLAN

001 2017

**IMPERVIOUS SURFACE
SITE AREA
53,445 SF
BUILDING FOOTPRINT
17,472 SF (33%)**

Final % will be determined by
City of Wayzata design of parking
area and final layout of pedestrian
connection to Lake Street.



FAR

**FOR TOTAL BUILDING;
65,148 SF / 53,445 SF = 1.21**

**FOR BUILDING LESS
PARKING LEVEL
47,676 SF / 53,445 SF = .89**

TRITON MANAGEMENT, LLC

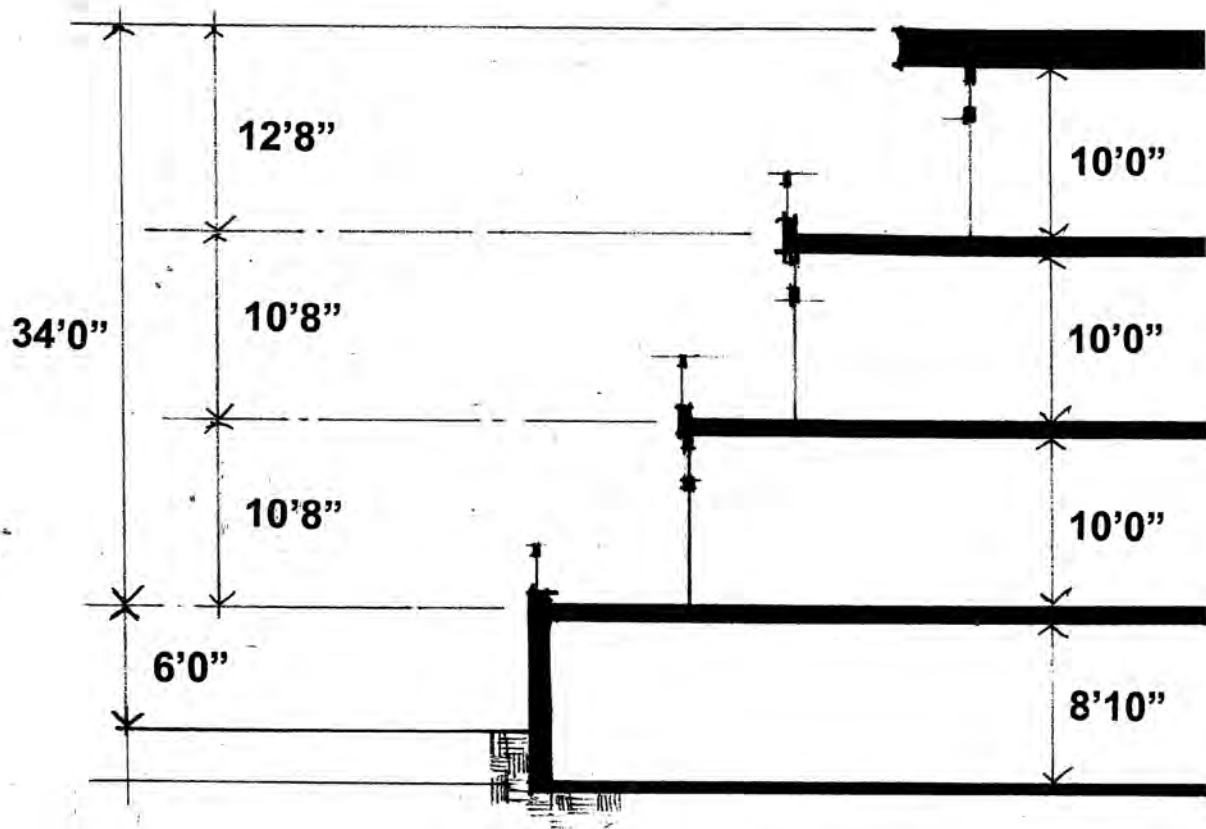


2290 Waukegan Road, Long Lake, MN 55304-3118
612.478.6434 • Fax 952.478.5883 • info@weberarchitects.com



SITE CALC

OCT 2017



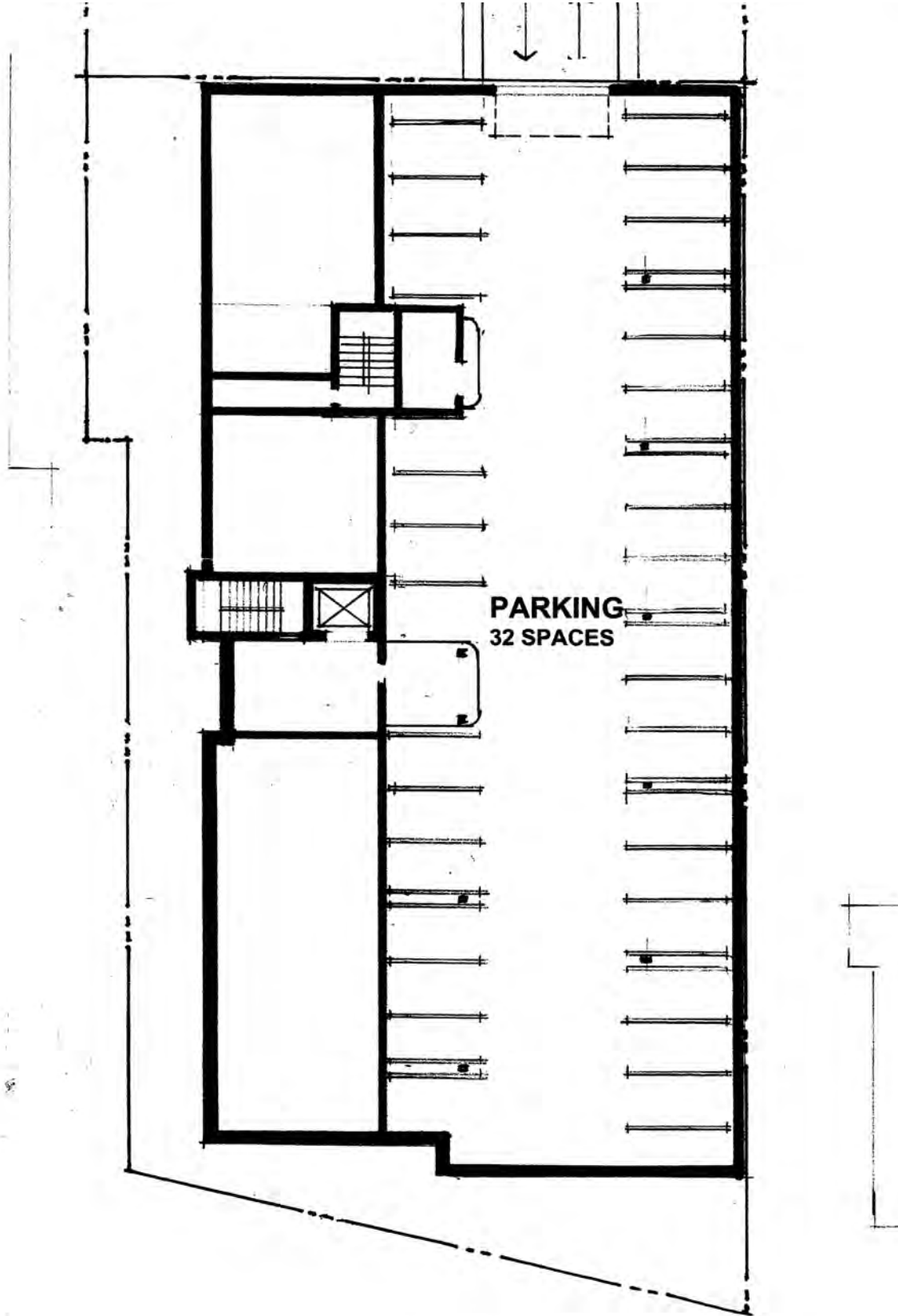
SECTION

TRITON MANAGEMENT, LLC



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952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com





PARKING LEVEL

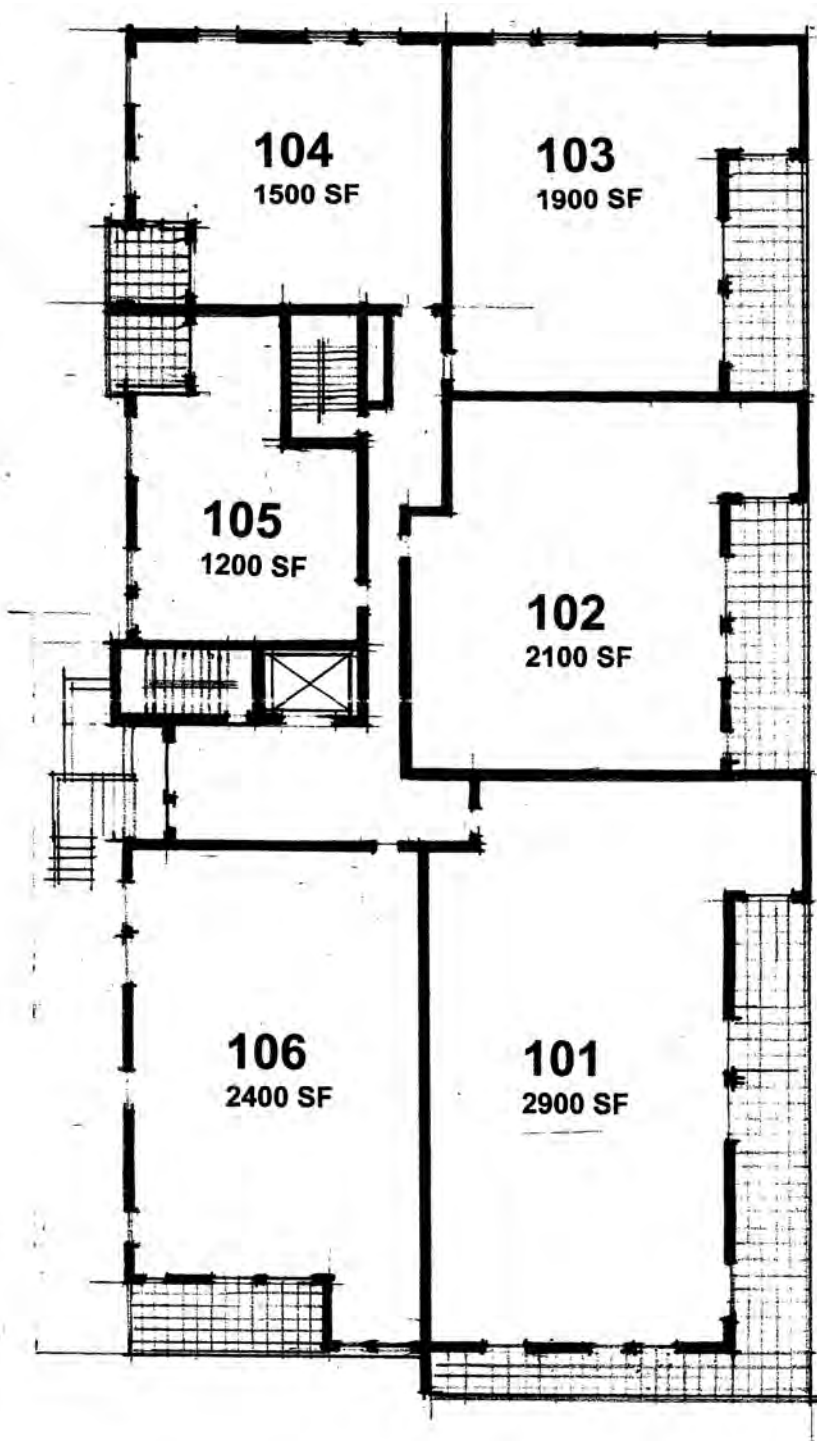
TRITON MANAGEMENT, LLC



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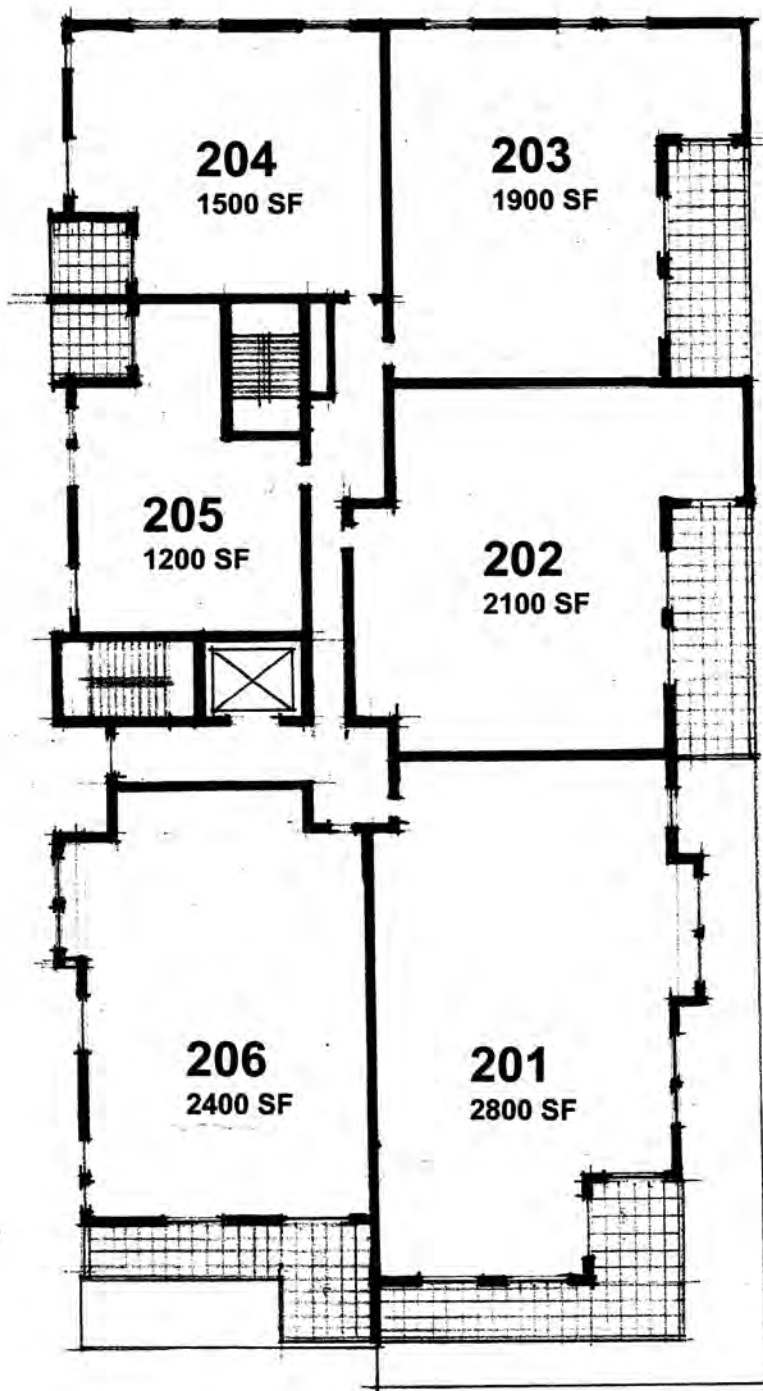
FIRST FLOOR

TRITON MANAGEMENT, LLC



2280 Watertown Road, Long Lake, MN 55366-9419
952.478.4434 • Fax: 952.478.5863 • nw@weberarchitects.com





SECOND FLOOR

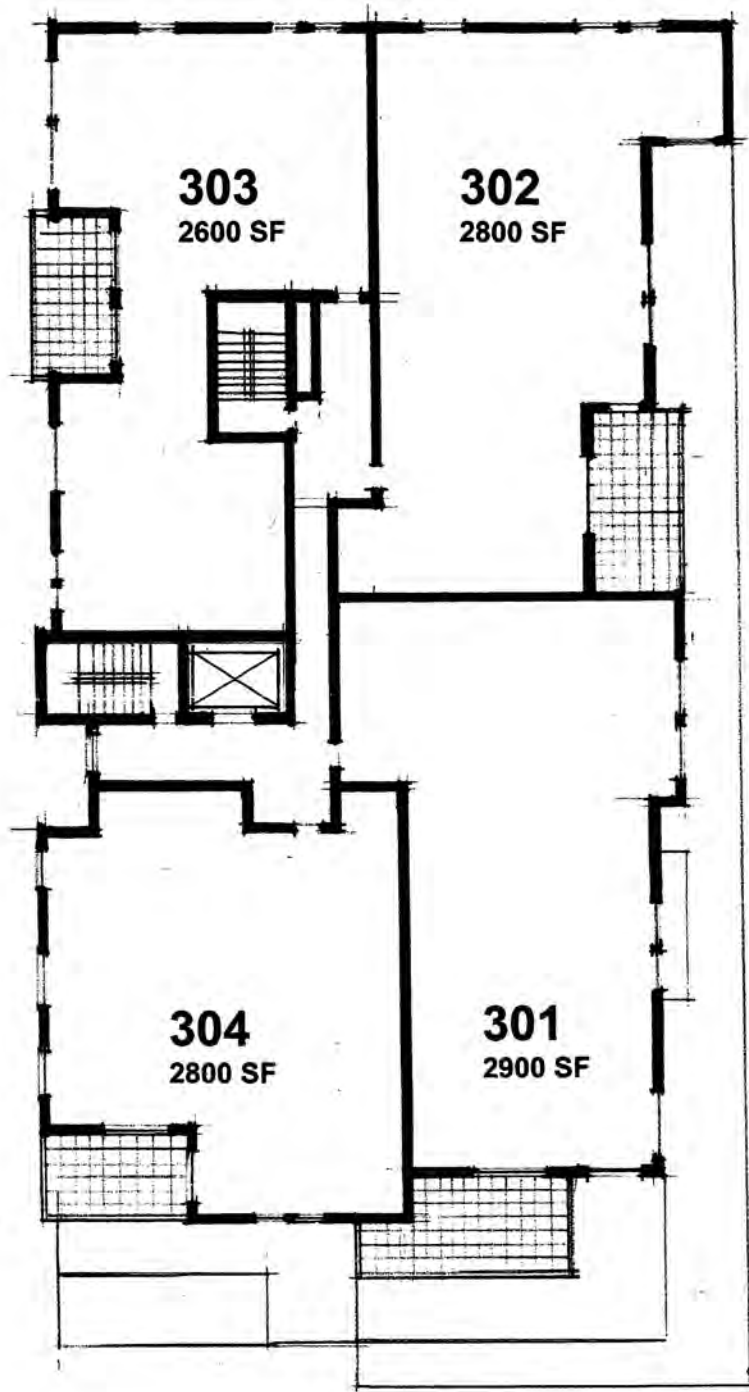
TRITON MANAGEMENT, LLC



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952.476.4434 • Fax 952.476.5863 • mw@weberarchitects.com





THIRD FLOOR

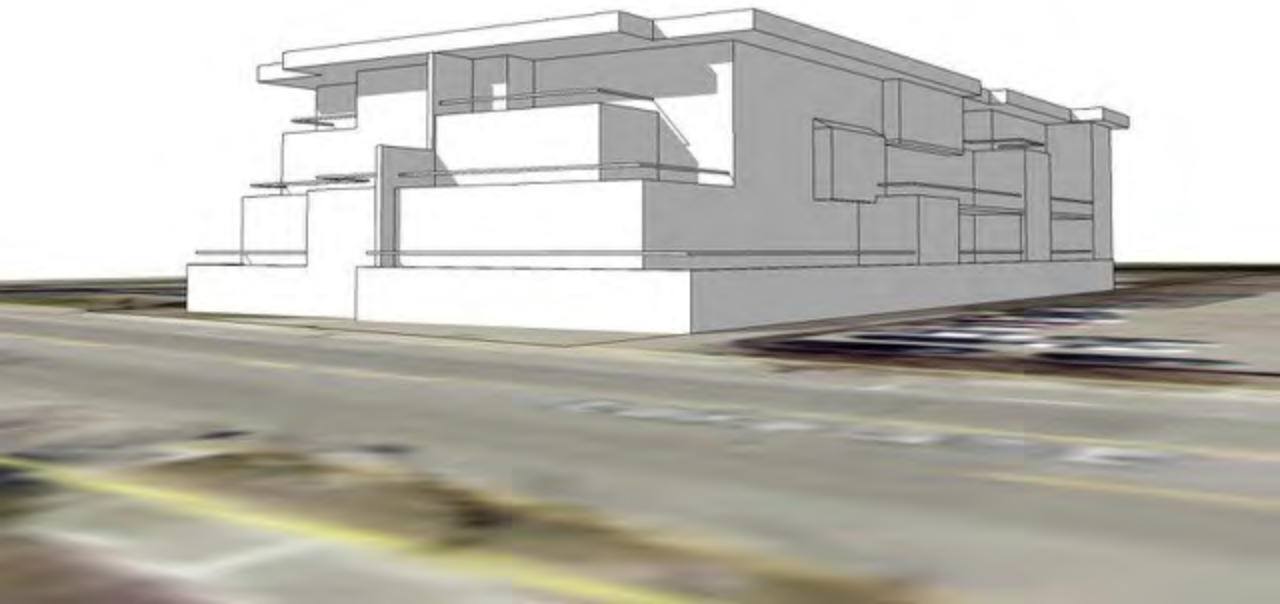
TRITON MANAGEMENT, LLC



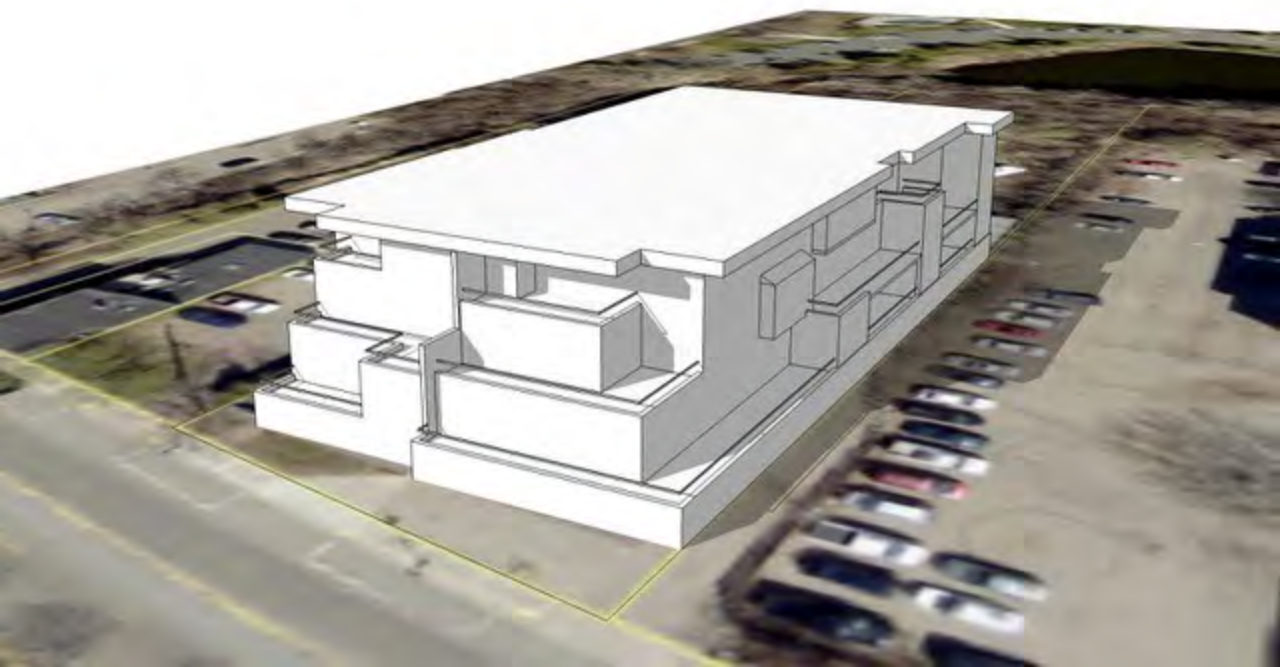
WEBER
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952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com















City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: November 17, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Whittington Garage – 126 Circle A Dr S

Introduction

The property owners, Michael & Julie Whittington, have submitted a development application to construct a garage on the property at 126 Circle A Dr S. The applicant is proposing to tear down the existing detached garage and construct a new detached garage in the same general location. The development application requests approval of a front yard and side yard setback variance for the garage.

Public Hearing Notice

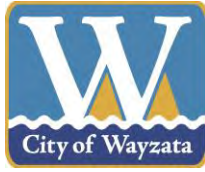
The public hearing notice was published in the *Lakeshore Weekly News* and mailed to all property owners within 350 of the subject property on November 9 2017. The public hearing notice stated that the public hearing will be held at the November 20th Planning Commission meeting.

Project Update

After reviewing the plans submitted with the development application, City staff requested additional information from the applicant. The applicant is still working on providing the additional information requested, and the revised plans were not submitted prior to the November 20th meeting deadline.

Action Steps

City staff recommends that the Planning Commission open the public hearing, allow any public comment, and continue the public hearing until the December 4, 2017 Planning Commission meeting.



**Staff Report
November 20, 2017**

Project Name: Indian Mound, LLC
Applicant TEA2 Architects
Addresses of Request: 392 Ferndale Rd S
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: January 2, 2018

Development Application

Introduction

The applicant, TEA2 Architects, and the property owner, Indian Mound, LLC, have submitted a development application to construct a guest house on the property at 392 Ferndale Rd S. The development application requests approval of a conditional use permit for a guest/carriage house.

Property Information

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

Address	PID	Owner
392 Ferndale Rd S	01-117-23-44-0025	Indian Mound, LLC

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

Current zoning:	R-1A/Low Density Single Family Estate District
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland Overlay District

Project Location

The property is located on the east side of Ferndale Rd S, on Wayzata Bay:

Map 1: Project Location



Application Requests

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

- A. Conditional Use Permit: Within the R-1A zoning district, a guest, carriage, or caretaker's house is a conditional use.

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	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family
East	Lake Minnetonka	N/A	N/A
South	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family
West	Ferndale Rd S	N/A	N/A
	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on November 9 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on November 9, 2016.

Analysis of Application

Background Information

In August 2013, the City Council approved multiple items associated with development of the subject property. The 2013 approvals included: (1) preliminary and final plat to combine two lots into one lot; (2) conditional use permits for the building height of the principal structure; and (3) a conditional use permit for a guest/carriage house. The lot combination was subsequently filed at Hennepin County, and the new house was constructed. Due to the location of the previous house on the lot, which was not removed until after the new house was completed, the approved guest/carriage house has not been constructed.

City Code Section 801.04.6.A states that unless the City Council specifically approves a different time, a conditional use permit shall become null and void twelve months after the date of approval, unless the property owner or applicant has substantially started the construction of any building requested as part of the conditional use permit. Since the City Council resolution did not specify a different time, the conditional use permit for the guest/carriage house expired in August 2014. Therefore, the applicant has submitted a new conditional use permit application for the guest/carriage house.

Proposed Plans

The proposed site plan is generally the same as the previous conditional use permit approved by the City, but the design of the guest house has changed. The proposed guest/carriage would be located on the north side of the lot, adjacent to a proposed tennis court and pool. The guest/carriage house would be one story in height with a tuckunder garage and partial basement. In addition, there would be roof-top terrace on the flat roof of the building. The proposed guest/carriage meets all zoning requirements, including R-1A setbacks, height, lot coverage, and impervious surface coverage, and all shoreland district requirements.

Conditional Use Permit Standards

The zoning ordinance outlines the following conditional use permit standards for a guest, carriage, or caretaker's house in the R-1A zoning district:

1. The structure will not be used for rental purposes.
2. The structure, design, building materials and color are compatible with the principal structure and surrounding land uses.
3. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met.

Zoning

The guest/carriage house meets all of the accessory building requirements of the R-1A and Shoreland Overlay zoning districts:

	R-1A Requirements	Shoreland Requirements	Proposed
Front yard setback	50 ft. (min)	None	300+ ft.
Side yard setback	10 ft. (min)	None	44.8 ft.
Rear yard setback	10 ft. (min)	None	270+ ft.
Shoreland setback	None	75 ft. or line drawn between two adjacent principal structures	270+ ft.
Lot coverage	10% (max.)	None	4.3%
Impervious surface	20% (max.)	25% 75% with stormwater management 100% with shoreland impact plan/CUP	18.6%
Building height (accessory building)	2 stories / 25 ft. (max.)	35 ft. (max.)	23.3 ft.
Maximum size (accessory building)	No more than 30% of the principal building	None	27.3%

Applicable Code Provisions for Review

Conditional Use Permits: City Code Section 801.04.2.F. states that 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.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should consider adoption of the draft *Planning Commission Report and Recommendation*, which recommends approval of the conditional use permit, subject to several conditions.

Attachments

Applicant's Narrative

Proposed Plans

City Council Resolution 23-2013

Previous Guest/Carriage House Plans

Draft Planning Commission Report and Recommendation

Description of Request:

WE ARE RE-APPLYING FOR THE CARRIAGE HOUSE C.U.P.
DUE TO THE 12 MONTH EXPIRATION OF THE ORIGINAL
CONDITIONAL USE PERMIT AND THE CHANGE IN
CARRIAGE HOUSE DESIGN FROM THE ORIGINAL 2013
SUBMITTAL. THE NEW CARRIAGE HOUSE DESIGN MEETS
ALL CURRENT CITY ZONING REQUIREMENTS.

Applicant may attach other letter sized materials.

Additional Information:

Payment of Fees

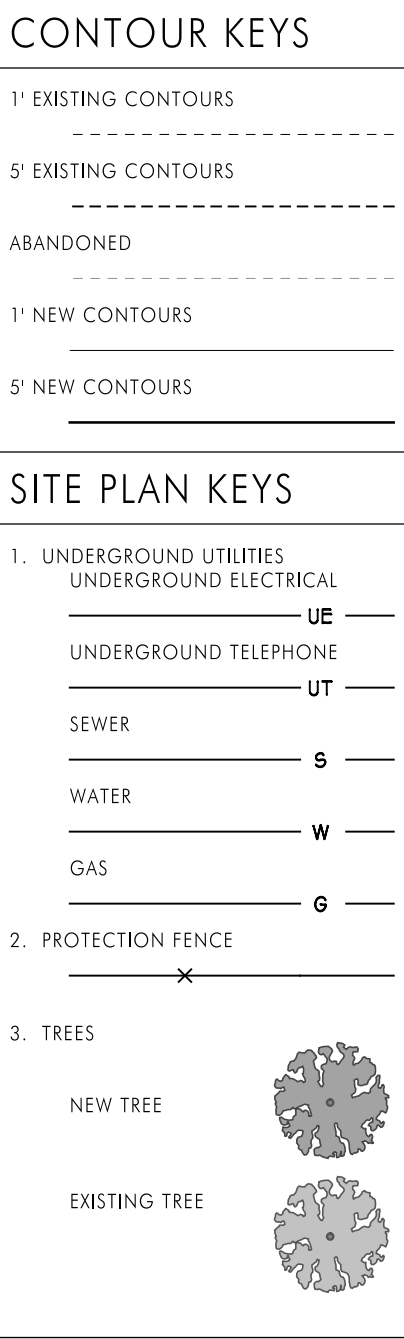
The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

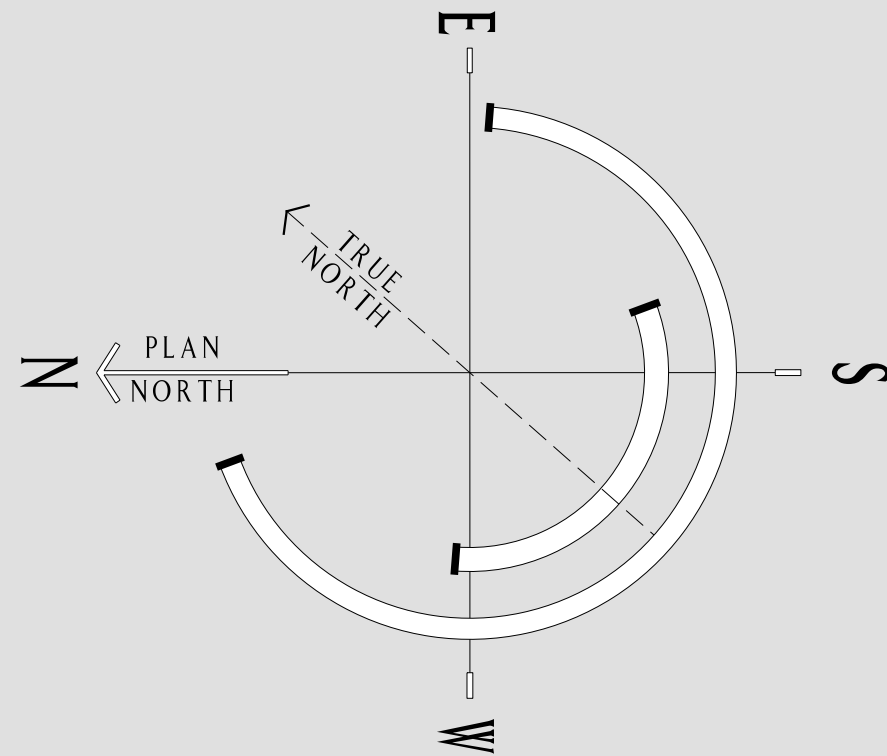
Complete / Incomplete Applications

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application.



SITE INFORMATION	
SITE AREA _____	311,890 SF
LOT 3: 166,835 SF	
LOT 4: 145,055 SF	
ALLOWABLE LOT COVERAGE (10%) _____	31,189 SF
ALLOWABLE IMPERVIOUS SURFACE COVERAGE (20%) _____	62,378 SF
PROPOSED LOT COVERAGE	
EXG HOUSE _____	9,095 SF
EXG BOATHOUSE _____	250 SF
FUTURE CARRIAGE HOUSE _____	4,250 SF
TOTAL _____	13,595 SF (4.3%)
IMPERVIOUS SURFACES	
EXG DRIVEWAY _____	5,099 SF
PROPOSED SECONDARY DRIVEWAY _____	7,800 SF
EXG PATH TO LAKE _____	2,598 SF
PROPOSED TENNIS COURT _____	8,300 SF
PROPOSED TERRACES _____	1,535 SF
EXG RETAINING WALLS _____	2,276 SF
EXG AUTOCOURT _____	8,145 SF
EXG TERRACES _____	6,216 SF
PROPOSED POOL/ POOL DECK _____	2,630 SF
LOT COVERAGE FROM ABOVE _____	13,595 SF
TOTAL _____	58,194 SF (18.6%)
GROSS SQUARE FOOTAGE	
MAIN HOUSE _____	18,420 SF
MAIN HOUSE WITH GARAGE/STORAGE _____	21,870 SF
ALLOWABLE GROSS SQUARE FOOT FOR ACCESSORY BUILDING (30%) _____	
30% OF MAIN HOUSE _____	5,526 SF
30% OF MAIN HOUSE WITH GARAGE/STORAGE _____	6,570 SF
PROPOSED GROSS SQUARE FOOTAGE	
CARRIAGE HOUSE _____	3,360 SF
CARRIAGE HOUSE WITH GARAGE/STORAGE _____	5,960 SF

**LAKE
MINNETONKA
WAYZATA BAY**



Not for Construction

Project Name

Ferndale
Carriage
House

392 Ferndale Rd. S.
Wayzata, Minnesota

Sheet Title

Site Demolition Plan

language



IMAGE HOUSE	
P. APPLICATION	11.06

Sheet Number

A 0.3

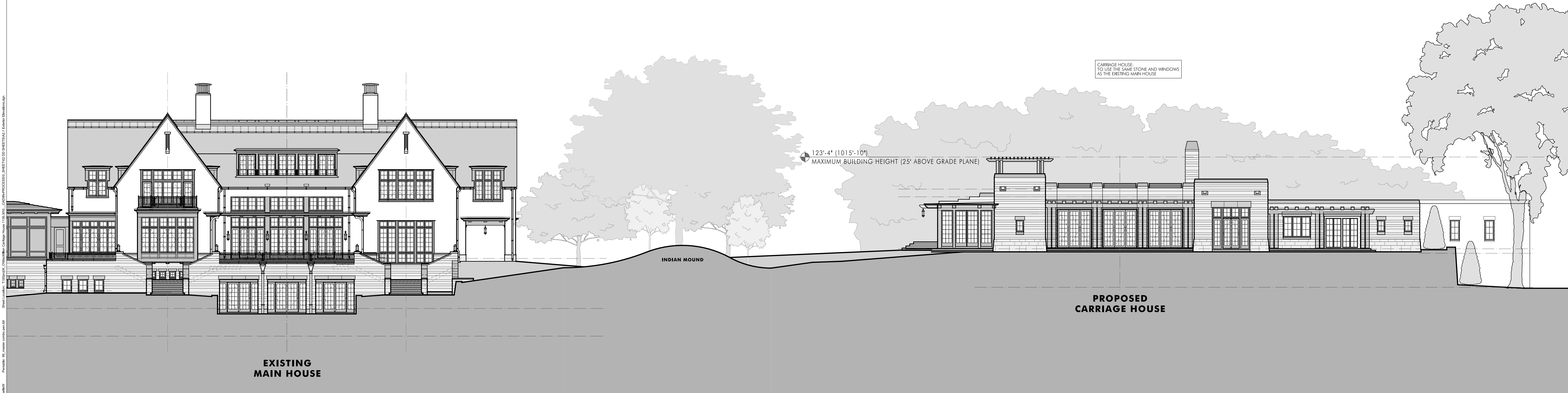
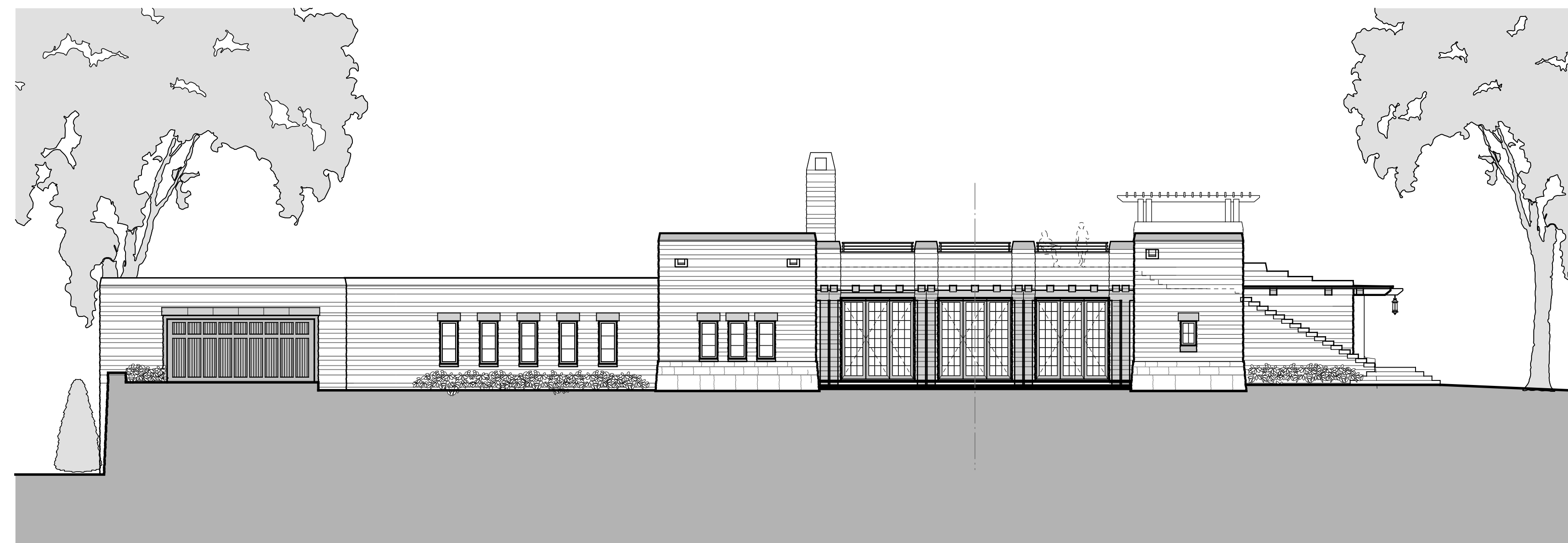
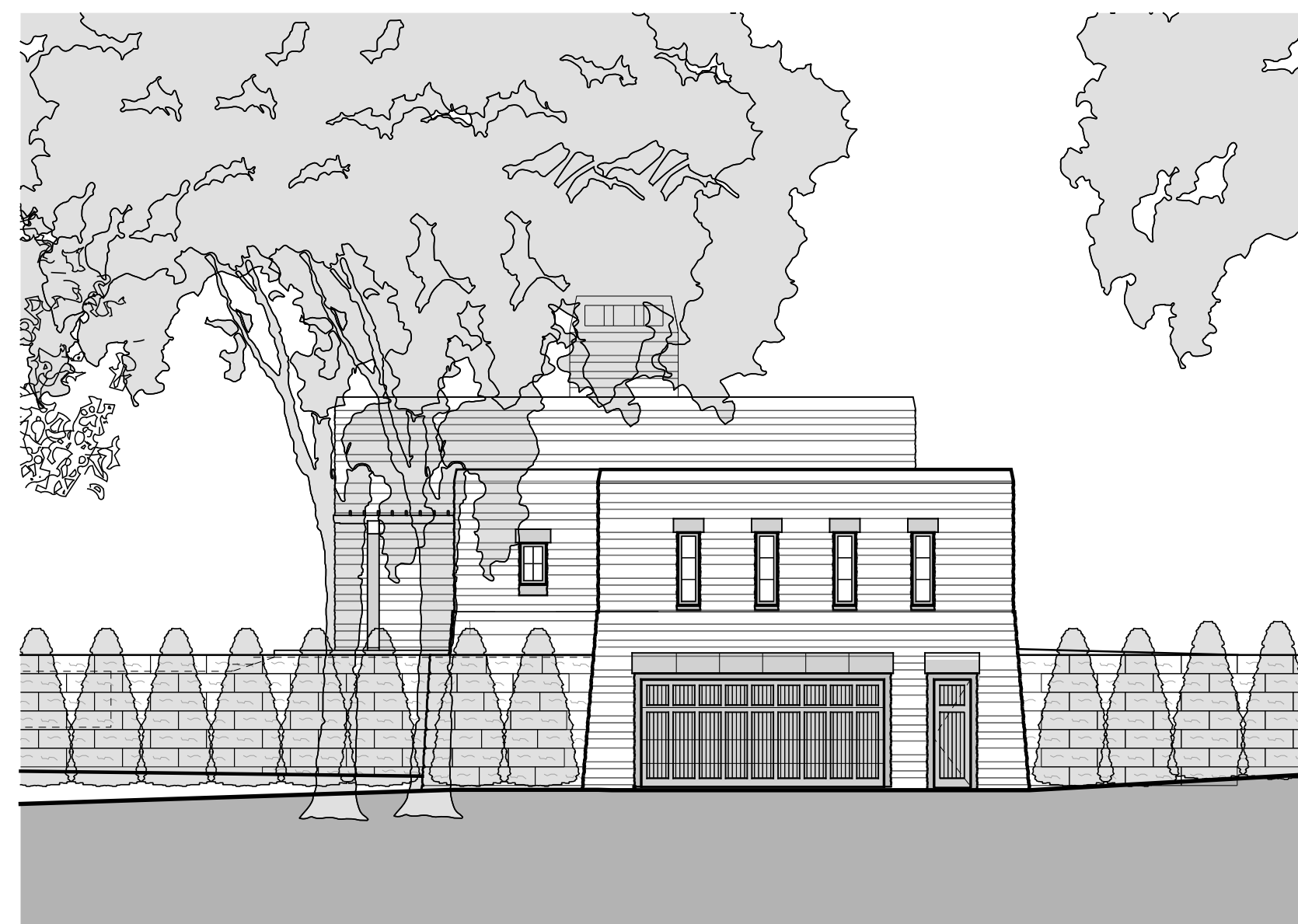
Copyright TEA2 Architects



1 Site Demolition Plan

SCALE: 1/30" = 1'-0"

a fp100



RESOLUTION NO. 23-2013

RESOLUTION APPROVING, WITH CONDITIONS, A CONDITIONAL USE PERMIT FOR A CARRIAGE/GUEST HOUSE, A CONDITIONAL USE PERMIT FOR BUILDING HEIGHT, A CONDITIONAL USE PERMIT FOR STRUCTURAL HEIGHT ELEMENT ABOVE FORTY FEET, AND A CONCURRENT PRELIMINARY AND FINAL PLAT LOT COMBINATION AT 392 and 410 FERNDAL ROAD SOUTH

BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

Section 1. BACKGROUND

1.1 Development Application. Indian Mound LLC (the "Applicant") has purchased the properties at 392 and 410 Ferndale Road South (collectively, the "Property"), and desires to build a new residence and carriage house on the Property (the "Project"). The Applicant has submitted a development application (the "Application", depicted as Attachment A) requesting approval of a conditional use permit to build a new carriage/guest house (the "Carriage House CUP"), a conditional use permit for a gable roof peak above forty (40) feet (the "Building Height CUP"), a conditional use permit for chimneys above the forty (40) ft height limit in the R-1A District (the "Structural Element CUP"), and a lot combination subdivision to combine Lots 3 and 4 into one lot (collectively the "Lot Combination" or the "Subdivision").

1.2 Application Requests.

As part of the submitted Application, the Applicant is requesting approval of the following items:

- a. Conditional Use Permit for a Carriage/Guest House under Section 801.51.5.A.
- b. Conditional Use Permit for Structural Element Above Forty (40) ft height under Section 801.19.2.B for an additional ten (10) ft in height for chimneys above forty (40) ft.
- c. Conditional Use Permit for Building Height Above Forty (40) ft height under Section 801.19.2.A for 1' 6" of height above forty (40) ft.
- d. Concurrent Preliminary and Final Plat Subdivision for Lot Combination for Lots 3 and 4 under Section 805.

1.3 Property. The address, property identification number and owner of the property included in the Application is:

392 Ferndale Road South	01-117-23-44-0023	Donald C MacMillan Trustee
410 Ferndale Road South	01-117-23-44-0021	Donald C MacMillan Trustee

- 1.4 Land Use. The Property is zoned as R-1A, as defined in Section 801.51 of the Wayzata Zoning Ordinance. The Property falls within the Shoreland Management Overlay District, as defined in Section 801.91. The Property is guided for Estate Single Family in the Wayzata Comprehensive Plan.
- 1.5 Notice. Notice of a public hearing on the Application for the June 3, 2013 Planning Commission Meeting was published in the Lakeshore Weekly on May 21, 2013. A copy of the notice was also mailed to all property owners located within 350 feet of the Property on May 24, 2013. A notice for the July 1, 2013 Planning Commission Meeting was mailed to all property owners located within 350 feet of the Property on June 24, 2013.
- 1.6 Planning Commission Action. A public hearing on the Application was held at the Planning Commission's June 3, 2013 meeting at which the Planning Commission voted seven (7) in favor and zero (0) opposed to continue review of the Application to request additional information from the Applicant. The Planning Commission continued review of the Application on July 1, 2013 and voted five (5) in favor and one (1) opposed adopt findings and recommend that the City Council approve the Application with conditions.

Section 2. STANDARDS

2.1 Carriage/Guest House Conditional Use Permit.

Section 801.51.12.A allows the construction of one (1) guest, carriage, or caretaker's house as an accessory use in the R-1A District, provided that:

- A. The structure will not be used for rental purposes.
- B. The structure, design, building materials and color are compatible with the principle structure and surrounding land uses.
- C. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met.

2.2 Structural Element Height CUP. Section 801.19.2.B states that the building height limits established in each zoning district shall not apply to the following list of items, except that no such structural element may exceed forty (40) ft in total height or exceed the maximum height of the building by more than five (5) ft, whichever is greater, except by conditional use permit.

- A. Belfries
- B. Chimneys or flues
- C. Church spires
- D. Cooling towers
- E. Communication reception/transmission devices
- F. Cupolas and domes which do not contain usable space
- G. Elevator penthouses
- H. Flag poles
- I. Monuments
- J. Parapet walls
- K. Necessary mechanical and electrical appurtenances

2.3 Building Height CUP. Section 801.19.2.B states that a building which actual height from the foundation to the top peak of any portion of the roof exceeds the allowable building height in the applicable zoning district by more than five (5) feet or roof pitches of more than a 45 degree angle for those structures at the building height limitation may be allowed as a conditional use permit provided that:

- A. The architectural appearance of the building shall not be so dissimilar to the existing neighboring buildings as to cause impairments in property values or constitute a blighting influence within a reasonable distance of the lot.
- B. For each additional five (5) feet in allowable, actual, roof height as calculated by the Building Code, which is above the maximum building height allowed by the respective zoning district; front and side yard setback requirements shall be increased by one (1) foot.
- C. The construction does not limit solar access to abutting and/or neighboring properties.

2.4 General Conditional Use Permit Standards – 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.

2.5 Subdivision / Preliminary and Final Plats. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.03. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must be based upon, but not limited to, the following factors:

- A. Goals. Under Section 805.02.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:

1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
3. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
4. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

- B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must be based upon, but not limited to, the following factors (Staff's evaluation of each of the factors is included in italics):

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife

- habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
 5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
 7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
 8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
 9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
 10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
 11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
 12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

2.6 Concurrent Preliminary/Final Plat.

Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously. The final plat shall incorporate all changes, modifications, and revisions required by the City. Otherwise, it shall conform to the approved preliminary plat.

2.7 Conditions of Approval.

Under Section 805.14.F.2 of the Subdivision Ordinance, the City Council may impose such conditions and restrictions as it deems appropriate or require such revisions or modifications in the preliminary plat or final plat as it deems necessary to protect the health, safety, comfort, general welfare and convenience of the City.

Section 3. FINDINGS

The City Council of the City of Wayzata hereby confirms and memorializes that the Carriage House CUP, Building Height CUP, Structural Element CUP, and Lot Combination requested in the Application does meet the applicable requirements of Wayzata's Zoning and Subdivision Ordinances, based upon the following findings of fact made on the record (as well as all Application materials, staff reports, public comment presented at the hearing, and the Report and Recommendation of the Planning Commission):

3.1 Carriage House CUP.

- A. The Applicant is not proposing to utilize the carriage house as a rental house.
- B. The design of the proposed carriage house is comparable to the proposed new residence in terms of design. The Applicant has included building plans for both the new residence and new carriage house for design comparison purposes.
- C. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met as described below:
 - 1. Granting the Carriage House CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan. The Property is guided for single family estate usage.
 - 2. The proposed single family residential use conforms with present and future land uses in the area. The Property is currently guided for Estate Single Family use in the City Comprehensive Plan.
 - 3. The proposed use conforms will all performance standards, with the exception of the proposed chimneys and gable roof on the main residence, to which the Applicant has included CUP requests as part of the Application.
 - 4. The proposed use will not have a negative effect on the area, as other properties in the area have carriage houses.
 - 5. The proposed use will not have a significant impact upon property values in the area in the adjacent Residential Districts.
 - 6. The proposed use will not generate traffic that would have a negative impact on the surrounding area. Other properties in the area have carriage houses.
 - 7. The proposed use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and

utilities, and the City's service capacity.

3.2 Structural Height CUP.

- A. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met as described below:
1. Granting the Structural Element CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan. The Property is guided for single family estate usage.
 2. The proposed single family residential use conforms with present and future land uses in the area. The Property is currently guided for Estate Single Family use in the City Comprehensive Plan.
 3. The proposed use conforms with all other performance standards, with the exception of the proposed chimneys and gable roof on the main residence, to which the Applicant has included a CUP request as part of the Application.
 4. The proposed use will not have a negative effect on the area, as it replacing an existing residential house on the property with a new residential house.
 5. The proposed use will not have a significant impact upon property value in the area in the adjacent Residential Districts.
 6. The proposed use will not generate traffic that would have a negative impact on the surrounding area. A single family residence currently exists on the Property. The Project would replace an existing residence with a new residence.
 7. The proposed use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.3 Building Height CUP.

- A. The architectural appearance of the building shall not be so dissimilar to the existing neighboring buildings as to cause impairments in property values or constitute a blighting influence within a reasonable distance of the lot.
- B. For each additional five (5) feet in allowable, actual, roof height as calculated by the Building Code, which is above the maximum building height allowed by the respective zoning district; front and side yard setback requirements shall be increased by one (1) foot.
- C. The construction does not limit solar access to abutting and/or neighboring properties.
- D. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met as described below:
1. Granting the Building Height CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan. The Property is guided for single family estate usage.
 2. The proposed single family residential use conforms with present and future land uses in the area. The Property is currently guided

- for Estate Single Family use in the City Comprehensive Plan.
3. The proposed use conforms will all other performance standards, with the exception of the proposed chimneys and gable roof on the main residence, to which the Applicant has included a CUP request as part of the Application.
 4. The proposed use will not have a negative effect on the area, as it replacing an existing residential house on the property with a new residential house. The Property will contain significant setbacks from the front yard property line and the rear yard property line, which will help reduce the visual impact of the additional height.
 5. The proposed use will not have a significant impact upon property value in the area in the adjacent Residential Districts.
 6. The proposed use will not generate traffic that would have a negative impact on the surrounding area. A single family residence currently exists on the Property. The Project would replace an existing residence with a new residence.
 7. The proposed use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.4 Lot Combination / Preliminary and Final Plat: The following findings are made with respect to the proposed Lot Combination and combined Preliminary and Final Plat identified in the Application and Staff Report on the Application:

- A. Goals. The Lot Combination is not inconsistent with the goals of the Subdivision Ordinance, if the Applicant does not fully modify the existing bluff area on the Property.

If the Applicant were to fully modify the existing bluff area on the Property, the Lot Combination would be inconsistent with the goals of the Subdivision Ordinance and Comprehensive Plan. A full grading of the bluff is inconsistent with the following community goals:

1. Section 805.02.b.5: Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e. lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).
2. Section 805.14.e.1: The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
3. Section 805.14.e.2: Building pads that result from subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

4. Section 805.14.e.3: Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
5. City of Wayzata 2030 Comprehensive Plan – Chapter 6: Natural and Community Resources Chapter – Introduction: “Often described as the ‘Gem by the Lake’, Wayzata’s unique character is intimately connected to the wealth of natural and scenic resources that exist within the community. These resources serve an important role in enhancing the high quality of life enjoyed by residents, while also performing vital ecological roles. As part of the community’s commitment to sound land use development decisions, the need for additional infill growth and development must be balanced against preserving and enhancing the natural and community amenities that create Wayzata’s ‘sense of place’”.
6. City of Wayzata 2030 Comprehensive Plan – Chapter 6: Natural and Community Resources Chapter – Natural and Community Resources Objective 1: “Promote sound land use development decisions which protect and enhance Lake Minnetonka and other wetlands as a significant natural resource to the community’s vitality and ‘sense of place’”.
7. City of Wayzata 2030 Comprehensive Plan – Chapter 6: Natural and Community Resources Chapter – Natural and Community Resources Objective 3: “Utilize and support sustainable development practices for public and private developments within the City”.
8. City of Wayzata 2030 Comprehensive Plan – Chapter 6: Natural and Community Resources Chapter – Natural and Community Resources Objective 4: “Promote sound land use decisions which protect and preserve native ecological systems and wildlife habitats within Wayzata”.
9. City of Wayzata 2030 Comprehensive Plan – Chapter 6: Natural and Community Resources Chapter – Natural and Community Resources Objective 6: “Protect important topographical features and views within the community”.

B. Criteria for Approval.

1. The proposed Lot Combination conforms with low density development for the R-1A residential area. The proposed Lot Combination would exceed the 2 acre minimum in the Comprehensive Plan, as it would create one single lot of appropriately 7.16 acres.
2. The proposed building pads depicted in the Application indicate that the Applicant would preserve 187 trees and remove or relocate sixty (60) trees as a result of the Application. The Applicant would

replace the removed trees with 127 new trees. The Application would maintain the twenty (20) ft "No Build" setback around the existing burial mound on the Property, as required by the State Archeologist. The Application would not have a significant impact on existing steep slopes, if the Applicant does not fully modify the existing bluff area on the Property.

3. The Application proposes significant grading for the building pads and on the bluff slope adjacent to the lake, which is at or near the two (2) feet average over the course of the Property that requires City Council approval under Section 801.16.4.D. The Application would not have a significant impact on existing steep slopes, if the Applicant does not fully modify the existing bluff area on the Property.
4. Existing significant trees would be retained where possible on the Property. The proposed landscaping plan in the Application indicates that the Applicant would preserve 187 trees and remove or relocate sixty (60) trees as a result of the Application. The Applicant would replace the removed trees with 127 new trees.
5. The proposed Lot Combination would not adversely impact the scale, pattern or character of the City, its neighborhoods, as it would be consistent with the surrounding area. The proposed lots conform with other lots in the immediate vicinity in terms of lot size and frontage. The Property, after Lot Combination would be approximately 7.16 acres, which exceeds the two (2) acre minimum in the Comprehensive Plan.
6. The design of a lot, the potential building pads, and the site layout of the Subdivision responds to and is reflective of the surrounding lots and neighborhood character. The proposed lot layout and building pads are similar to other larger lots in the immediate vicinity, and meets the required lakeshore setback.
7. The lot size that results from the Lot Combination would exceed the minimum requirements for the R-1A Zoning District and the Comprehensive Plan.
8. The Applicant has submitted building elevations depicting architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the proposed buildings to demonstrate similarity to the characteristics and quality of the existing homes in the neighborhood, as required under Section 805.14.e.8.

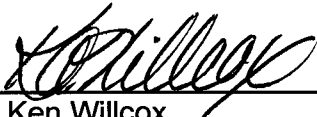
9. The proposed lot layout and building pads of the Lot Combination would conform will all relevant performance standards of the R-1A District.
10. The Lot Combination would not tend to or actually depreciate the values of neighboring properties in the area in which the Subdivision is proposed.
11. The Lot Combination has access to City water and sanitary sewer services, and would not overburden the systems.

Section 4. CITY COUNCIL ACTION

- 4.1 Based on the Findings in Section 3.1 of this Resolution, the request for approval of the Carriage House CUP, as set forth in the Application is **APPROVED**.
- 4.2 Based on the Findings in Section 3.2 of this Resolution, the request for approval of the Structural Height CUP, as set forth in the Application is **APPROVED**.
- 4.3 Based on the Findings in Section 3.3 of this Resolution, the request for approval of the Building Height CUP, as set forth in the Application is **APPROVED**.
- 4.4 Based on the Findings in Section 3.4 of this Resolution, the request for approval of the Lot Combination/ Preliminary and Final Plat, as set forth in the Application, is **APPROVED** subject to all of the following conditions (failure to comply with any one of these conditions shall result in the revocation of this approval):
 - A. The Applicant must agree to, and file with the County Recorder, a Declaration of Covenant in the form attached to this Resolution as Attachment B which includes provisions for (i) prohibition of future subdivision of the combined lots within five (5) years of the filing date of the Declaration, and (ii) restrictions on the grading of the bluff area on Lot 3, as such bluff area is shown on the Applicant's existing conditions survey, attached in relevant part as Attachment A to this Resolution.
 - B. The Applicant shall conform with all comments from the City of Wayzata, Minnehaha Creek Watershed District (MCWD), and the Minnesota Pollution Control Agency (MPCA) related to the proposed Project, including erosion control and stormwater management.
 - C. The Applicant shall apply for and receive approval of the appropriate building permits from the City Building Official.
 - D. The Applicant must agree in writing with the City to be responsible for the cost of any temporary road repairs (by way of example, repairing damaged curb and patching potholes) caused by the Applicant's

construction traffic during the Project to the extent reasonably necessary to maintain the roadway in its current condition, wear and tear excepted; it being acknowledged that the roadway is in need of replacement and the Applicant will not be required to pay for the cost of upgrading or replacing the road.

Adopted by the Wayzata City Council this 20th day of August, 2013.



Mayor Ken Willcox

ATTEST:



City Manager Heidi Nelson

ACTION ON THIS RESOLUTION:

Motion for adoption: Mullin

Seconded by: Amdal

Voted in favor of: Amdal, Mullin, Tanner, Willcox

Voted against: Anderson

Abstained: None

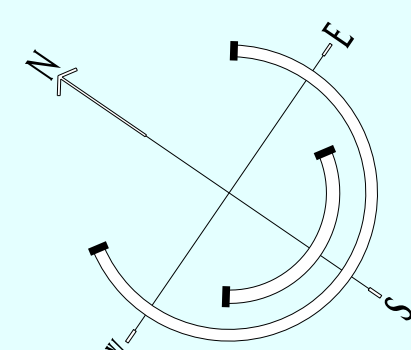
Absent: None

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on August 20, 2013.



Becky Malone, Deputy City Clerk
SEAL



SCALE: 1" = 30'-0" a sp100



WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT FOR GUEST/CARRIAGE HOUSE AT 392 FERNDAL RD S

SUMMARY OF RECOMMENDATION

Approval* of CUP for Guest/Carriage House

*subject to certain conditions noted in this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Use. TEA2 Architects and the property owner Indian Mound, LLC (the “Applicant”), have submitted a development application (the “Application”) to construct a guest/carriage house at 392 Ferndale Rd S (the “Property”) as depicted on the plans submitted with the Application and included as Attachment A to this Report (collectively, “the Proposed Use.)
- 1.2 Approval Requested. The Application requests approval of a conditional use permit for a guest/carriage house in the R-1A zoning district (the “Guest/Carriage House CUP”)
- 1.3 Property. The street address, property identification number and owner of the Property are:

392 Ferndale Rd S	01-117-23-44-0025	Indian Mound, LLC
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- 1.4 Land Use Designations. The Property falls within the following land use districts:

Zoning:	R-1A/Low Density Single Family Estate
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on November 9, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on November 9, 2017. The required public hearing was held at the November 20, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Guest, Carriage, or Caretaker's House. Under City Code Section 801.51.5.A a guest, carriage, or caretaker's house is permitted as a conditional use in the R-1A/Low Density Single Family Estate provided that:
- A. The structure will not be used for rental purposes.
 - B. The structure, design, building materials and color are compatible with the principal structure and surrounding land uses.
 - C. The provisions of Section 801.04.2.F of the City Code are considered and satisfactorily met.
- 2.2 CUPs. Under Section 801.04.2.F of the Zoning Ordinance , 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 in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
 - D. The propose 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.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings:

- 3.1 Guest, Carriage, or Caretaker's House. The Proposed Use would meet the criteria for a guest, carriage, or caretaker's house:
- A. The Proposed Use would not be used for rental purposes, which is included as a condition of approval.
 - B. The Proposed Use would be similar in architectural design and would be comprised of the same stone and windows as the principal structure.
 - C. The Proposed Use would meet provisions of Section 801.04.2.F of the City Code as noted in this Report.
- 3.2 CUPs. The Proposed Use would meet the provisions of Section 801.04.2.F of the City Code:
- A. The Proposed Use does not contravene any specific policies and provisions of the official City Comprehensive Plan. The Property is guided for single family estate usage, and the Proposed Use will not change that principal use.
 - B. The Proposed Use conforms to present and future land uses in the area. The Property is currently guided for Estate Single Family use in the City Comprehensive Plan, and guest/carriage houses are a conditional use in the applicable Zoning District.
 - C. The Proposed Use conforms will all performance standards.
 - D. The Proposed Use will not have a negative effect on the area, as other properties in the area have guest/carriage houses.
 - E. The Proposed Use will not have any known impact upon property values in the area in the adjacent residential districts.
 - F. The Proposed Use will not generate traffic that would have a negative impact on the surrounding area. Other properties in the area have guest/carriage houses.
 - G. The Proposed Use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Guest/Carriage House CUP for the Proposed Use, subject to the following conditions:

- A. Built According to Approved Plans. The guest/carriage house must be built and maintained in accordance with the plans submitted with the Application and attached to this Report as Attachment A.
- B. Other Permits and Standards. The Applicant must secure all necessary building, construction, and other permits for the Proposed Use.
- C. Restriction on Rental. The guest/carriage house may not be used for rental purposes.
- D. Costs. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting In Favor:

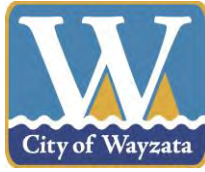
Voting Against:

Abstaining:

Absent:

Attachment A
Plans for Guest/Carriage House
("Proposed Use")

DRAFT



**Staff Report
November 20, 2017**

Project Name: Perry and Anne Schmidt
Applicant Denali Homes
Addresses of Request: 372 Ferndale Rd S
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: December 3, 2017

Development Application

Introduction

The applicant, Denali Homes, and the property owners, Perry and Anne Schmidt, have submitted a development application to add guest quarters to the detached garage that is currently under construction at 372 Ferndale Rd S. The applicant is proposing to construct the guest quarters within the upper level of the detached garage. The development application requests approval of a conditional use permit for a guest/carriage house.

Property Information

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

Address	PID	Owner
372 Ferndale Rd S	01-117-23-44-0024	Perry and Anne Schmidt

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

Current zoning:	R-1A/Low Density Single Family Estate District
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland Overlay District

Project Location

The property is located on the east side of Ferndale Rd S on Wayzata Bay:

Map 1: Project Location



Application Requests

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

- A. Conditional Use Permit: Within the R-1A zoning district, a guest, carriage, or caretaker's house is a conditional use.

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	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family
East	Lake Minnetonka	N/A	N/A
South	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family
West	Ferndale Rd S	N/A	N/A
	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on November 9 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on November 9, 2016.

Analysis of Application

Proposed Plans

In September, the City issued a building permit for construction of a detached garage on the property. The proposed detached garage meets all zoning requirements, including R-1A setbacks, height, lot coverage, and impervious surface coverage, and all shoreland district requirements. The plans approved with the building permit include a two-stall garage on the first floor and unfinished storage area on the second level.

The applicant has submitted a development application to finish the second floor of the detached garage as a guest/caretakers quarters. The second floor improvements include a full bathroom, kitchenette, and living area. The second floor guest/caretakers quarters would be accessed by an interal staircase from the first floor garage. The finishing of the second floor into a guest/caretakers quarters requires a conditional use permit.

Conditional Use Permit Standards

The zoning ordinance outlines the following conditional use permit standards for a guest, carriage, or caretaker's house in the R-1A zoning district:

1. The structure will not be used for rental purposes.
2. The structure, design, building materials and color are compatible with the principal structure and surrounding land uses.
3. The provisions of Section 801.04.2.F of this Ordinance are considered and satisfactorily met.

Zoning

The detached garage meets all of the accessory building requirements of the R-1A and Shoreland Overlay zoning districts:

	R-1A Requirements	Shoreland Requirements	Proposed
Front yard setback	50 ft. (min)	None	69.8 ft.
Side yard setback	10 ft. (min)	None	15 ft.
Rear yard setback	10 ft. (min)	None	500+ ft.
Shoreland setback	None	75 ft. (min)	500+ ft.
Lot coverage	10% (max.)	None	6.3%
Impervious surface	20% (max.)	25% 75% with stormwater management 100% with shoreland impact plan/CUP	19.8%
Building height (accessory building)	2 stories / 25 ft. (max.)	35 ft. (max.)	24 ft.

Applicable Code Provisions for Review

Conditional Use Permits: City Code Section 801.04.2.F. states that 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.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should consider adoption of the draft *Planning Commission Report and Recommendation*, which recommends approval of the conditional use permit, subject to several conditions.

Attachments

Applicant's Narrative

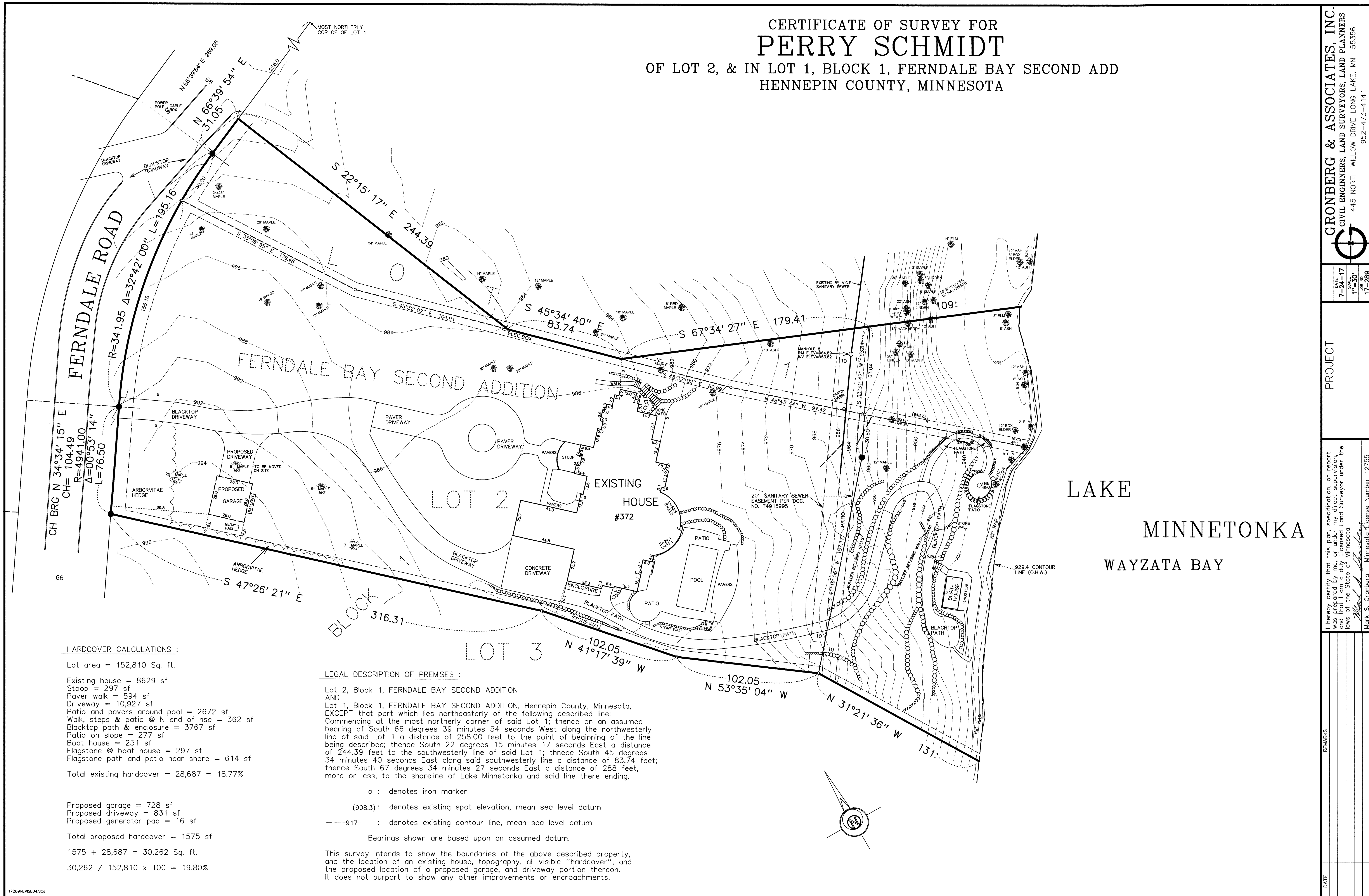
Proposed Plans

Draft Planning Commission Report and Recommendation

*

We are requesting a Conditional Use Permit for the address: 372 Ferndale Rd. S Wayzata, MN. We are requesting the CUP for a proposed detached accessory garage. This structure will have plumbing for a bath and kitchenette area in the space above the garage. This structure will not be used for rental purposes. The structure, design, building materials and color of the new structure will be compatible with the principal structure and surrounding land uses.

John - Denali Custom Homes 10/4/2017



HARDCOVER CALCULATIONS :

Lot area = 152,810 Sq. ft.

Existing house = 8629 sf
Stoop = 297 sf
Paver walk = 594 sf
Driveway = 10,927 sf
Patio and pavers around pool = 2672 sf
Walk, steps & patio @ N end of hse = 362 sf
Blacktop path & enclosure = 3767 sf
Patio on slope = 277 sf
Boat house = 251 sf
Flagstone @ boat house = 297 sf
Flagstone path and patio near shore = 614 sf

Total existing hardcover = 28,687 = 18.77%

Proposed garage = 728 sf
Proposed driveway = 831 sf
Proposed generator pad = 16 sf

Total proposed hardcover = 1575 sf

1575 + 28,687 = 30,262 Sq. ft.

30,262 / 152,810 x 100 = 19.80%

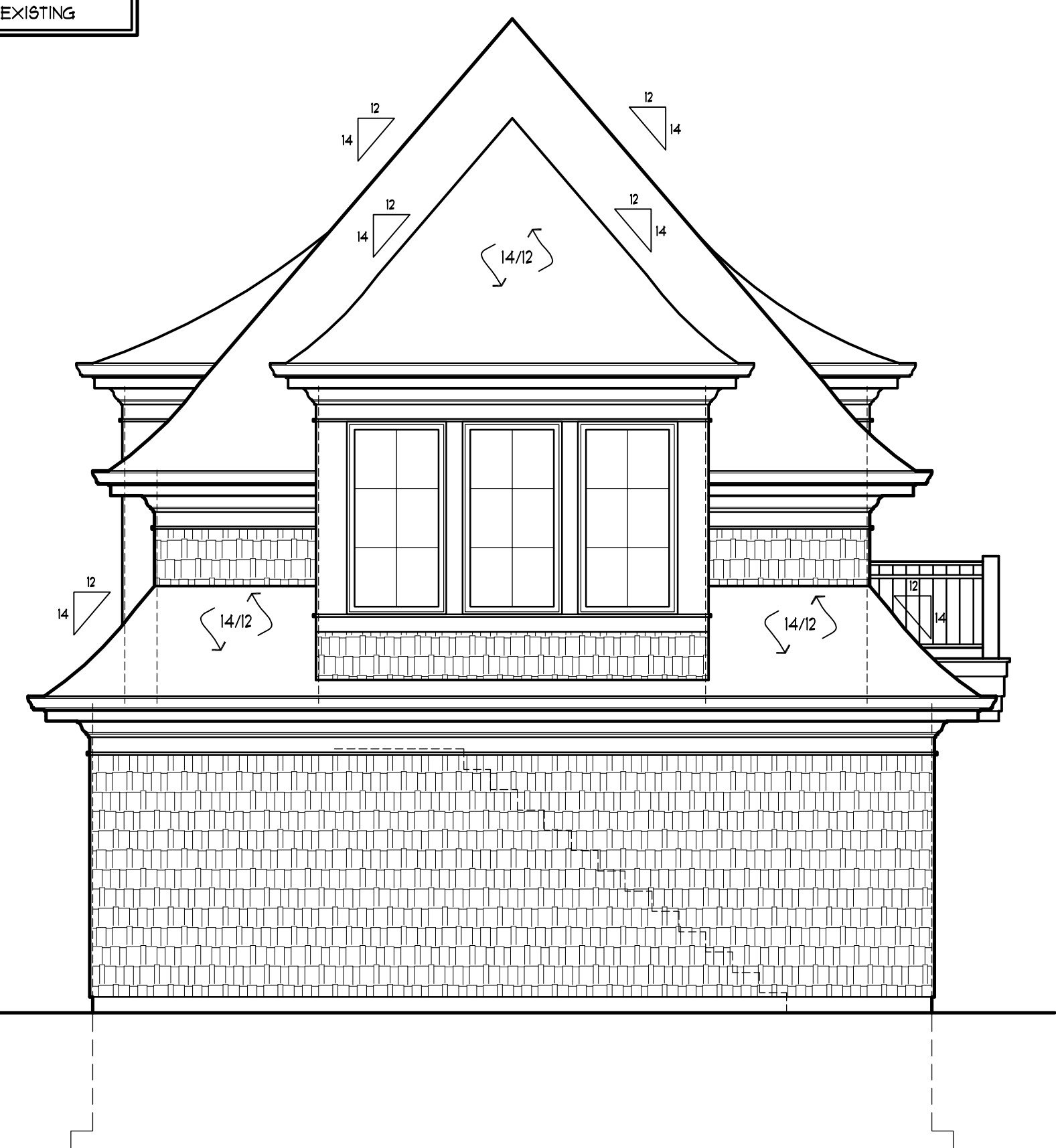
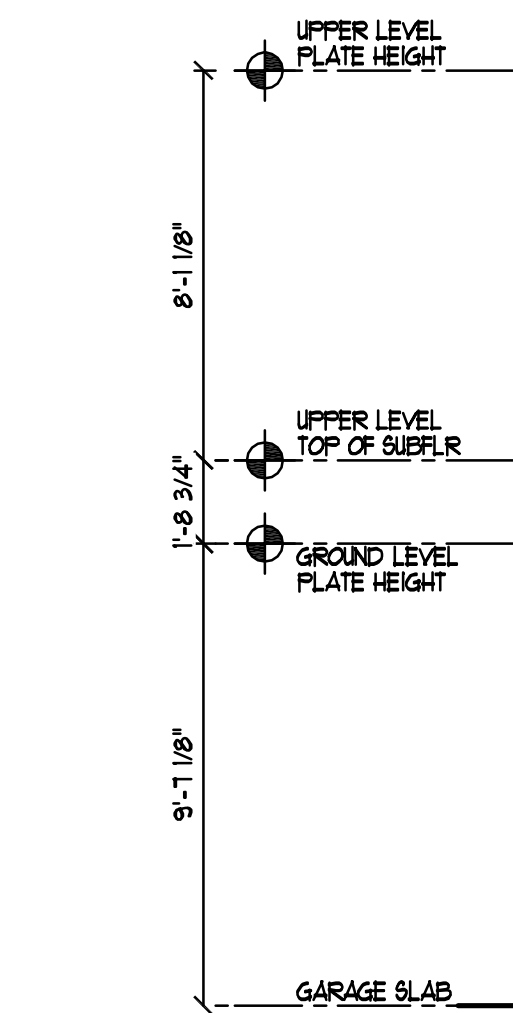
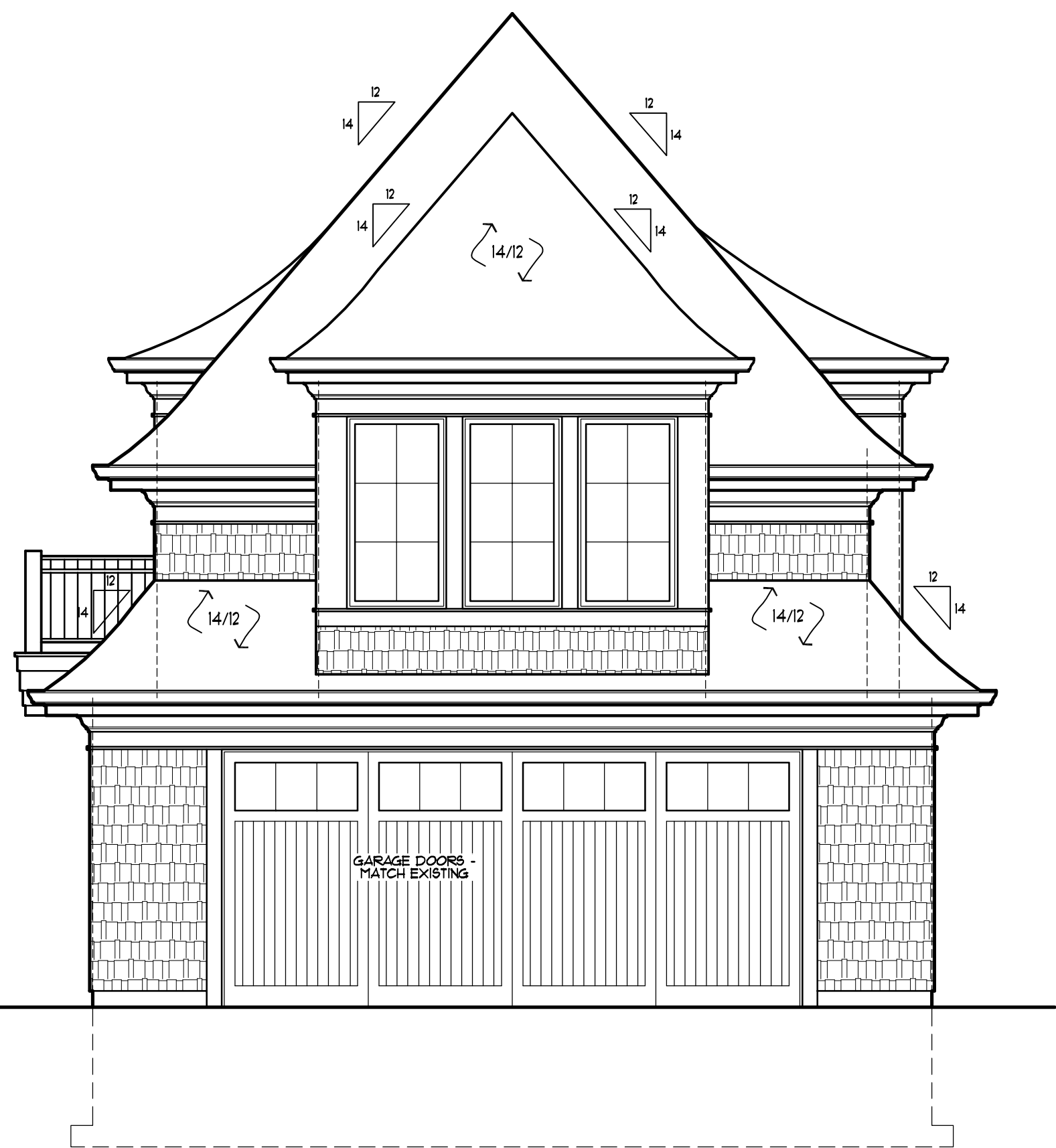
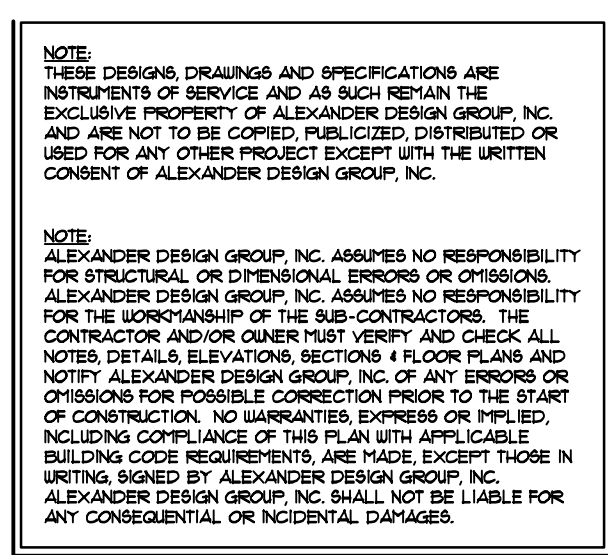
LEGAL DESCRIPTION OF PREMISES :

Lot 2, Block 1, FERNDAL BAY SECOND ADDITION
AND
Lot 1, Block 1, FERNDAL BAY SECOND ADDITION, Hennepin County, Minnesota,
EXCEPT that part which lies northeasterly of the following described line:
Commencing at the most northerly corner of said Lot 1; thence on an assumed
bearing of South 66 degrees 39 minutes 54 seconds West along the northwesterly
line of said Lot 1 a distance of 258.00 feet to the point of beginning of the line
being described; thence South 22 degrees 15 minutes 17 seconds East a distance
of 244.39 feet to the southwesterly line of said Lot 1; thence South 45 degrees
34 minutes 40 seconds East along said southwesterly line a distance of 83.74 feet;
thence South 67 degrees 34 minutes 27 seconds East a distance of 288 feet,
more or less, to the shoreline of Lake Minnetonka and said line there ending.

o : denotes iron marker
(908.3): denotes existing spot elevation, mean sea level datum
---917---: denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property,
and the location of an existing house, topography, all visible "hardcover", and
the proposed location of a proposed garage, and driveway portion thereon.
It does not purport to show any other improvements or encroachments.



NOTE:
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INCORPORATED

ISSUE DATE:
15 SEPTEMBER 2017
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:

PERMIT SET

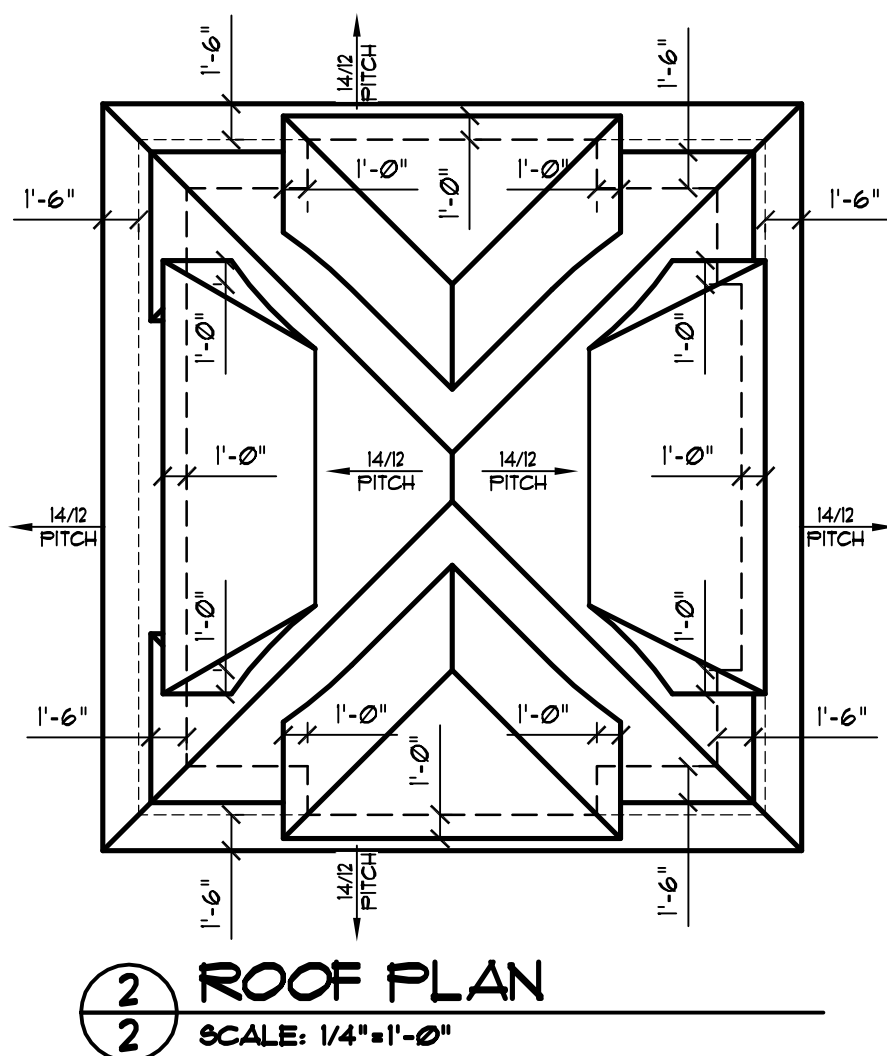
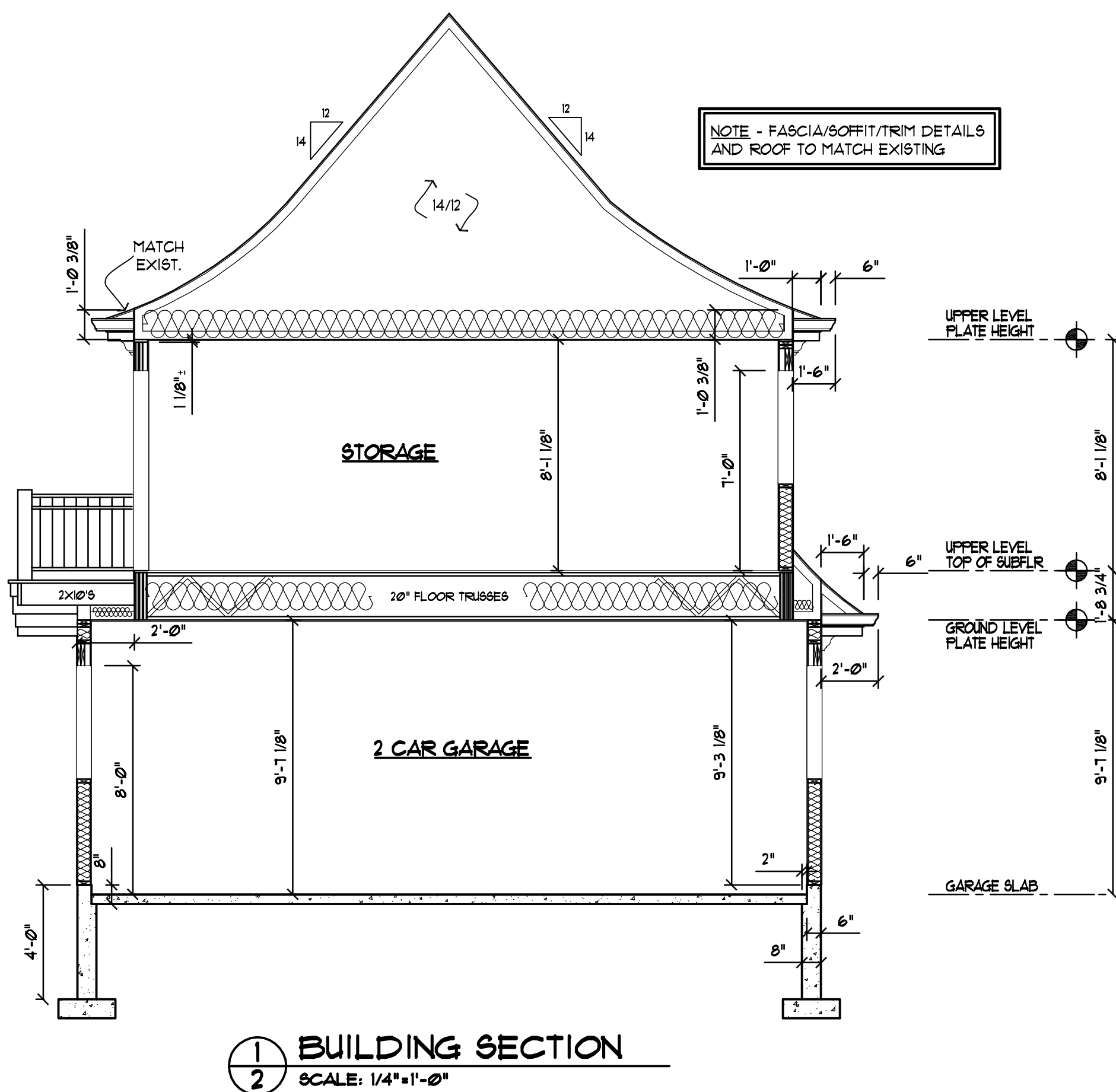
SCHMIDT RESIDENCE
FERNDALE RD
WAYZATA, MN

2
2 OF 2

ROOF CONSTRUCTION:
 ROOF VENTS AS REQ'D. - 1/320.
 MATCH SHINGLES - PER MANF. INSTALL. REQUIREMENTS.
 FELT PAPER w/ ICE & WATER SHIELD.
 5/8" OSB ROOF SHEATHING.
 WOOD TRUSSES @ 24" O.C. - ENGINEERED BY SUPPLIER.
 BAFFLE @ EACH TRUSS SPACE.
 R-49 BLOW-IN INSULATION.
 POLY VAPOR BARRIER - 6 MIL.
 5/8" GYP. BD. CEILING.

WALL CONSTRUCTION:
SIDING/STONE TO MATCH EXIST.
2 LAYERS GRADE "D" BUILDING PAPER.
1/2" FLYWOOD SHEATHING.
2x6 STUDS @ 16" O.C.
3" SPRAY 1" FOAM INSUL & SEALER - R-20 MIN OR
FIBER GLASS BATTS.
CONTINUOUS POLY VAPOR BARRIER - 6 MIL - SEAL ALL
SEAMS & PENETRATIONS
1/2" GYP. BD. - TAPED, SANDED, PAINTED

FOUNDATION:
12" x 16" ANCHOR BOLTS @ 5' O.C. SEE ENGINE FOR DETAILS
2x6 4" THICK TREATED SLAB 1" SEALER. SEE ENGINE FOR DETAILS
#4 FURRED CONC. WALLS MIN. (SEE DETAILS & PLANS)
2x4 FURRINGS @ 16" O.C. - HOLD OUT 1/2" FROM CONC. - 2x4
TRTD SLAB PLATE
R-5 INSUL 1" SEALER OR EQUAL
8' x 16" CONC. FTG. W/ 2" - #4'S CONT. MIN. - (SEE DETAILS &
PLANS)
WATCHDOG WATERPROOFING OR EQUAL
3 1/4" CONC. SLAB
2" RIGID INSULATION
POLY VAPOR BARRIER
INTERIOR AND EXTERIOR DRAIN TILE TO PUMP BUCKET





WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT FOR GUEST/CARRIAGE HOUSE AT 372 FERNDAL RD S

SUMMARY OF RECOMMENDATION

Approval* of CUP for Guest/Carriage House

*subject to certain conditions noted in this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Use. Denali Homes and the property owners Perry and Anne Schmidt (the “Applicant”), have submitted a development application (the “Application”) to construct a guest/carriage house at 372 Ferndale Rd S (the “Property”) as depicted on the plans submitted with the Application and included as Attachment A to this Report (collectively, “the Proposed Use.)
- 1.2 Approval Requested. The Application requests approval of a conditional use permit for a guest/carriage house in the R-1A zoning district (the “Guest/Carriage House CUP”)
- 1.3 Property. The street address, property identification number and owner of the Property are:

372 Ferndale Rd S	01-117-23-44-0024	Perry and Anne Schmidt
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- 1.4 Land Use Designations. The Property falls within the following land use districts:

Zoning:	R-1A/Low Density Single Family Estate
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on November 9, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on November 9, 2017. The required public hearing was held at the November 20, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Guest, Carriage, or Caretaker's House. Under City Code Section 801.51.5.A, a guest, carriage, or caretaker's house is permitted as a conditional use in the R-1A/Low Density Single Family Estate provided that:
- A. The structure will not be used for rental purposes.
 - B. The structure, design, building materials and color are compatible with the principal structure and surrounding land uses.
 - C. The provisions of Section 801.04.2.F of the City Code are considered and satisfactorily met.
- 2.2 CUPs. Under Section 801.04.2.F of the Zoning Ordinance, 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 in the Zoning Ordinance (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.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings:

- 3.1 Guest, Carriage, or Caretaker's House. The Proposed Use would meet the criteria for a guest, carriage, or caretaker's house:
- A. The Proposed Use would not be used for rental purposes, which is included as a condition of approval.
 - B. The Proposed Use would be similar in architectural design and would be comprised of the same building materials as the principal structure.
 - C. The Proposed Use would meet provisions of Section 801.04.2.F of the City Code as noted in this Report.
- 3.2 CUPs. The Proposed Use would meet the provisions of Section 801.04.2.F of the City Code:
- A. The Proposed Use does not contravene any specific policies and provisions of the official City Comprehensive Plan. The Property is guided for single family estate usage, and the Proposed Use will not change that principal use.
 - B. The Proposed Use conforms to present and future land uses in the area. The Property is currently guided for Estate Single Family use in the City Comprehensive Plan, and guest/carriage houses are a conditional use in the applicable Zoning District.
 - C. The Proposed Use conforms will all performance standards.
 - D. The Proposed Use will not have a negative effect on the area, as other properties in the area have guest/carriage houses.
 - E. The Proposed Use will not have any known impact upon property values in the area in the adjacent residential districts.
 - F. The Proposed Use will not generate traffic that would have a negative impact on the surrounding area. Other properties in the area have guest/carriage houses.
 - G. The Proposed Use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Guest/Carriage House CUP for the Proposed Use, subject to the following conditions:

- A. Built According to Approved Plans. The guest/carriage house must be built and maintained in accordance with the plans submitted with the Application and attached to this Report as Attachment A.
- B. Other Permits and Standards. The Applicant must secure all necessary building, construction, and other permits for the Proposed Use.
- C. Restriction on Rental. The guest/carriage house may not be used for rental purposes.
- D. Costs. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting In Favor:

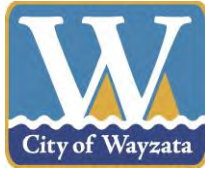
Voting Against:

Abstaining:

Absent:

Attachment A
Plans for Guest/Carriage House
("Proposed Use")

DRAFT



**Staff Report
November 20, 2017**

Project Name: Verizon Wireless
Applicant Verizon Wireless
Address of Request: 1000 Superior Blvd
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: December 1, 2017

Development Application

Introduction

The applicant, Verizon Wireless, has submitted a development application for a conditional use permit (CUP) at 1000 Superior Blvd. The proposed CUP is for the construction of a telecommunication facility for cellular antennas and associated equipment including the installation of a proposed shelter at grade and rooftop construction as follows:

- Antenna concealment
- Antenna mounts
- Antennas
- Antenna equipment

The proposed CUP would include the routing of cables, electrical service and fiber service from their origins along the south side of Wayzata Blvd to their respected locations to improve communications service in the area. The applicant is proposing to construct a new 6'x6' equipment enclosure at grade on the south side of the building, and to construct two rooftop antenna concealments that are 10 feet in height. The CUP would include an increase in building height. The maximum allowed building height in the C-1 district is 30 feet. The existing building is 35.5 feet in height, and would reach 45.5 feet in height with the addition of the antenna concealments. The proposed CUP would not include any changes to the design, size, or footprint of the existing building, beyond the addition of cable routing covers affixed to the exterior.

Property Information

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

Address	PID	Owner
1000 Superior Blvd	06-117-22-41-0035	Norval Industries, Inc.

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:	N/A

Project Location

The property is located on the southeast corner of the Wayzata Blvd E/Superior Blvd 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	Residential building	R-3A/Single and Two Family Residential District	Low Density Single Family Residential

East	Eurosport of Wayzata	C-3/Service District	Mixed Use Commercial
South	Residential building	R-5/Average Density Multiple Residential District	High Density Multiple Family Residential
West	Residential building	R-5/Average Density Multiple Residential District	High Density Multiple Family Residential

Application Requests

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

- Conditional Use permit:
 - o Ordinance Section 801.31.4.A requires that Telecommunications Facilities not located on a Telecommunications Tower allowed under Section 801.31.4.B(1) obtain a Conditional Use Permit for the Telecommunications Facility. The Telecommunications Facility must comply with the provisions of Section 801.31.4.B, and the provisions of Section 801.04.2.F.
 - o Ordinance Section 801.19.2.B requires a conditional use permit for communication reception/transmission devices that exceed the maximum height of the building by more than five feet.

Public Hearing Notice

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

Project Overview

The applicant is proposing to add a telecommunications antenna installation on the rooftop, as well as an equipment enclosure on the ground in the rear parking lot adjacent to the garbage dumpster area. The antennas on the roof would be enclosed by a stealth screen enclosure constructed to look like a penthouse, and designed and painted to match the existing façade of the building. The equipment enclosure would be 36 square feet in size, and would house radio equipment in an enclosure painted to match the existing building. The applicant is also proposing to move the existing fence in the rear of the building, extending the concrete paving to site an electrical transformer.

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 enclosures on the roof would be designed to look like penthouse additions, matching the design of the existing building exterior.
- Antenna Height: The proposed antennas meet the maximum height requirement. The height of the antennas and enclosures would be 10 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 an equipment enclosure. It would be located within the loading dock area of the building. 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. The existing building at the height of the loading dock is sided with white textured concrete and has earth toned brick above the loading dock. The proposed enclosure will be ordered in stucco embossed steel, color white.
- Security Fencing and Screening: The ground-mounted equipment would be fully enclosed within an equipment enclosure that is equal to or greater than the height of the equipment located within the fencing. It would also be screened within the loading dock area by the existing retaining walls and wooden fencing.

- Trash Receptacles: Ordinance Section 801.17.7 states that all buildings with exterior trash receptacles shall provide an enclosed area with exterior wall treatment similar and/or complementary to the principal building and screening the receptacle area from view, in the rear or side yard. If the building trash receptacle is to be moved to make room for the new environmental shelter, future storage of the trash receptacle must comply with this ordinance section.

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.

Trash Receptacles (City Code Section 801.17.7): All buildings having exterior trash receptacles shall provide an enclosed area in conformance with the following:

- A. Exterior wall treatment shall be similar and/or complement the principal building.
- B. The enclosed trash receptacle area shall be located in the rear or side yard.

- C. The trash enclosure must be in an accessible location for pick-up hauling vehicles.
- D. The trash receptacles must be fully screened from view of adjacent properties and the public right-of-way.
- E. The design and construction of the trash enclosure shall be subject to the approval of the Building Official.
- F. Recycling space must be provided as required by the State Building Code.

Height Requirements (City Code Section 801.19.2):

- A. A building which actual height from the foundation to the top peak of any portion of the roof exceeds the allowable building height in the applicable zoning district by more than five (5) feet or roof pitches of more than a 45 degree angle for those structures at the building height limitation may be allowed as a conditional use permit provided that:
 - 1. The architectural appearance of the building shall not be so dissimilar to the existing neighboring buildings as to cause impairments in property values or constitute a blighting influence within a reasonable distance of the lot.
 - 2. For each additional five (5) feet in allowable, actual, roof height as calculated by the Building Code, which is above the maximum building height allowed by the respective zoning district; front and side yard setback requirements shall be increased by one (1) foot.
 - 3. The construction does not limit solar access to abutting and/or neighboring properties.
 - 4. The provisions of Section 801.04.2.F, Conditional Uses, are considered and satisfactorily met.
- B. The building height limits established in each zoning district shall not apply to the following list of items, except that no such structural element may exceed forty (40) feet in total height or exceed the maximum height of the building by more than five (5) feet, whichever is greater, except by conditional use permit.
 - 1. Belfries
 - 2. Chimneys or flues
 - 3. Church spires
 - 4. Cooling towers
 - 5. Communication reception/transmission devices
 - 6. Cupolas and domes which do not contain usable space
 - 7. Elevator penthouses
 - 8. Flag poles

- 9. Monuments
 - 10. Parapet walls
 - 11. Necessary mechanical and electrical appurtenances
- C. Modifications to the site grading of a lot may not be undertaken as a means of achieving increased building height, unless approved by the City Council.
- D. As may be appropriate, applicants shall be required to submit a detailed survey for all new residential and non-residential structures including topographical information at two (2) foot contours signed by a licensed surveyor depicting elevations (existing and proposed) at the corners of the building footprint and within a radius of five (5) feet to verify the calculation of the datum point for determination of the building height.

DEVELOPMENT APPLICATION

STATEMENT OF PROPOSED USE AND PROJECT DESCRIPTION

NEED FOR IMPROVED COVERAGE IN WAYZATA, MINNESOTA

Verizon Wireless, a joint venture between Verizon Communications, Inc. and Britain's Vodafone Group PLC is one of the leading wireless providers in the United States with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 and with a Minnesota office located at 10801 Bush Lake Road, Bloomington, Minnesota 55438.

For approximately 20 years, Verizon Wireless had a wireless equipment installation on the rooftop of the Anchor Bank office building that was located at 1055 E. Wayzata Blvd. E. Towards the end of 2013, Verizon Wireless' lease agreement expired and the property owner would not renew the agreement due to plans to redevelop the property. I worked with representatives of the developer to see if Verizon Wireless could incorporate its equipment installation into the design of the new Walgreens. After several months going back and forth, it became clear that the height limitations and design criteria of the new building would not be feasible for Verizon Wireless' equipment installation. Verizon Wireless co-located its equipment installation on the Crown Communications monopole tower located in the rear parking lot of the office building located at 1411 Wayzata Blvd. E. Due the height and space limitations of that tower site, Verizon Wireless' required an additional location for a new Telecommunications Facility in order to address areas of inadequate service in Wayzata.

Matt Mithun from Mithun Enterprises, LLC was approached regarding the Wells Fargo building located at 900 Wayzata Blvd. E. Mr. Mithun confirmed that Wells Fargo's lease agreement provided for control of the entire building and Wells Fargo would need to be approached regarding Verizon Wireless' proposed lease agreement for a Telecommunications Facility installation. On October 27, 2015, I received confirmation from Carrie M. Timmins, Regional Portfolio Manager, from Wells Fargo Corporate Properties Group explaining that Verizon Wireless' proposed installation was not a feasible opportunity to Wells Fargo due to their building security concerns.

Verizon Wireless participated in the City's process of updating its zoning code regarding the placement of Telecommunication Facilities in the City of Wayzata. Upon completion of the updated ordinance, various properties were evaluated and it was determined that the best solution to Verizon Wireless' coverage issues would be a rooftop installation at the Edina Realty building located at 1000 Superior Blvd. and the subject of this CUP zoning application.

LOCATION AND DESCRIPTION OF PROPERTY

The subject of this Development Application is the Edina Realty building located at 1000 Superior Boulevard, Wayzata, MN and legally described as:

That part of Block 46, Minnetonka Arlington Heights, described as follows: Beginning at a point on the East line of said Block distant 160 feet North from the Southeast corner of said Block; thence Southwesterly parallel with the Southerly line of said Block a distance of 100 feet to a point hereinafter referred to as "Point A" thence continuing Southwesterly parallel with said Southerly line a distance of 140 feet; thence at right angles Northwesterly to the Southeasterly line of Wayzata Boulevard as established by agreement dated March 29, 1922, between J. Douglas Winter and the State of Minnesota; thence Northeasterly along the Southeasterly line of said boulevard a distance of 140 feet to a point hereinafter referred to as "Point B" thence continuing Northeasterly along said Southeasterly line of said boulevard to the East line of said Block; thence South along said East line to the point of beginning, EXCEPT that part thereof lying Southwesterly of a line drawn from said "Point A" to said "Point B".

The Radiation Protection Products, Inc. property is zoned Office and Limited Commercial District and is located near the intersection of Wayzata Blvd. E. and Superior Blvd. The property PID # is 06-117-22-41-0035.

PROPOSED COMMUNICATIONS FACILITY

Verizon Wireless is proposing to construct a communications facility at the Edina Realty building located at 1000 Superior Boulevard, in Wayzata, MN. The communications facility will consist of an antenna installation on the rooftop as well as an equipment enclosure on the ground in the rear parking lot adjacent to the garbage dumpster area. The antennas on the roof will be enclosed by a stealth screen enclosure constructed with a special RF material. The antenna screens will be designed to look like a penthouse and will be designed and painted to match the existing façade of the building. Detailed design drawings for the proposed screen enclosures are included in Verizon Wireless' site plan drawings attached as Exhibit E.

ACCESSORY EQUIPMENT

As part of its communications facility installation, Verizon Wireless will be installing a prefabricated equipment enclosure having dimensions of 6' L x 6' W x 10 H, to house its radio equipment. There will not be an emergency backup generator included as part of this project. The equipment enclosure will be painted to match the existing building. A set of Verizon Wireless' proposed site plan drawings are attached as Exhibit E.

TYPICAL ACTIVITY AT A VERIZON WIRELESS SITE LOCATION

The proposed equipment enclosure will not be staffed on a daily basis. Upon completion of construction, the site will require only infrequent site visits (approximately one to four times a month). Legal access to Verizon Wireless' equipment will be obtained via the

parking lot accesses off of Wayzata Blvd. E. The site will be entirely self-monitored and is connected directly to a central office where sophisticated computers will alert personnel to equipment malfunction or breach of security.

BUILDING AND CONSTRUCTION STANDARDS

The proposed facilities will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules regarding construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards.

CONCLUSION

Verizon Wireless looks forward to working with the City of Wayzata to bring the benefits of improved voice and data coverage as well as enhanced E911 capabilities to the residents of Wayzata. Allowing Verizon Wireless to construct the proposed Telecommunication Facility on the rooftop of the Edina Realty building will help Verizon Wireless to provide uninterrupted superior wireless service to its customers in the City of Wayzata and therefore provide greater competition in the wireless service marketplace.

SECTION 31

COMMERCIAL TELECOMMUNICATIONS FACILITIES AND RESIDENTIAL ACCESSORY COMMUNICATIONS DEVICES

Section 801.31:

801.31.1:	Purpose and Intent
801.31.2:	Definitions
801.31.3:	Existing Telecommunications Equipment
801.31.4:	Building and Design Standards, Allowed Locations for Telecommunications Facilities, and Required Permits
801.31.5:	General Standards for Telecommunication Facilities
801.31.6:	Applications for Telecommunications Facilities
801.31.7:	Revocation of Permit
801.31.8:	No Recourse Against the City
801.31.9:	Indemnification
801.31.10:	Severability
801.31.11:	Residential Accessory Uses

1. Purpose and Intent.

The purpose of this section is to establish objective and balanced regulations for the siting, screening and operation of wireless telecommunication facilities and equipment in order to accommodate Wireless Communication systems within the City while minimizing any adverse impacts on the City's natural resources, aesthetics, public spaces, surrounding neighborhood property values, and the general health, safety and public welfare, all as allowed under applicable Federal law. This section recognizes that these wireless communication systems provide a valuable service to the public but that they are not a public utility. The specific purposes of this section are to:

- A. Specify allowed locations of commercial Telecommunication Facilities and Towers in the City;
- B. Protect residential, recreational and park areas from encroachment by commercial operations, including, but not limited to, Telecommunication Facilities and Towers;
- C. Minimize adverse visual impacts of Telecommunication Facilities and Towers through careful design, optimum siting, appropriate landscaping, innovative camouflaging techniques and stealth poles;
- D. Require, where possible, the co-location of Telecommunications Towers and Antennas support structures on Towers or existing structures as a primary option rather than construction of multiple single-use Towers;

- E. Require utilization of technological designs that either eliminate or reduce the need for erection of new Tower structures to support Telecommunications Facilities;
- F. Minimize potential damage to property caused by Telecommunication Facilities and Towers by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed when no longer used or are determined to be structurally unsound;
- G. Ensure that Telecommunication Facilities and Towers are compatible with surrounding land uses;
- H. Provide development standards for Wireless Telecommunication Facilities that are consistent with the requirements of the Federal Telecommunications Act of 1996, as amended, or other applicable Federal, State and local laws, statutes, ordinances and regulations;
- I. Encourage consistent, high quality telecommunications services throughout the City.

2. **Definitions.**

For the purposes of this section, the terms below have the meaning given to them, unless the context clearly indicates a different meaning:

- A. **“Accessory Equipment”** means the wires, cables, generators, air conditioning units, and other equipment or facilities that are used in conjunction with Telecommunication Facilities and Telecommunication Equipment
- B. **“Applicant”** means any person or entity who files an application for any permit or is party to any lease agreement required by this Ordinance for the construction, replacement, installation, or alteration of wireless communication facility or any component thereof.
- C. **“Antenna”** means any exterior transmitting or receiving device mounted on a Tower, Monopole, building, or other structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communications signals. “Antenna” does not include a lightning rod.
- D. **“Antenna Support Structure”** means any new or existing Telecommunications Tower, building, water tower, or electric transmission tower carrying over 200 kilo volts of electricity that can be used for the location of Antennas without increasing the height or mass of the existing structure.

- E. **“Engineer”** means a radio, electrical, structural, or mechanical engineer licensed by the State of Minnesota.
- F. **“Equipment Shelter”** means an enclosed structure at the base of or near a Telecommunication Facility, Tower, or Antenna within which are housed, among other things, batteries, generators, air conditioning units, wireless communications or electrical equipment, or other Accessory Equipment, which may be connected to the Telecommunications Facility, Tower or Antenna by cable.
- G. **“Co-location”** means the sharing of structures by two or more wireless service providers on a single support structure or otherwise sharing a common location.
- H. **“Monopole”** means a slender self-supporting Tower used to support Antennas and Accessory Equipment.
- I. **“Permit Holder”** a person or entity who holds a permit issued pursuant to this Ordinance for a Telecommunications Facility.
- J. **“Public Utility Structure”** means a structure which is owned by a governmental agency or utility company and which is used to support illumination devices or lines and other equipment carrying electricity or communications.
- K. **“Residential Accessory Communication Devices”** means any satellite dishes, television Antennas, radio Antennas, amateur (ham) radio Antennas, and similar communication transmission/reception devices and associated Accessory Equipment that are a permitted accessory use within a residential district.
- L. **“Stealth Design”** means state-of-the-art design techniques used to blend the object into the surrounding environment and to minimize the visual impact as much as reasonably possible. Examples of stealth design techniques include architecturally screening roof-mounted Antennas and Accessory Equipment; integrating Telecommunications Facilities into architectural elements; nestling Telecommunications Facilities into the surrounding landscape so that the topography or vegetation reduces their view; using the location that would result in the least amount of visibility to the public, minimizing the size and appearance of the Telecommunications Facilities; and designing Towers to appear other than as Towers, such as light poles, power poles, flag poles, and trees.
- M. **“Telecommunications Equipment”** means Antennas and Accessory Equipment.
- N. **“Telecommunications Facilities”** means any facility or location maintained by a commercial enterprise where Telecommunications Equipment or Telecommunications Tower is located.

The following shall not be considered Telecommunication Facilities:

1. Licensed amateur (ham) radio Antennas, regulated under subsection 801.31.11 below.
 2. Television Antennas and satellite dish Antennas for reception within individual homes or businesses, regulated under subsection 801.31.11 below.
 3. Temporary Telecommunication Facilities placed in service during an emergency declared by a government agency or for special events requiring wireless service capacity or coverage that is not available from existing Telecommunication Facilities.
- O. **“Telecommunications Tower” or “Tower”** means any of the following: a ground or roof mounted pole; spire; free standing, self-supporting lattice or monopole structure; or combination thereof taller than twenty-five (25) feet, including but not limited to supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an Antenna, meteorological device, or similar apparatus above grade (except amateur radio Antennas).
- P. **“Wireless Communications”** means any personal wireless services as defined in the Federal Communications Act of 1996, including FCC licensed commercial wireless Telecommunications services including, but not limited to, cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), global system of mobile communication (GSM), paging and similar services that currently exist or may be developed.

3. Existing Telecommunications Equipment.

- A. Existing Telecommunications Equipment located on or attached to an existing Antenna Support Structure, prior to the adoption of this Ordinance, are regulated by the provisions of the zoning district for each such parcel containing said Antenna Support Structure. Once the leases for existing Telecommunications Equipment expire or are otherwise terminated, the owner of the Telecommunication Equipment shall apply for a Telecommunication Facilities Permit or Conditional Use Permit as outlined in Section 801.31.4 of this Ordinance, and the existing Telecommunications Equipment shall be required to conform to all requirements of this Ordinance for new Telecommunication Facilities. The City may, among other remedies, require relocation of Telecommunications Equipment, at the owner’s expense, to permitted areas under this Ordinance.
- B. Eligible Facilities Request. Notwithstanding the above, nothing in this Section 3 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.

4. Building and Design Standards, Allowed Locations for Telecommunications Facilities, and Required Permits. All Telecommunications Facilities shall be constructed and maintained in accordance with the following standards:

A. Telecommunication Facilities Permit.

Prior to the construction or operation of the following types of Telecommunications Facilities, the owner and operator of the Telecommunications Facility must obtain a permit for the Telecommunications Facilities according to the provisions of this Ordinance, termed a “Telecommunications Facilities Permit”:

1. New Telecommunications Equipment may be located on a Telecommunications Tower allowed under Section 801.31.4.B(1) that has an approved Conditional Use Permit only if the Applicant complies with the following requirements:
 - 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 and include non-proprietary information on Stealth Design technology. Economic considerations or hardships shall not be the sole justification for failing to provide Stealth Design techniques.

B. Conditional Use Permit.

Telecommunication Facilities may not be located on any locations other than those that are designated in Section 801.31.4.A unless the Applicant first obtains a Conditional Use Permit for the Telecommunications Facility. The

Telecommunications Facility must comply with the provisions of this section, and the provisions of Section 801.04.2.F of this Ordinance:

1. Telecommunications Towers shall be located only on the following parcels owned and/or controlled by the City of Wayzata:

<u>Property Name</u>	<u>Property Identification Number</u>
City of Wayzata Public Works Facility	01-117-23-22-0004
Wayzata West Middle School	06-117-22-22-0008

Verizon Wireless has agreed to relocate from the existing City water tower to the new monopole that the City is constructing on the Wayzata West Middle School property.

- a. The Telecommunications 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 the increase in height would not have a significant visual impact, would not have a negative property value impact on surrounding properties because of proximity, topography or screening by trees or buildings or would accommodate two or more users. The City Council may waive this height limitation for a Telecommunications Tower and/or Antenna if used wholly or partially for essential public services, such as public safety.
 - b. The Telecommunications Tower shall use as many Stealth Design techniques as reasonably possible and include non-proprietary information on stealth design technology. Economic considerations or hardships shall not be the sole justification for failing to provide Stealth Design techniques.
2. Telecommunications Equipment may be attached to an existing Public Utility Structure within a right of way according to the following standards:
 - a. The Antenna shall not extend more than fifteen (15) feet above the top of the existing Public Utility Structure.
 - b. The Antenna shall be no larger than three (3) cubic feet and has no individual surface larger than four (4) feet.
 - c. The Antenna shall not extend outward from the utility structure by more than three (3) feet.
 - d. There shall be no ground mounted equipment as long as the existing Public Utility Structure is available for the mounting of

- such equipment.
- e. There shall be no interference with public safety communications or with the original use of the Public Utility Structure.
 - f. The Applicant shall agree that the Telecommunications Equipment must be removed and relocated, at the Applicant's expense, if the road authority requires the removal and relocation of the Public Utility Structure.
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;

Attached as Exhibit D, please find a propagation study prepared by Verizon Wireless' Radio Frequency Engineer which depicts Verizon Wireless' current wireless coverage in the City of Wayzata as well as their proposed wireless coverage with the addition of the proposed rooftop installation at 1000 Superior Boulevard. Verizon Wireless operates within its FCC licensed frequency guidelines and therefore does not anticipate causing any interference with any other FCC licensed Telecommunications Equipment that may be located in the vicinity. Verizon Wireless is willing to agree to pay any reasonable fees to the City to have a radio or electrical engineer review their proposed installation.

- 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;

Verizon Wireless' proposed rooftop antenna installation includes their panel antennas being located behind stealth panels that are designed to blend in with the building's existing exterior façade. The stealth panels will be designed to look like a rooftop penthouse. Please see Exhibit E for specific details regarding the proposed installation.

- 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.

The building for which Verizon Wireless is proposing to install its Telecommunications Facility is located at 1000 Superior Boulevard which is zoned C-1, Office and Limited Commercial District and is located within 300 feet of the Wayzata Boulevard East right-of-way.

- 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.

Verizon Wireless' proposed antenna installation will be located behind stealth screening walls designed to look like a rooftop penthouse. The screening walls will extend approximately 11 feet above the building's roof and will be designed to match the existing color and design of the building's existing façade. Please see Exhibit E for the exact details of the proposed design.

- 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.

Verizon Wireless' accessory radio equipment will be located within a prefabricated equipment enclosure located in the rear of the property located adjacent to the existing garbage dumpsters. The accessory enclosure will have approximate dimensions of 6'W x 6'L x 10'H and will be painted to match the existing building as well as being screened appropriately. Please see Exhibit E for specific details.

C. Eligible Facilities Request.

Notwithstanding the above, nothing in this Section 4 shall be read to allow the City to prohibit any approval under this Section 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.

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.

Verizon Wireless' proposed rooftop antenna installation will not extend more than 15 feet above the building's roof. The antennas will be located behind stealth screen walls designed to blend in with the colors and materials of the existing building's exterior. The screened walls will extend approximately 11 feet above the building's roofline. Please see Exhibit E for more details.

- 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 antenna installation will be located behind stealth screen walls and will not project past the building's wall or façade. Please see Exhibit E for more details.

- 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.

This is not applicable as Verizon Wireless is proposing a rooftop antenna installation.

- 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.

Verizon Wireless' antenna installation will be located on the building's rooftop while its radio equipment will be located in the rear parking lot adjacent to the garbage dumpster area. The equipment enclosure meets the setbacks for an accessory structure of a minimum of 10 feet from the side and rear property lines. Verizon Wireless' proposed Telecommunication Facility installation will not encroach upon any easements for adjacent property owners.

- 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.

This is not applicable as Verizon Wireless is not proposing constructing a new Telecommunications Tower but rather, is proposing a rooftop collocation on an existing building.

- 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.

Verizon Wireless is not proposing to construct a telecommunication tower. However, its proposed antenna installation will be enclosed within stealth screen walls that will be designed to match the existing color and style of the building's existing façade.

- 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.

There are currently no Telecommunication Facility installations located at the 1000 Superior Boulevard property. Due to limited ground space availability, Verizon Wireless is proposing to locate a 6' x 6' equipment enclosure in the rear parking lot adjacent to the garbage dumpster area. The enclosure will be painted to match the existing building's façade. The area is currently surrounded by existing fencing and will not be visible from adjacent properties. There is currently not enough ground space available to accommodate an accessory structure capable of co-location. At the expiration or termination of Verizon Wireless' lease agreement with the property owner. The equipment enclosure will be removed and the area will be restored to its original condition, with the exception of reasonable wear and tear, per the conditions if the lease agreement.

- 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.

Verizon Wireless fully intends to comply with all federal, state and local laws

regarding the construction and structural requirements and technical standards regarding its proposed Telecommunication Facility installation.

- 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.

Verizon Wireless will operate within their FCC license regulations and guidelines. Verizon Wireless will be using the same FCC licensed frequencies that they use at their other installations in the City of Wayzata.

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.

Verizon Wireless' is proposing a rooftop antenna installation that will be enclosed behind stealth screen walls designed to blend in with the building's façade. Verizon Wireless' proposed equipment enclosure will be located in the rear of the building near the existing garbage dumpsters. The rear of the property has existing fencing and Verizon Wireless will paint their equipment enclosure to blend in with the building's existing façade.

- 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.

This provision is not applicable as Verizon Wireless is not proposing to construct a Telecommunications Tower and is rather proposing a rooftop 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.

Verizon Wireless' accessory ground equipment will be located inside an approximately 6' x6' prefabricated enclosure in the rear of the property. Verizon Wireless' proposed Telecommunications Facility will not include a standby generator as part of its equipment installation at this location and therefore, is not anticipating any significant increase in sound levels to this area.

- 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.

Verizon Wireless has conducted the required environmental due-diligence mandated by the FCC to ensure that its proposed Telecommunications Facility will not be impacting any environmentally sensitive habitats, including wetlands, endangered species, conservation districts, and significant tree groups, etc.

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

The proposed facilities will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules regarding construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards.

- 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.

Verizon Wireless will operate within their FCC license regulations and guidelines. Verizon Wireless will be using the same FCC licensed frequencies that they currently use at their other installations in the City of Wayzata.

- 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.

Verizon Wireless' proposed installation will not pose an unreasonable risk of explosion, fire or other similar dangers. The proposed facilities will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules regarding construction requirements, technical standards, interference protection, and power and radio frequency standards.

- 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.

Verizon Wireless intends to comply with the above provisions regarding the maintenance and access to their proposed Telecom 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;

This is not applicable as Verizon Wireless is not proposing to construct a tower but rather is proposing a rooftop co-location for its proposed Telecommunication Facility.

- 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.

Verizon Wireless will be recording a Memorandum of Agreement with the Hennepin County Recorder and it is Verizon Wireless' intention that the lease agreement will run with the property.

- 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.

Verizon Wireless' design meets the above restriction of no signs or advertising. No signs, pictures or advertising will be attached to its proposed equipment enclosure. However, if any owner identification signage or warning and equipment information signage is required, Verizon Wireless will comply with any regulations and requirements of the manufacturer and Federal, State and local authorities.

- 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.

Verizon Wireless' equipment enclosure will have one light near the front door of the enclosure that will be able to be turned on and off from inside the equipment enclosure.

- 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 proposed Telecommunications Facility will not be staffed on a daily basis. Upon completion of construction, the site will require only infrequent site visits (approximately one to four visits per month). Legal access to the equipment enclosure will be obtained via the parking lot off of Superior Boulevard. The site will be entirely self-monitored and connected directly to a central office where sophisticated computers will alert personnel to equipment malfunction or breach of security.

- 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.

Verizon Wireless fully intends to comply with the City's reasonable requirements regarding advances in stealth technology.

- 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.

Verizon Wireless fully intends to comply with all City ordinance requirement related to its proposed Telecommunication Facility.

- 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.

DEVELOPMENT APPLICATION

TABLE OF CONTENTS

STATEMENT OF PROPOSED USE AND PROJECT DESCRIPTION

LIST OF EXHIBITS

**Exhibit A:
APPLICATION FORM**

**Exhibit B:
CONTACT INFORMATION**

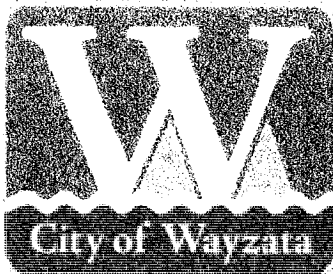
**Exhibit C:
APPLICATION & ESCROW FEE CHECKS**

**Exhibit D:
RADIO FREQUENCY PROPAGATION MAPS**

**Exhibit E:
PROFESSIONAL ENGINEER SITE PLANS & ELEVATION DRAWINGS**

**Exhibit F:
LEGAL DESCRIPTION/TITLE CONFIRMATION**

**Exhibit G:
CUP NOTICE MAILING LABELS**



Development Application

Project Information:

Project Name: MIN Strawberry **Date Filed:** _____

Property Owner: Radiation Protection Products, Inc. f/k/a Norval Industries, Inc.

Address: 1000 Superior Boulevard, Wayzata, Minnesota 55391

Applicant (if different than owner): Verizon Wireless (VAW) LLC d/b/a Verizon¹ Wireless

Prior Applications to Wayzata under different names: N/A

Address (if different than owner): _____

Responsible contact person: Amy Dresch, Jacobs Telecommunications, Inc.

Telephone: 612-802-0452 **Fax:** _____ **E-Mail:** amy.dresch@jacobs.com

Address of Property Involved: 1000 Superior Boulevard, Wayzata, MN 55391

Legal Description: Please See Attached

Property Identification Number: 06-117-22-41-0035

Tax and assessment status: Current X / Delinquent _____
Amount Delinquent \$ _____

Type of Request:

- ☐ Design Review
- ☒ Conditional Use Permit
- ☐ Variance
- ☐ Subdivision
- ☐ Rezoning
- ☐ Zoning Amendment
- ☐ Comprehensive Plan Amendment
- ☐ Planned Unit Development
- ☐ Other

¹ The Applicant disclosed is the real principal in interest and is not acting for another party.

Description of Request:

Verizon Wireless is proposing to install a wireless communications facility at the commercial office building located at 1000 Superior Blvd in Wayzata, MN. The project would consist of installing panel antennas and ancillary equipment on the rooftop which will be hidden behind screen walls designed to look like penthouse walls. In addition, a small enclosure will be located in the rear parking lot next to the garbage dumpster to house Verizon's radio equipment. Please see attached package for details of the proposed
Applicant may attach other letter sized materials. installation.

Additional Information:**Payment of Fees**

The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

Complete / Incomplete Applications

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application.

When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission business meeting subject to the agenda deadline discussed below.

Agenda Deadline

The deadline for submittal of land use applications is the first day of the month preceding the month of Planning Commission review. For example, to be on the Planning Commission agenda for November the complete application would need to be submitted by October 1. **The application is required to be deemed complete by the deadline in order to be scheduled on the agenda.** City staff recommends that the application material be submitted two weeks prior to the application deadline to allow time for City staff to determine if any additional materials are needed before the application can be deemed complete. This also allows a few days for the applicant to gather the additional information required for the submittal. Please note applications submitted outside of regular City Hall hours will not be received until the following business day. For example, applications submitted after 11:00 a.m. on Fridays will be considered submitted on the following Monday. Regular City Offices business hours are as follows, Monday thru Thursday, 7:00 a.m. to 4:30 p.m., Friday 7:00 a.m. to 11:00 a.m. The phone number for City Hall is 952-404-5300.

Notice of Meeting Attendance

In order for the Planning Commission and City Council to consider any application, the applicant or a representative designated in writing before the meeting must be present at the scheduled meeting. If not, the matter will be tabled until the next available agenda.

Accessibility to Property for Site Review

The signature of the Property Owner on this form hereby grants City staff and City officials access on to the subject property for the purpose of conducting a site visit as part of the project review and consents to the review of such records of the Owner, Applicant or otherwise relating to the development as are necessary.

Certified List of Property Owners

The applicant shall provide the City with a certified list from Hennepin County of the names and addresses of the property owners located within at least 350 feet of the subject Property. **Please refer to the City of Wayzata Certified List Handout for details.**

Regular Meeting Schedule

Planning Commission
City Council

First Monday of every month at 7:00 PM
First and Third Tuesday of every month at 7:00 PM

Applicants are advised that additional meetings and/or workshops are scheduled when necessary upon approval of the Planning Commission and are usually held on the third Monday of every month.

Acknowledgment and Signature of Owner and Applicant

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.

Property Owner as indicated on page one

Date

Amy Dorsch, Jacobs

4/4/17

Applicant (if different than Owner)

Date

on behalf of Verizon Wireless

*The applicant shall not change or alter this form in any way.
Alteration is grounds for rejection.*

FOR CITY USE ONLY

Date of Receipt: _____ Receipt No: _____ Recorded by: _____

Date accepted as complete: _____ Accepted by: _____

Acknowledgment and Signature of Owner and Applicant

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.

Radiation Protection Products, Inc.

[Signature] Asst. Sec. 8.21.17
Property Owner as indicated on page one Date

Amy Jacob, Jacobs 4/4/17
Applicant (if different than Owner) Date

on behalf of Verizon Wireless

*The applicant shall not change or alter this form in any way.
Alteration is grounds for rejection.*

FOR CITY USE ONLY

Date of Receipt: _____ Receipt No: _____ Recorded by: _____

Date accepted as complete: _____ Accepted by: _____

CONTACT INFORMATION

PROPERTY OWNER:

RADIATION PROTECTION PRODUCTS, INC.
1000 SUPERIOR BOULEVARD, SUITE #310
WAYZATA, MN 55391

Robert McNae, Owner
Phone: (612) 751-3344
E-Mail: ramcnae@rppinc.com

APPLICANT:

VERIZON WIRELESS (VAW) LLC
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438

Cindy Shuck, Engineer IV -
Real Estate/Regulatory
Office: (320) 808-2183
Mobile: (507) 514-0416
E-Mail: cynthia.shuck@verizonwireless.com

AGENT:

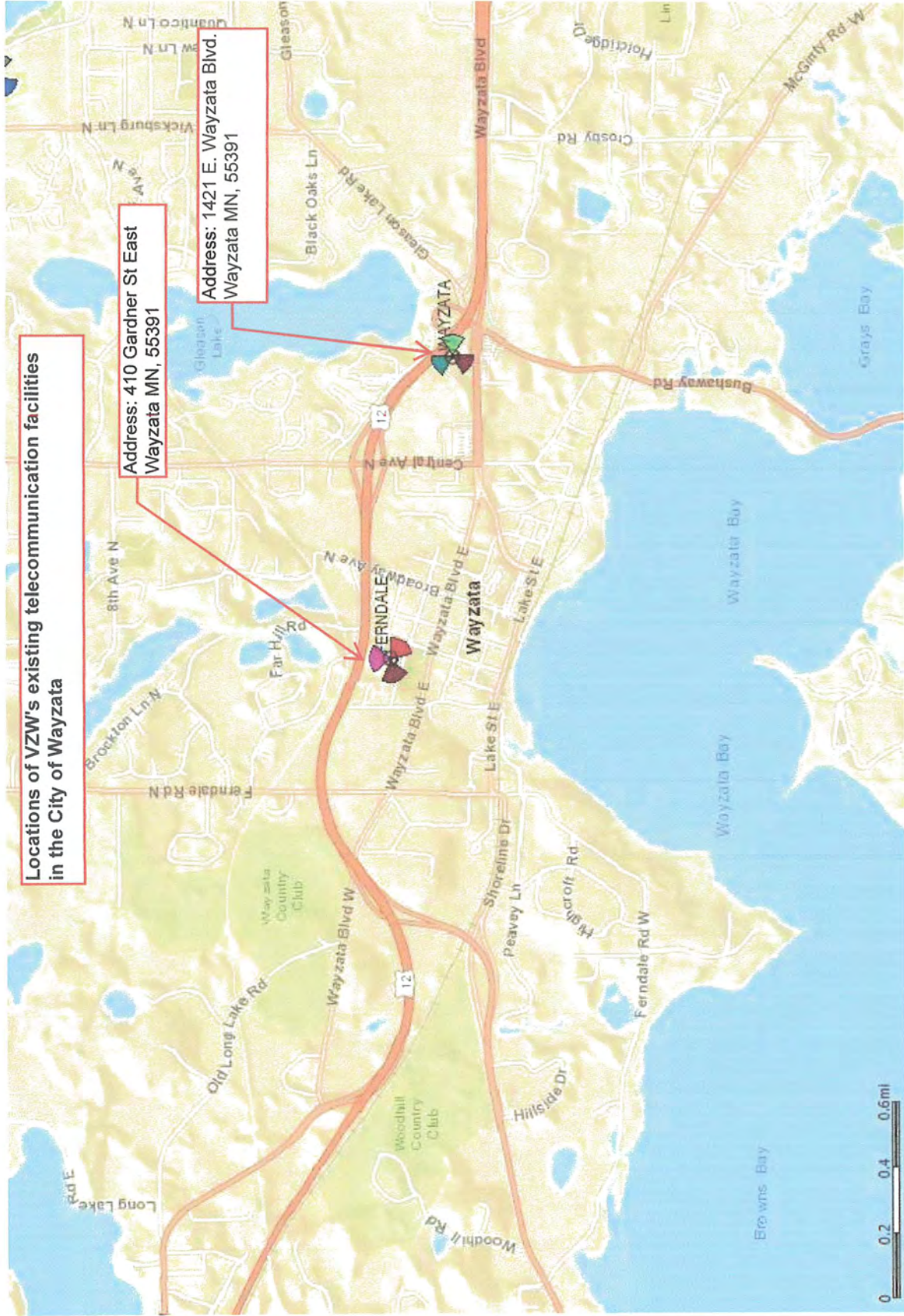
JACOBS COMMUNICATIONS, INC.
10331 BALSAM LANE
EDEN PRAIRIE, MN 55437

Amy Dresch, Project Manager
Phone: (612) 802-0452
E-Mail: amy.dresch@jacobs.com

DESIGNER:

DESIGN 1 OF EDEN PRAIRIE, LTD.
9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344

Brian Schriener, Project Manager
Phone: (952) 903-9262
E-Mail: bschriener@design1ep.com



Locations of VZW's existing telecommunication facilities
in the City of Wayzata

Address: 410 Gardner St East
Wayzata MN, 55391

Address: 1421 E. Wayzata Blvd.
Wayzata MN, 55391

FERNDALE

Wayzata

0 0.2 0.4 0.6mi

The following two coverage maps show the coverage with and without the proposed Strawberry site as well as the Ferndale water tank location being moved to the new monopole. There are three levels of coverage shown in different colors.

-75 dBm (red) represents in building coverage

-85 dBm (green) represents in vehicle coverage

-95 dBm (blue) represents external (street level) coverage

propagation map showing the proposed coverage in the City of Wayzata with the addition of the MIN Strawberry site and relocation of Ferndale from the water tank to the Monopole (Wafer)

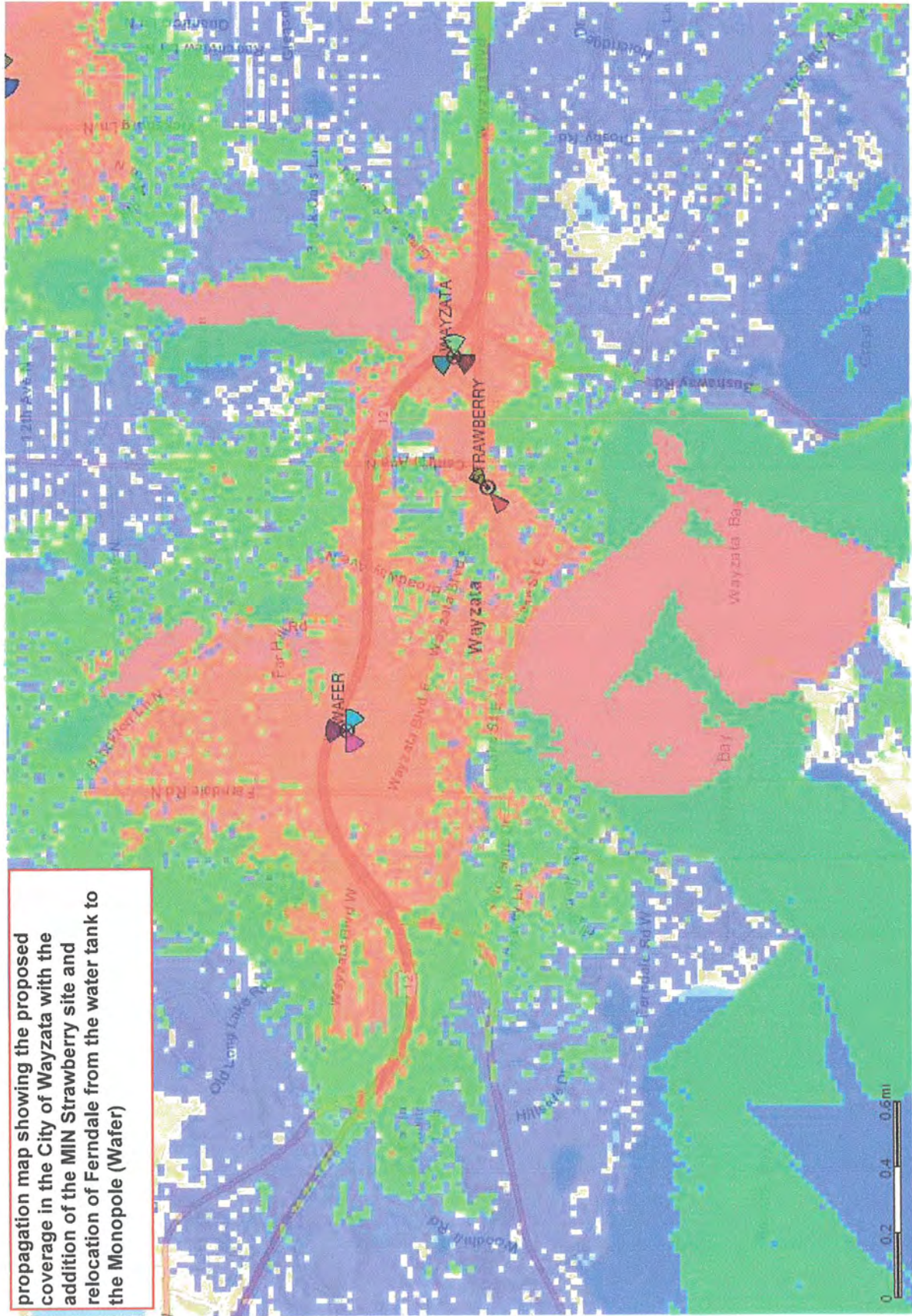


Exhibit F



Report of Title

5020 BRING TO DATE

This Report of Title is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of \$25,000.

US TITLE SOLUTIONS FILE NO.56800-MN1703-5020
REFERENCE NO. MIN Strawberry-updt2 SITE NAME 65302.302670

PREPARED FOR:

Moss & Barnett
Michelle Harren
150 South Fifth Street, Suite 1200
Minneapolis, MN 55402

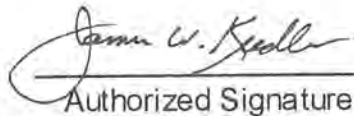
On Behalf Of:
Verizon Wireless
10801 Bush Lake Road
Bloomington, MN 55438

PREMISES:

1000 Superior Boulevard, Wayzata, MN
Parcel 06-117-22-41-0035

COUNTY:

Hennepin


Authorized Signature

REPORT OF TITLE

1 DATE OF THIS REPORT 3/16/2017

EXAMINED THRU 3/8/2017

2 THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:

Fee Simple

3 TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Radiation Protection Products, Inc., formerly known as NORVAL Industries, Inc.

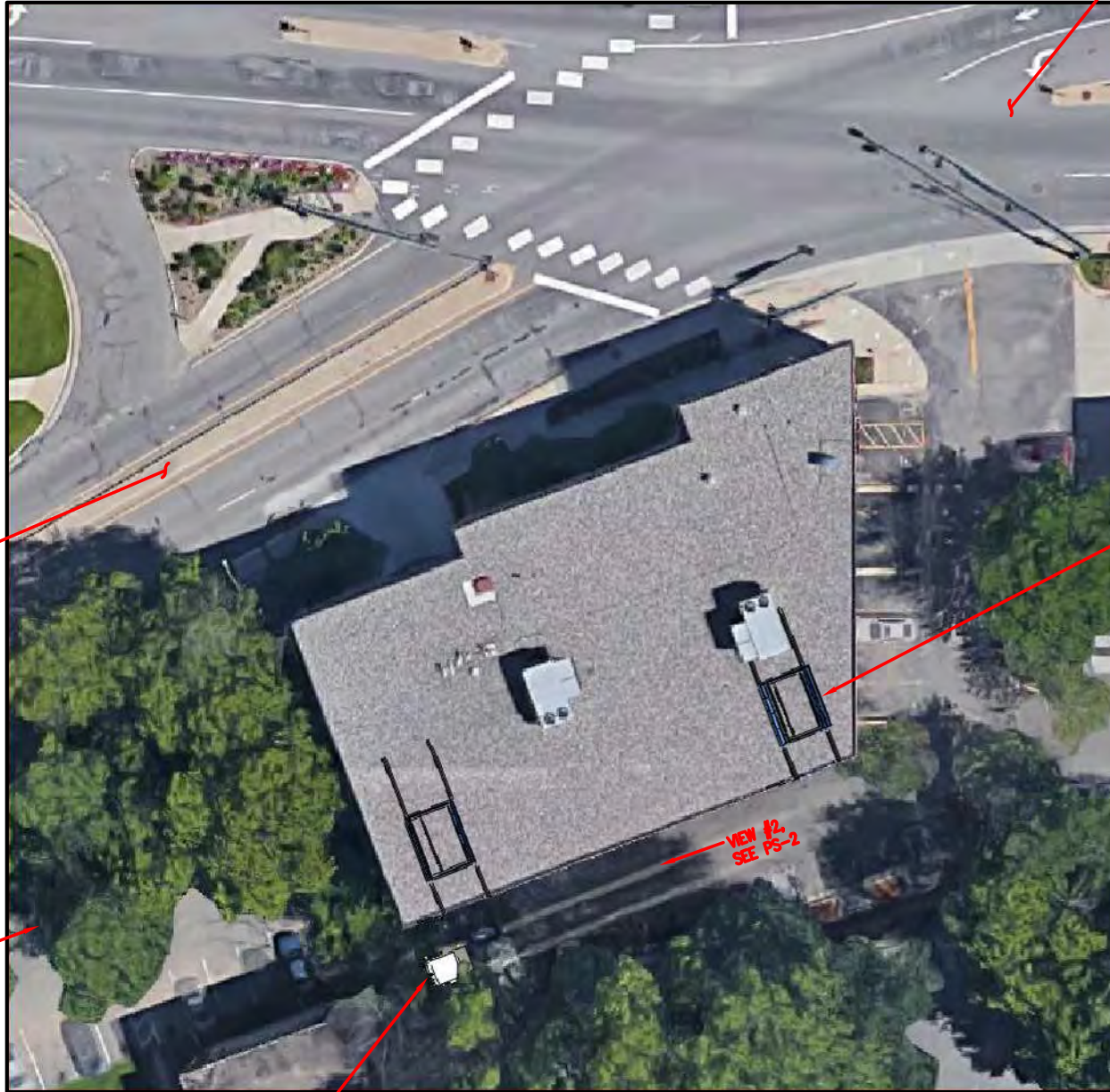
SOURCE OF TITLE:

Vesting made by Deed Instrument No. 6008246 and Certificate of Merger recorded as Instrument No. 7859844 .

4 THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

That part of Block 46, Minnetonka Arlington Heights, described as follows:

Beginning at a point on the East line of said Block distant 160 feet North from the Southeast corner of said Block; thence Southwesterly parallel with the Southerly line of said Block a distance of 100 feet to a point hereinafter referred to as "Point A" thence continuing Southwesterly parallel with said Southerly line a distance of 140 feet; thence at right angles Northwesterly to the Southeasterly line of Wayzata Boulevard as established by agreement dated March 29, 1922, between J. Douglas Winter and the State of Minnesota; thence Northeasterly along the Southeasterly line of said boulevard a distance of 140 feet to a point hereinafter referred to as "Point B" thence continuing Northeasterly along said Southeasterly line of said boulevard to the East line of said Block; thence South along said East line to the point of beginning, EXCEPT that part thereof lying Southwesterly of a line drawn from said "Point A" to said "Point B".



PROPOSED GROUND
EQUIPMENT LOCATION

1 AERIAL IMAGE
SCALE: NOT TO SCALE



1 EXISTING PHOTO
SCALE: NOT TO SCALE



1 **PROPOSED IMAGE**
SCALE: NOT TO SCALE



1 EXISTING PHOTO
SCALE: NOT TO SCALE



1 PROPOSED IMAGE
SCALE: NOT TO SCALE



A map of the Minneapolis area showing the location of the SITE and RNC. The map includes major highways (Interstates 94, 69, 35W, and State Routes 12, 169, 100, 62, 212, 213, 494) and cities (Wayzata, Minnetonka, Minneapolis, Bloomington). The SITE is marked near Wayzata, and the RNC is marked near Bloomington. A north arrow is also present.

DIRECTIONS FROM BLOOMINGTON RNC:
FROM NORTH BUSH LAKE RD, TURN LEFT ONTO W 108TH ST/W OLD SHAKOPEE RD.
THEN TURN RIGHT TO MERGE ONTO US-169 N. AFTER 3.4 MILES TAKE THE EXIT ONTO
1494 W/MN-5 W CONTINUE 9.7 MILES. THEN TAKE EXIT 19B FOR US-12 W. KEEP LEFT AT
THE FORK. FOLLOW SIGNS FOR CARLSON PKWY/LINNER RD. KEEP LEFT AND MERGE
ONTO US-12 W. AFTER 1.1 MILES TAKE THE EXIT TOWARD COUNTY RD 101 S/WAYZATA
0.3 MI CONTINUE ONTO BUSHAWAY RD/GLEASON LAKE DR. TAKE SLIGHT RIGHT ONTO
WAYZATA BLVD. THEN TURN LEFT ONE STREET AFTER CENTRAL AVE S. SITE WILL BE
TO THE SOUTH OF THE EDINA REALTY BUILDING ON THE RIGHT.

The map shows the Wayzata area with the following features:

- Roads:** Benton Ave, Central Ave S, Superior Blvd, and Wayzata Blvd.
- Highway Shields:** 12, 101, 15, and 16.
- Site Location:** A black circle on Superior Blvd, labeled "SITE".
- North Arrow:** Located in the bottom right corner, pointing upwards.

1. In the event that Special Inspections are not performed in compliance with the contract terms, bid specifications and/or specified form, the General Contractor will be liable for all damages, construction performance, failures, and corrective actions related to the same.
2. The following general notes shall apply to drawings and govern unless otherwise noted or specified.
3. The work delineated in these drawings and described in the specifications shall conform to codes, standards and regulations that have jurisdiction in the state of Minnesota and the city of Wayzata.
4. Requirements and regulations pertaining to R.F. safety codes and practices must be incorporated in the work even though they may not be listed individually and separately in either the drawings or the specifications.
5. Compare field conditions with architectural and engineering drawings. Any discrepancies shall be directed to the Architect for clarification prior to fabrication and/or construction. Submit necessary shop drawings prior to fabrication for approval by the Architect. No information or details on these sheets may be used without the permission of the owner, or the architect.
6. Do not scale drawings! 11" x 17" drawings to scale 24" x 36" drawings scale multiply by 2
7. Unless otherwise shown or noted, typical details shall be used where applicable.
8. Details shall be considered typical at similar conditions.
9. Safety measures: The contractor shall be solely and completely responsible for the conditions of the job site, including safety of the persons and property and for independent engineering reviews of these conditions. The Architect's or Engineers' job site review is not intended to include review of the adequacy of the contractor's safety measures.
10. Within these plans and specifications, "Owner" implies VERIZON WIRELESS.
11. The work is the responsibility of the general contractor unless noted otherwise.
12. The terms "contractor" and "g.c." refer to the owner's general contractor and the general contractor's sub-contractors. It is the general contractor's responsibility to determine the division of work among sub-contractors.
13. The general contractor is responsible in obtaining necessary public and private underground utility locate services prior to start of excavating / construction.

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, INDEX AND CONTACTS
A-1	OVERALL SITE/ROOF PLAN
A-2	ENLARGED SITE/ROOF PLAN
A-3	ANTENNA AND EQUIPMENT/CABLE KEYS
A-4	BUILDING ELEVATIONS
A-5	SHELTER PLAN, ELEVATIONS AND DETAILS
A-6	RF SCREEN PLAN, ELEVATIONS AND DETAILS
A-7	MISCELLANEOUS DETAILS
A-8	MISCELLANEOUS DETAILS
A-9	MISCELLANEOUS PHOTOS
A-10	SPECIFICATIONS
-	RF PLANS, NOTES AND DETAILS (7 SHEETS)
Sx	STRUCTURAL PLANS, NOTES AND DETAILS (9 SHEETS)
A.x	SHELTER PLANS, NOTES AND DETAILS (3 SHEETS)
G-x	GROUNDING PLANS, NOTES AND DETAILS (2 SHEETS)
E-x	ELECTRICAL PLANS, NOTES AND DETAILS (7 SHEETS)
U-1	SITE UTILITY PLANS, HAND HOLE LOCATION PLAN
-	SURVEY (3 SHEETS)

SITE NAME:	MINC STRAWBERRY
PROJECT NUMBER:	20151187518
SITE ADDRESS:	1000 SUPERIOR BLVD WAYZATA, MN 55391
COUNTY:	HENNEPIN
LATITUDE:	X-SECTOR N44° 58' 14.49" (NAD83) Y-SECTOR N44° 58' 14.16" (NAD83)
LONGITUDE:	X-SECTOR W93° 30' 12.27" (NAD83) Y-SECTOR W93° 30' 13.56" (NAD83)
GROUND ELEVATION:	968.9' AMSL (NAVD88)
ANTENNA TIP HEIGHT:	1014.3' AMSL - 45.5' AGL
ANTENNA CENTERLINE HEIGHT:	1010.3' AMSL - 41.5' AGL
EXISTING ROOF HEIGHT:	1003.4' AMSL - 34.5' AGL
EXISTING PARAPET HEIGHT:	1004.2' AMSL - 35.3' AGL
DRAWING BASED ON SITE DATA FORM DATED:	12-15-16
OCCUPANCY:	B
BUILDING TYPE:	IIB
SITE AREA:	224 S.F. (LAND SPACE) 1140 S.F. (ANTENNA SPACE)
ESTIMATED COAX RUN:	X-SECTOR (2) HYBRID CABLES 210' LONG Y-SECTOR (2) HYBRID CABLES 130' LONG

PROJECT DESCRIPTION:
INSTALLATION OF PROPOSED 6X6 SHELTER AT GRADE AND ROOFTOP
CONSTRUCTION AS FOLLOWS: ANTENNA CONCEALMENT, ANTENNA MOUNTS,
ANTENNAS, AND ANTENNA EQUIPMENT. ROUTE CABLES, ELECTRICAL
SERVICE AND FIBER SERVICE FROM THEIR ORIGINS TO THEIR RESPECTED
LOCATIONS TO IMPROVE COMMUNICATIONS SERVICE IN THE WAYZATA,
MINNESOTA AREA.

	NAME	DATE
RF ENGINEER	JORDAN ALSTAD	06-15-16
OPERATIONS MANAGER	RON SIMMONS	06-22-16
CONSTRUCTION ENGINEER	STEVE COLLIN	06-22-16

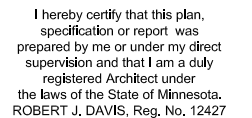
SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

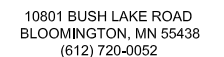
☐ NO CHANGES.
 ☐ CHANGES NEEDED. SEE COMMENTS ON PLANS.

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 06-10-16	A, A., G & U
B	ISSUED FOR OWNER APPROVAL 07-26-16	ALL
C	ISSUED FOR SDF UPDATE 12-16-16	T-1 & A-3
D	ISSUED FOR SDF UPDATE 01-09-17	T-1 & A-3

LESSOR / LICENSOR:	NORVAL INDUSTRIES INC. 1000 SUPERIOR BLVD. WAYZATA, MN 55391 ROBERT MCNAE (612) 751-3344
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (612) 720-0052
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 1518 CHESTNUT AVE MINNEAPOLIS, MN 55403 BUILDERS LINE: (800) 628-2121
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
SURVEYOR:	WIDSETH SMITH NOLTING 610 FILLMORE STREET - PO BOX 1028 ALEXANDRIA, MN 56308-1028 (320) 762-8149
STRUCTURAL ENGINEER:	HERZOG ENGINEERING, LLC 530 NORTH 3RD STREET, SUITE 230 MINNEAPOLIS, MN 55401 (612) 844-1234
ELECTRICAL ENGINEER:	BUSSELL COMPANIES, INC. 16026 MINNETONKA BLVD, SUITE 100 MINNETONKA, MN 55345 (952) 931-2111
RADIO FREQUENCY (RF) TRANSPARENT SCREEN:	PEABODY ENGINEERING 13435 ESTELLE STREET CORONA, CA 92879 KAREN PITTMAN (951) 775-5178



Signed: _____
01-09-17
Date: _____



PROJECT
20151187518
LOCATION CODE: 380007

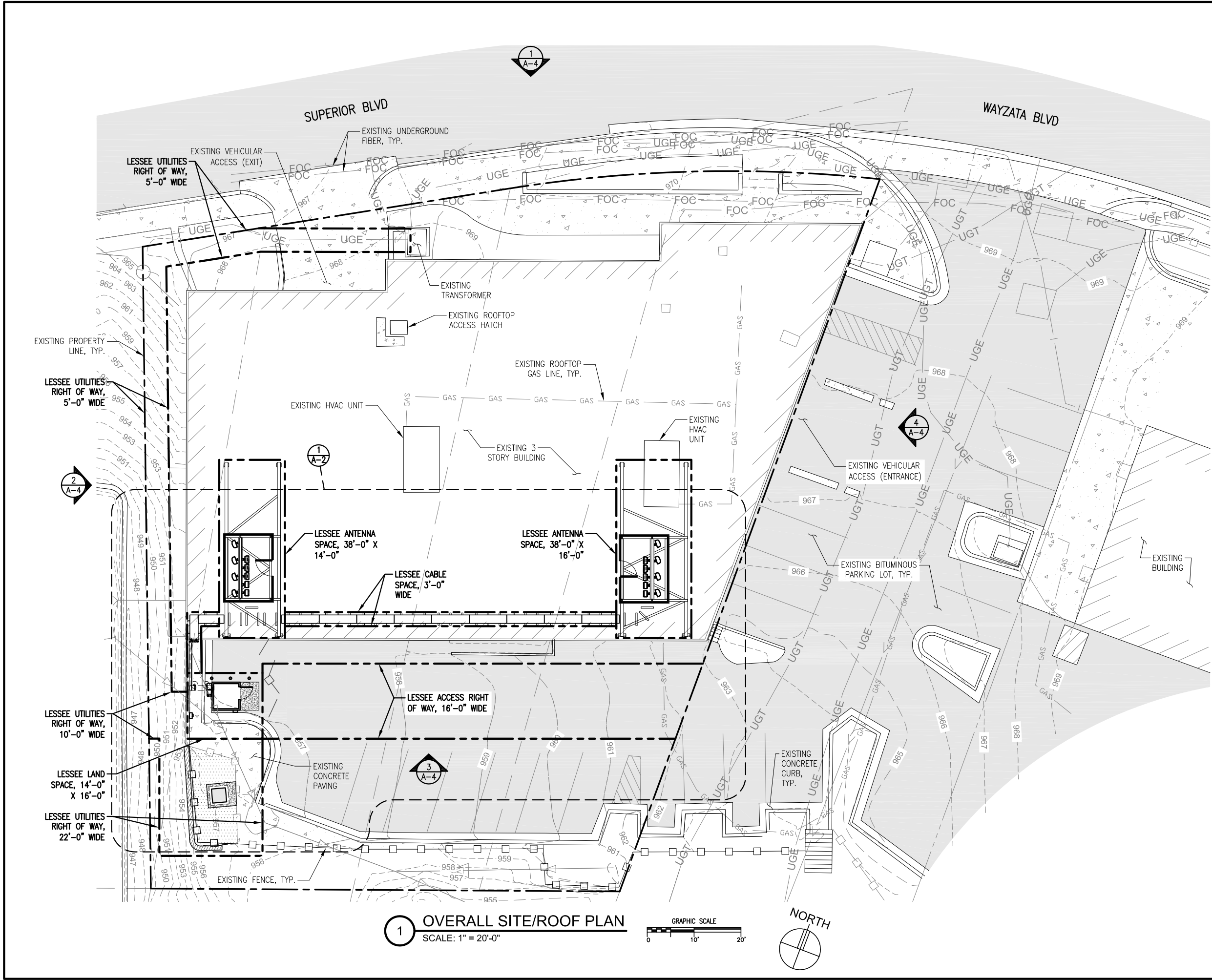
MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

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

DRAWN BY:	DJS
DATE:	04-07-15
CHECKED BY:	MJS
REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16
REV. D	01-09-17

T-1



GENERATOR TYPE:
N/A - CAM-LOC

SHELTER:
ENVIRO-BUILDING
6' X 6'

ROBERT J. DAVIS
LICENSED ARCHITECT
12427
STATE OF MINNESOTA

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

Signed: *Robert J. Davis*

Date: 12-16-16

DESIGN 1

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

verizon

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

PROJECT
20151187518
LOCATION CODE: 380007

MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
OVERALL SITE/ROOF PLAN

DRAWN BY: DJS

DATE: 04-07-15

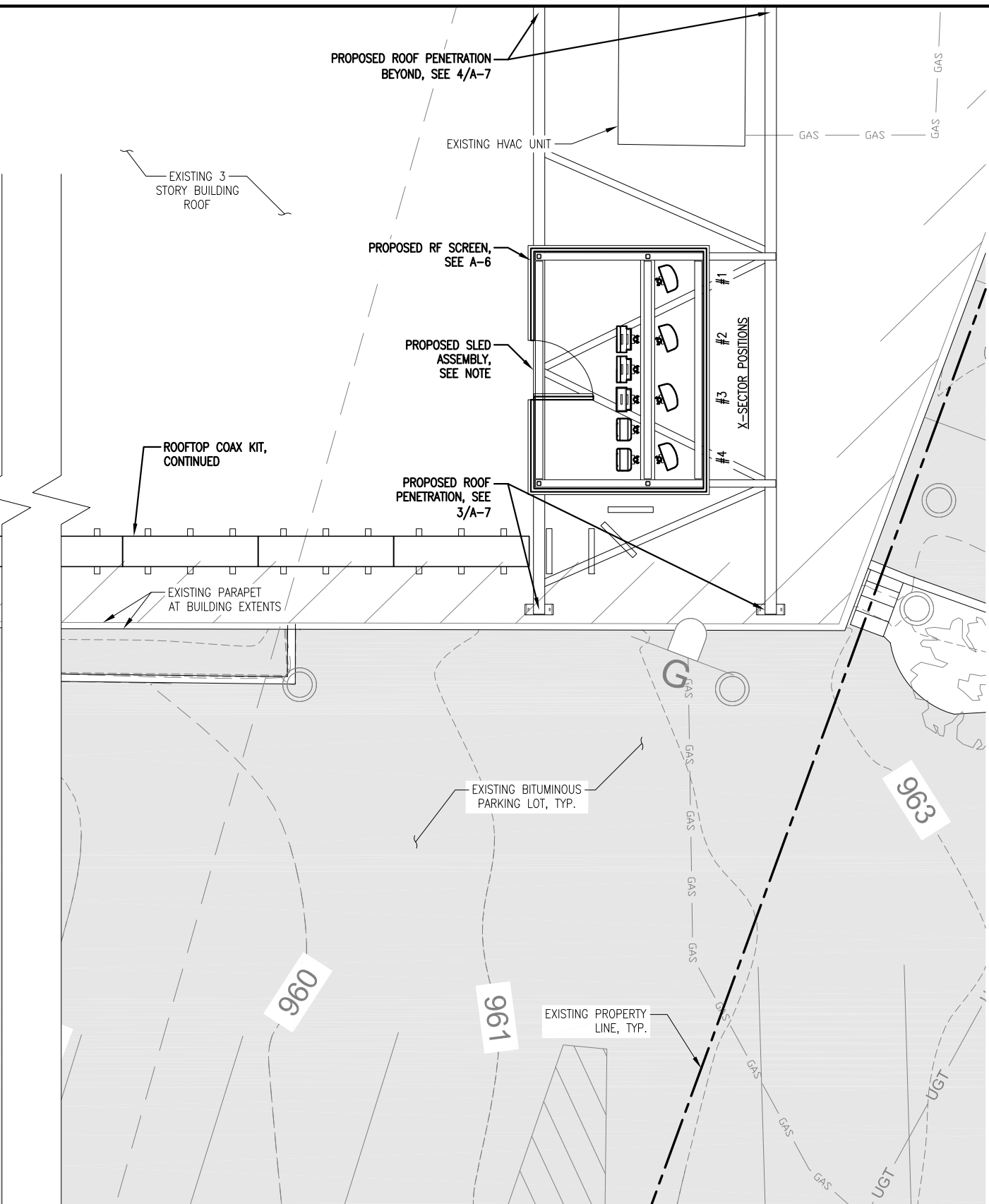
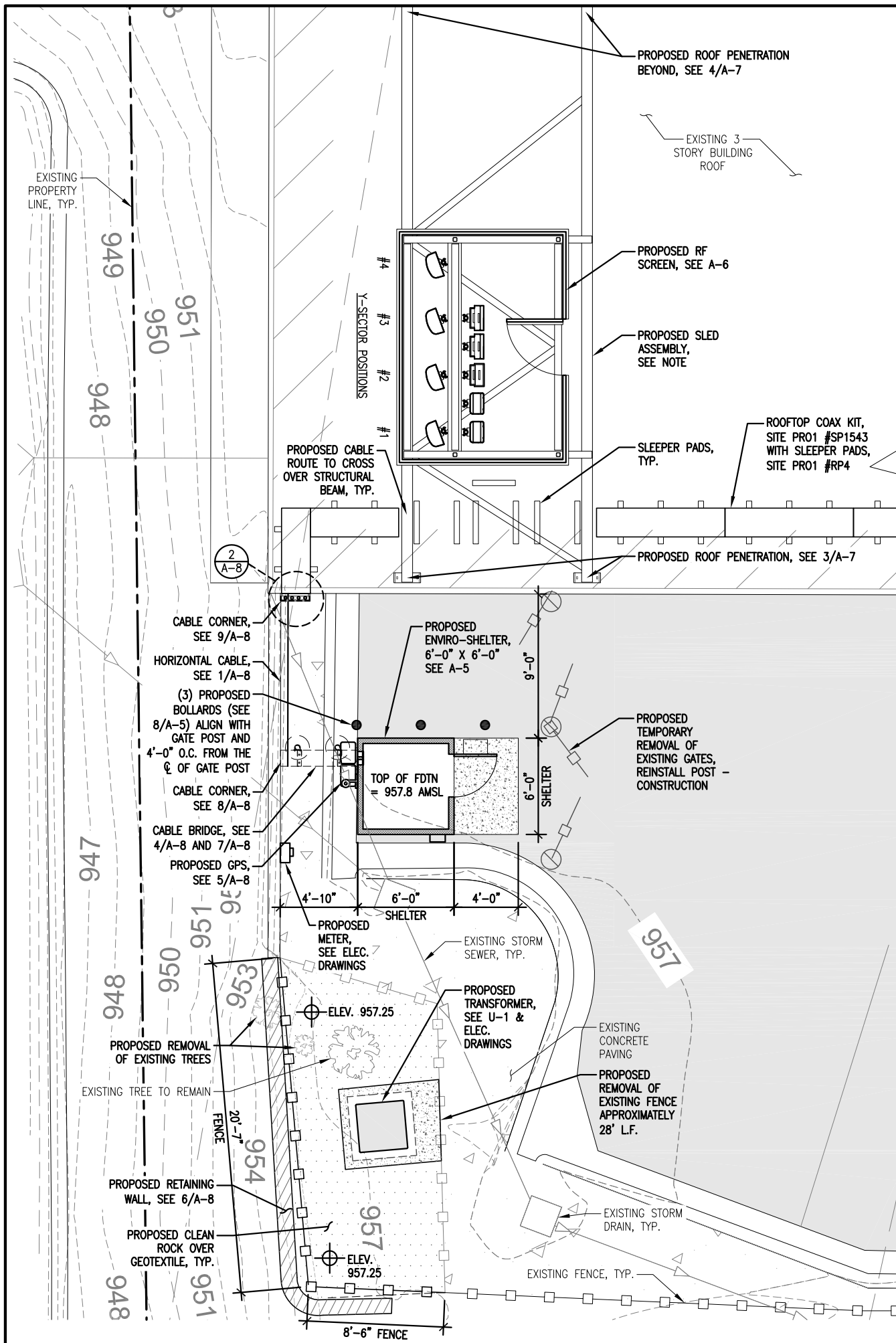
CHECKED BY: MJS

REV. A: 06-10-16

REV. B: 07-26-16

REV. C: 12-16-16

A-1



ANTENNA KEY												
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT
"X" SECTOR	50°	1.1	—	1	JMA	X7CQAP-FRO-845-VR4	FUTURE	96.0"	45.5'	41.5'	0°	0°
	—	1.2	—	—	—	2ND PORT	FUTURE	—	—	—	—	—
	—	1.3	TX/RX0	—	—	3RD PORT	700 LTE+45	—	—	—	8°	—
	—	1.4	TX/RX1	—	—	4TH PORT	700 LTE-45	—	—	—	—	—
	—	1.5	—	—	—	5TH PORT	FUTURE	—	—	—	0°	—
	—	1.6	—	—	—	6TH PORT	FUTURE	—	—	—	—	—
	50°	2.1	TX/RX0	1	JMA	X7CQAP-FRO-845-VR4	PCS LTE+45	96.0"	45.5'	41.5'	5°	0°
	—	2.2	TX/RX1	—	—	2ND PORT	PCS LTE-45	—	—	—	—	—
	—	2.3	—	—	—	3RD PORT	FUTURE	—	—	—	0°	—
	—	2.4	—	—	—	4TH PORT	FUTURE	—	—	—	—	—
	—	2.5	RX2	—	—	5TH PORT	PCS LTE+45	—	—	—	5°	—
	—	2.6	RX3	—	—	6TH PORT	PCS LTE-45	—	—	—	—	—
	50°	3.1	TX/RX0	1	JMA	X7CQAP-FRO-845-VR4	AWS LTE+45	96.0"	45.5'	41.5'	5°	0°
	—	3.2	TX/RX1	—	—	2ND PORT	AWS LTE-45	—	—	—	—	—
	—	3.3	RX2	—	—	3RD PORT	700 LTE+45	—	—	—	8°	—
	—	3.4	RX3	—	—	4TH PORT	700 LTE-45	—	—	—	—	—
	—	3.5	RX2	—	—	5TH PORT	AWS LTE+45	—	—	—	5°	—
	—	3.6	RX3	—	—	6TH PORT	AWS LTE-45	—	—	—	—	—
	50°	4.1	—	1	JMA	X7CQAP-FRO-845-VR4	FUTURE	96.0"	45.5'	41.5'	0°	0°
	—	4.2	—	—	—	2ND PORT	FUTURE	—	—	—	—	—
	—	4.3	—	—	—	3RD PORT	FUTURE	—	—	—	—	—
	—	4.4	—	—	—	4TH PORT	FUTURE	—	—	—	—	—
	—	4.5	—	—	—	5TH PORT	FUTURE	—	—	—	—	—
	—	4.6	—	—	—	6TH PORT	FUTURE	—	—	—	—	—
"Y" SECTOR	230°	1.1	—	1	JMA	X7CQAP-FRO-845-VR4	FUTURE	96.0"	45.5'	41.5'	0°	0°
	—	1.2	—	—	—	2ND PORT	FUTURE	—	—	—	—	—
	—	1.3	TX/RX0	—	—	3RD PORT	700 LTE+45	—	—	—	7°	—
	—	1.4	TX/RX1	—	—	4TH PORT	700 LTE-45	—	—	—	—	—
	—	1.5	—	—	—	5TH PORT	FUTURE	—	—	—	0°	—
	—	1.6	—	—	—	6TH PORT	FUTURE	—	—	—	—	—
	230°	2.1	TX/RX0	1	JMA	X7CQAP-FRO-845-VR4	PCS LTE+45	96.0"	45.5'	41.5'	4°	0°
	—	2.2	TX/RX1	—	—	2ND PORT	PCS LTE-45	—	—	—	—	—
	—	2.3	—	—	—	3RD PORT	FUTURE	—	—	—	0°	—
	—	2.4	—	—	—	4TH PORT	FUTURE	—	—	—	—	—
	—	2.5	RX2	—	—	5TH PORT	PCS LTE+45	—	—	—	4°	—
	—	2.6	RX3	—	—	6TH PORT	PCS LTE-45	—	—	—	—	—
	230°	3.1	TX/RX0	1	JMA	X7CQAP-FRO-845-VR4	AWS LTE+45	96.0"	45.5'	41.5'	4°	0°
	—	3.2	TX/RX1	—	—	2ND PORT	AWS LTE-45	—	—	—	—	—
	—	3.3	RX2	—	—	3RD PORT	700 LTE+45	—	—	—	7°	—
	—	3.4	RX3	—	—	4TH PORT	700 LTE-45	—	—	—	—	—
	—	3.5	RX2	—	—	5TH PORT	AWS LTE+45	—	—	—	4°	—
	—	3.6	RX3	—	—	6TH PORT	AWS LTE-45	—	—	—	—	—
	230°	4.1	—	1	JMA	X7CQAP-FRO-845-VR4	FUTURE	96.0"	45.5'	41.5'	0°	0°
	—	4.2	—	—	—	2ND PORT	FUTURE	—	—	—	—	—
	—	4.3	—	—	—	3RD PORT	FUTURE	—	—	—	—	—
	—	4.4	—	—	—	4TH PORT	FUTURE	—	—	—	—	—
	—	4.5	—	—	—	5TH PORT	FUTURE	—	—	—	—	—
	—	4.6	—	—	—	6TH PORT	FUTURE	—	—	—	—	—

PROPOSED ADDITIONAL:
(2) DISTRIBUTION BOXES, MODEL #RXXDC-3315-PF-DC (ON SHELTER)
(2) 6-12 HYBRID CABLE, ROSENBERGER MODEL #HL-9612210 (X-SECTOR)
(2) 6-12 HYBRID CABLE, ROSENBERGER MODEL #HL-9612130 (Y-SECTOR)
(4) DISTRIBUTION BOXES, MODEL #RXXDC-3315-PF-DC (TWO PER SECTOR)
(24) TERMINATOR, 1-2W 50Ω (FOR ALL OPEN PORTS)

NOTE:
CALCULATION OF PROPOSED 6-12 CABLE LENGTH:
130 FT HORIZONTAL RUN +
52 FT VERTICAL RUN +
20 FT EXTRA = X-SECTOR.
CALCULATION OF PROPOSED 6-12 CABLE LENGTH:
50 FT HORIZONTAL RUN +
52 FT VERTICAL RUN +
20 FT EXTRA = Y-SECTOR.

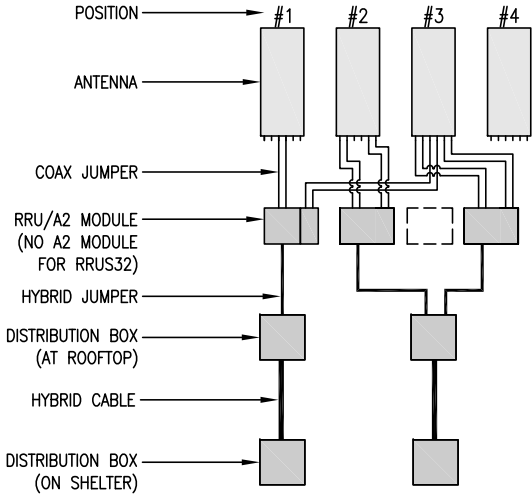
1 ANTENNA KEY
SCALE: NONE

NOTE:
GRAYSCALE ITEMS ON SHEET A-3 ARE FUTURE.

NOTE:
CONTRACTOR TO OBTAIN CURRENT FINAL SDF & FAA
DETERMINATION FROM VZW PRIOR TO CONSTRUCTION
COMMENCEMENT.

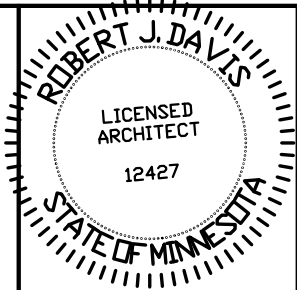
EQUIPMENT/CABLE KEY						
QTY	COAX TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIAMETER (INCH)	RUN (FEET)
TERMINATE PORT						
TERMINATE PORT						
1	RRU	ERICSSON	RRUS-B13 WITH A2	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
TERMINATE PORT						
TERMINATE PORT						
1	RRU	ERICSSON	RRUS32-B2	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
TERMINATE PORT						
TERMINATE PORT						
CONNECT THESE PORTS TO RRUS32 B2						
1	RRU	ERICSSON	RRUS32-B66A	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
CONNECT THESE PORTS TO A2 MODEL ON RRUS-B13						
CONNECT THESE PORTS TO RRUS32 B66A						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
1	RRU	ERICSSON	RRUS-B13 WITH A2	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
TERMINATE PORT						
TERMINATE PORT						
1	RRU	ERICSSON	RRUS32-B2	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
TERMINATE PORT						
TERMINATE PORT						
CONNECT THESE PORTS TO RRUS32 B2						
1	RRU	ERICSSON	RRUS32-B66A	(1)	ROSENBERGER HJ-712015 FIBER FEED TAIL DIST. BOX TO RRU	
CONNECT THESE PORTS TO A2 MODEL ON RRUS-B13						
CONNECT THESE PORTS TO RRUS32 B66A						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
TERMINATE PORT						
24	COAX JUMPER	ANDREW	LDF4-50	FOAM	1/2"	10'

2 EQUIPMENT/CABLE KEY
SCALE: NONE



- ONE-LINE DIAGRAM NOTES:
1) QUANTITIES AND MODEL NUMBERS PER ANTENNA AND EQUIPMENT/CABLE KEYS.
2) OVERALL LENGTH OF POWER CABLES NOT TO EXCEED 367' FROM POWER SUPPLY TO REMOTE RADIO UNIT.
3) DASHED LINES INDICATED FUTURE EQUIPMENT/CABLES.
4) COAX JUMPER: MAX. LENGTH 15'-0", UNLESS NOTED OTHERWISE.
5) HYBRID JUMPER: MAX. LENGTH 15'-0".
6) CABLE HANGER (UNIVERSAL): ROSENBERGER #TH415-U158
7) CABLE HANGER (STACKABLE): ROSENBERGER #TH428-S128
8) GROMMET (6-12): ROSENBERGER #CX649-3536
9) GROMMET (HYBRID JUMPER, SINGLE): ROSENBERGER #CX651-2829
10) GROMMET (HYBRID JUMPER, DOUBLE): ROSENBERGER #CX652-1714

3 ONE-LINE DIAGRAM
SCALE: NONE



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

Signed: *Robert J. Davis*

01-09-17

Date:

DESIGN 1

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

verizon

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

PROJECT

20151187518

LOCATION CODE: 380007

MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:

ANTENNA KEY
EQUIPMENT/CABLE KEY
ONE-LINE DIAGRAM

DRAWN BY:

DJS

DATE:

04-07-15

CHECKED BY:

MJS

REV. A

06-10-16

REV. B

07-26-16

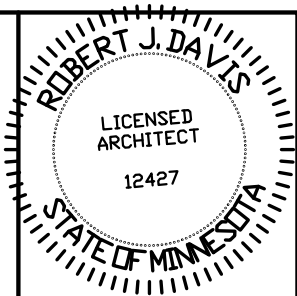
REV. C

12-16-16

REV. D

01-09-17

A-3



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Signed: *Robert J. Davis*

12-16-16
Date:

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PROJECT
20151187518

LOCATION CODE: 380007

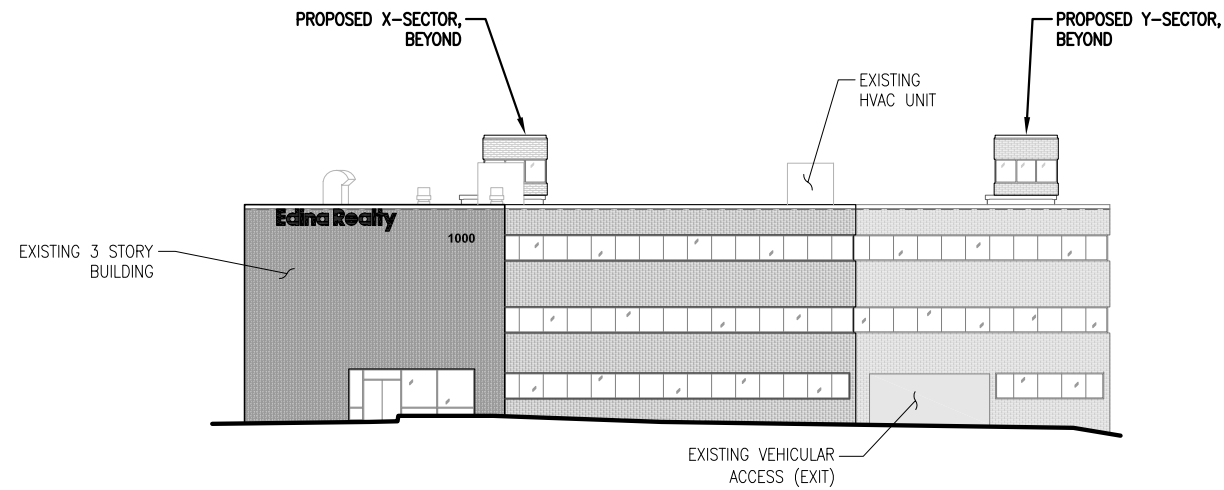
**MINC
STRAWBERRY**

1000 SUPERIOR BLVD
WAYZATA, MN 55391

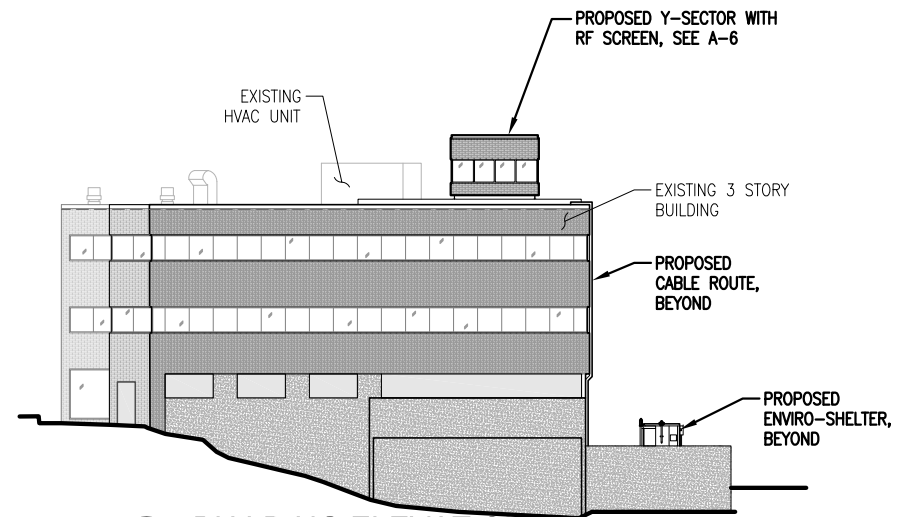
SHEET CONTENTS:
BUILDING ELEVATIONS

DRAWN BY:	DJS
DATE:	04-07-15
CHECKED BY:	MJS
REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16

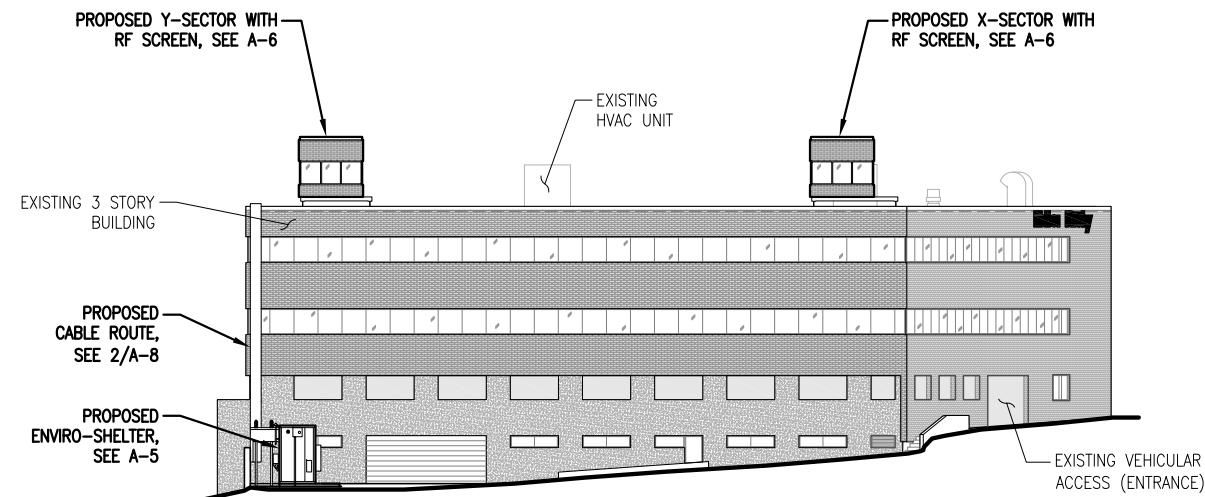
A-4



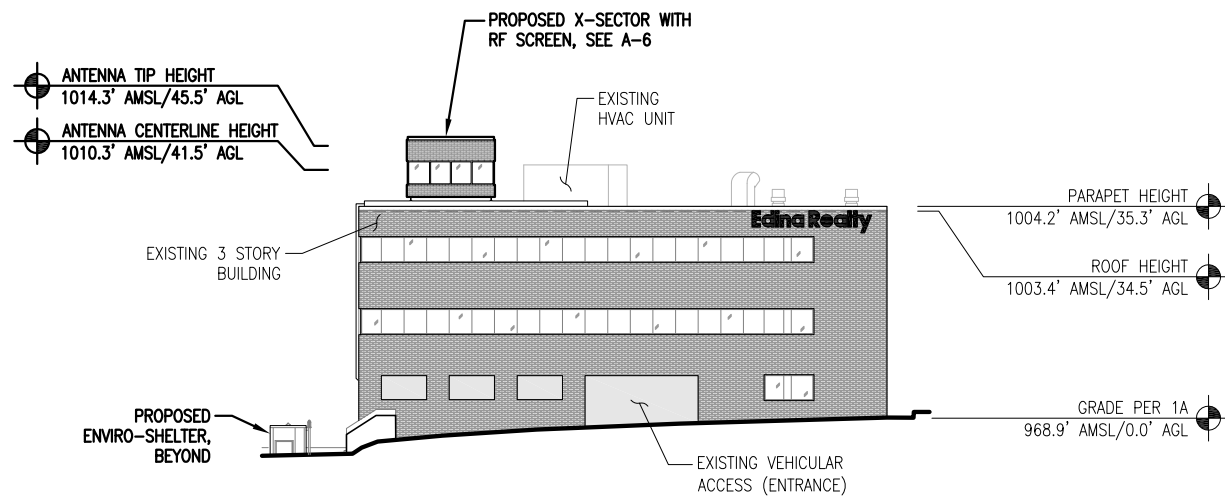
1 BUILDING ELEVATION
SCALE: 1/32" = 1'-0"



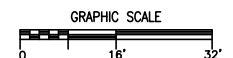
2 BUILDING ELEVATION
SCALE: 1/32" = 1'-0"



3 BUILDING ELEVATION
SCALE: 1/32" = 1'-0"



4 BUILDING ELEVATION
SCALE: 1/32" = 1'-0"

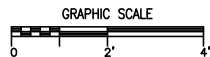


TOP OF ENVIRO-SHELTER
±10'-0" AGL

HOFFMAN BOX, 18" X
18" X 6", SEE NOTE
FOR WALL PENETRATION

PROPOSED CONCRETE
FOUNDATION, SEE
7/A-5

1 SHELTER ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



4-PORT ENTRY PANEL,
BY SHELTER MANUFACTURER

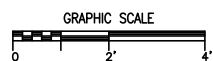
PROPOSED GPS,
SEE 5/A-8

PROPOSED DISTRIBUTION
BOXES, SEE 5/A-5

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

PROPOSED 6'-0" X 6'-0"
ENVIRO-SHELTER, SEE NOTE

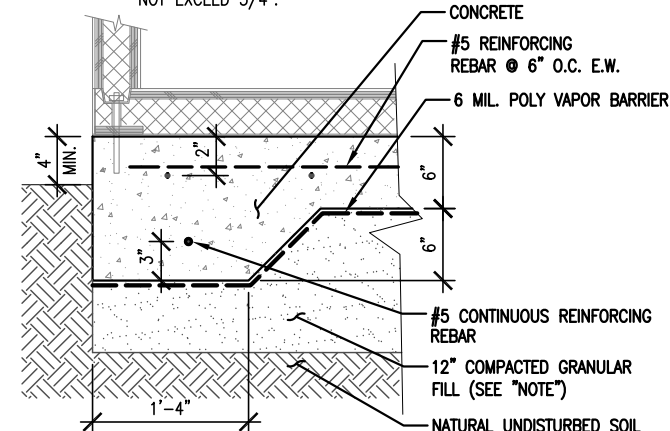
3 SHELTER ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



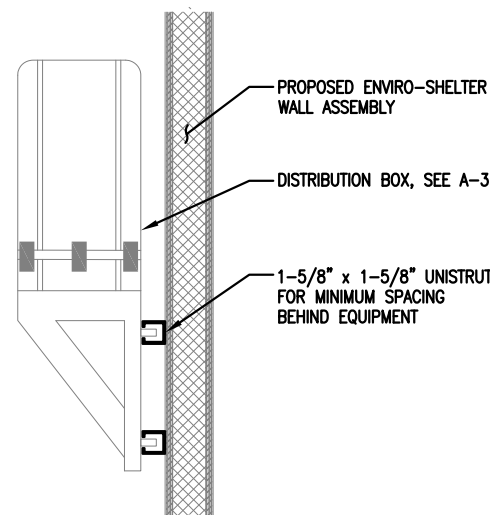
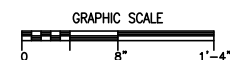
PROPOSED HVAC,
SEE ELECTRICAL
DRAWINGS

4 SHELTER ELEVATION - EAST
SCALE: 1/4" = 1'-0"

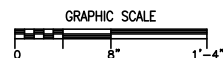
NOTE:
CONCRETE SLAB ON GRADE SHALL BEAR ON COMPACTED GRANULAR
FILL OVER NATURAL UNDISTURBED SOIL. GRANULAR FILL SHALL BE
COMPACTED TO 98% STANDARD DENSITY (ASTM: D698-91).
GRANULAR FILL SHALL BE REASONABLY WELL GRADED SAND
(SW OR CP) CLEAN AND FREE OF ORGANIC MATERIAL WITH MORE
THAN 50% RETAINED ON THE NO. 200 SIEVE AND 50% OR MORE
OF COARSE FRACTION PASSES NO. 4 SIEVE. AGGREGATE SHALL
NOT EXCEED 3/4".



7 CONCRETE SLAB DETAIL
SCALE: 3/4" = 1'-0"



5 DISTRIBUTION BOX DETAIL
SCALE: 3/4" = 1'-0"



4-PORT ENTRY PANEL,
BY SHELTER MANUFACTURER

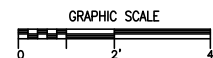
PROPOSED DISTRIBUTION
BOXES

PROPOSED GPS

HOFFMAN BOX

ILC, SEE
ELECTRICAL
DRAWINGS

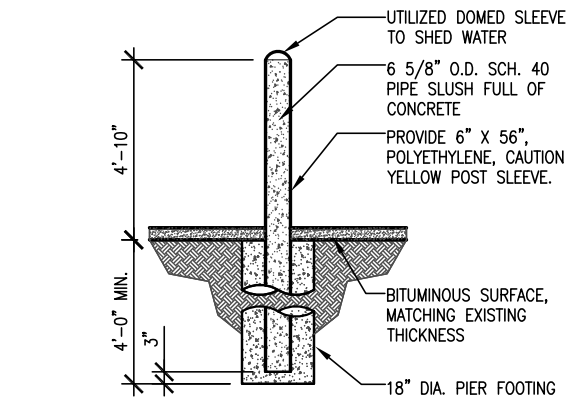
6 SHELTER EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



NOTE: DIMENSIONS
PER 1/A-2

PROPOSED CONCRETE
FOUNDATION PAD

HVAC



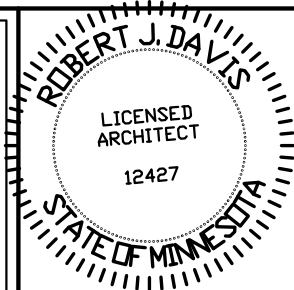
8 BOLLARD DETAIL
SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR TO PROVIDE PENETRATION IN
PREFABRICATED SHELTER WALL FOR TELCO ENTRY.

CONTRACTOR TO VERIFY FINAL LOCATION & SIZE
OF PROPOSED TELCO ENTRY
W/VZW CONSTRUCTION ENGINEER. APPROXIMATE
SIZE TELCO ENTRY 4"x6".

NOTE:
CONTRACTOR TO CUT TWO OPENINGS IN HOLLOW
METAL DOOR TO ACCOMMODATE HVAC
SUPPLY/RETURN, COORDINATE WITH
MANUFACTURER'S DATA SPECIFIC TO MODEL
NUMBER ON SHEET E-7

NOTE:
THE ENVIRO-SHELTER IS A PREFABRICATED
PANELIZED SYSTEM. THE ENVIRO-SHELTER IS TO BE
SUPPLIED BY VERIZON. SHELTER SHALL BE
ORDERED IN STUCCO EMBOSSED STEEL, COLOR
WHITE. TRANSPORTING AND SETTING SHALL BE
COORDINATED WITH VERIZON AND SHELTER
MANUFACTURER:
ENVIRO-BUILDINGS
325 PAYSON AVENUE
QUINCY, IL 62301
CLINTON RUEB, SALES MANAGER
CLINTON@ENVIROBUILDINGS.COM
800-728-5454
ENVIRO-BUILDING DRAWINGS OF THE PREFABRICATED
ENVIRO-SHELTER ARE INCLUDED IN THIS PACKAGE
FOR REFERENCE.



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

Signed: *Robert J. Davis*

12-16-16
Date:

DESIGN 1

9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
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WWW.DESIGN1EP.COM

verizon

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

PROJECT
20151187518
LOCATION CODE: 380007

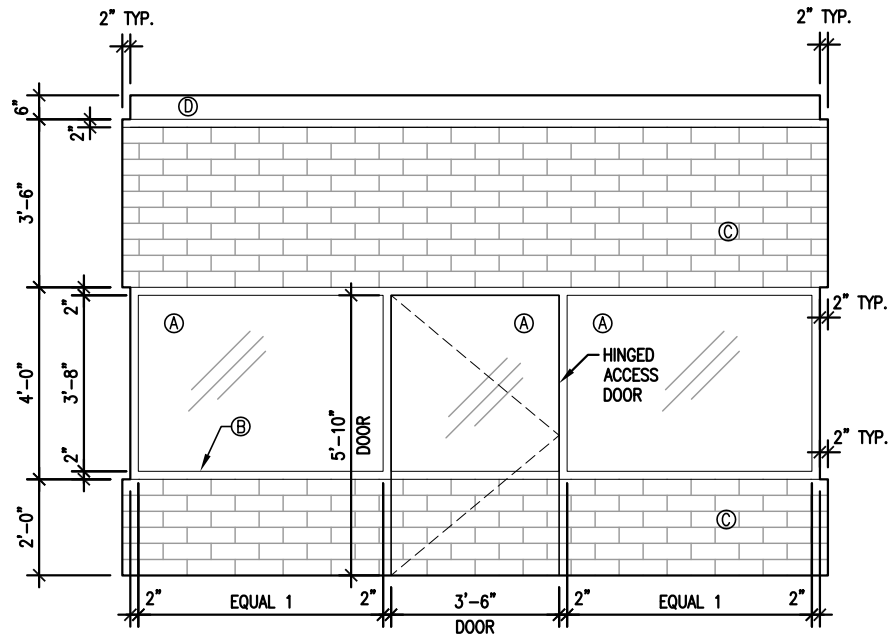
MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

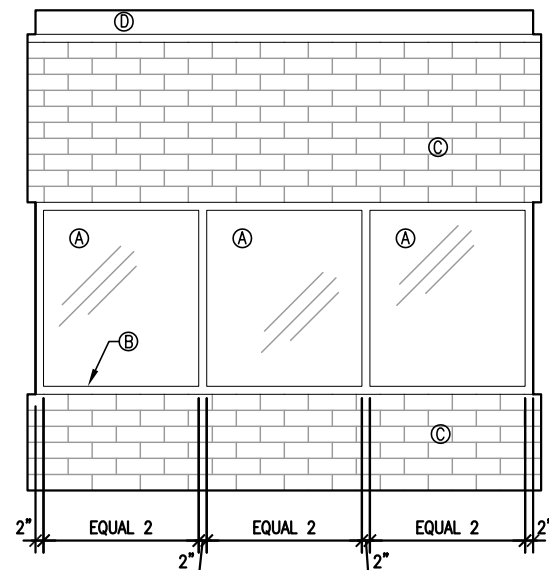
SHEET CONTENTS:
SHELTER PLAN
SHELTER ELEVATIONS
SHELTER DETAILS

DRAWN BY:	DJS
DATE:	04-07-15
CHECKED BY:	MJS
REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16

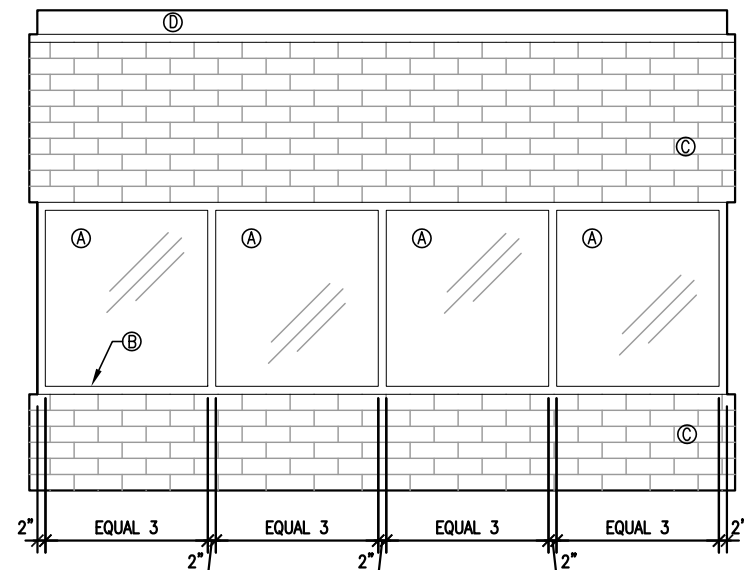
A-5



1 RF SCREEN ELEVATION
SCALE: 1/4" = 1'-0"



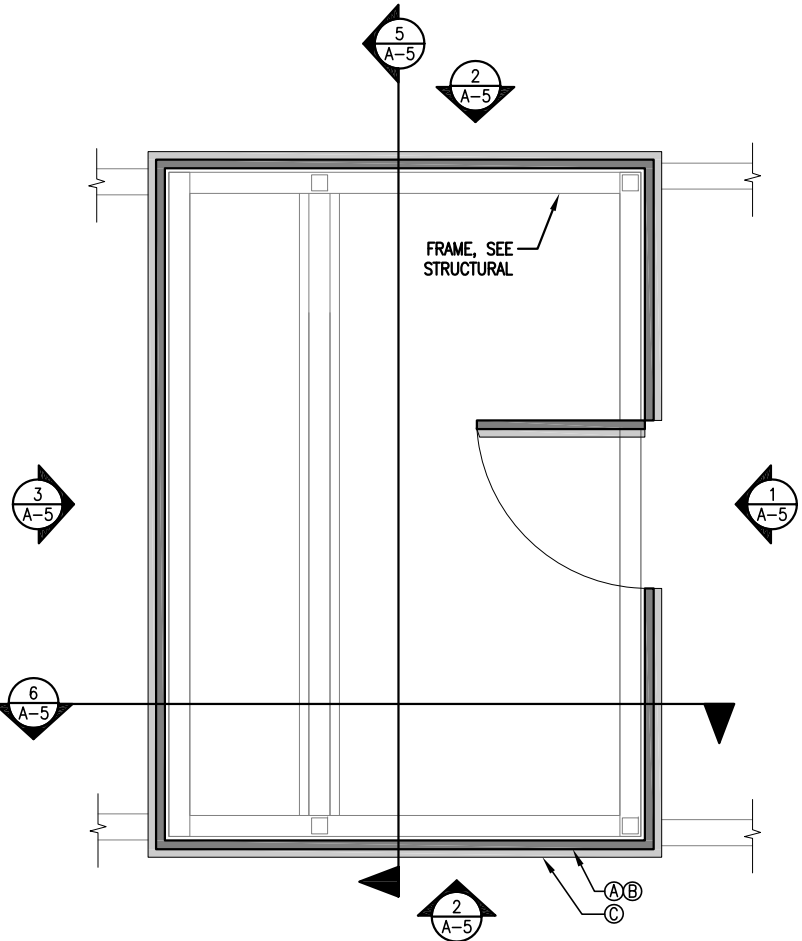
2 RF SCREEN ELEVATION
SCALE: 1/4" = 1'-0"



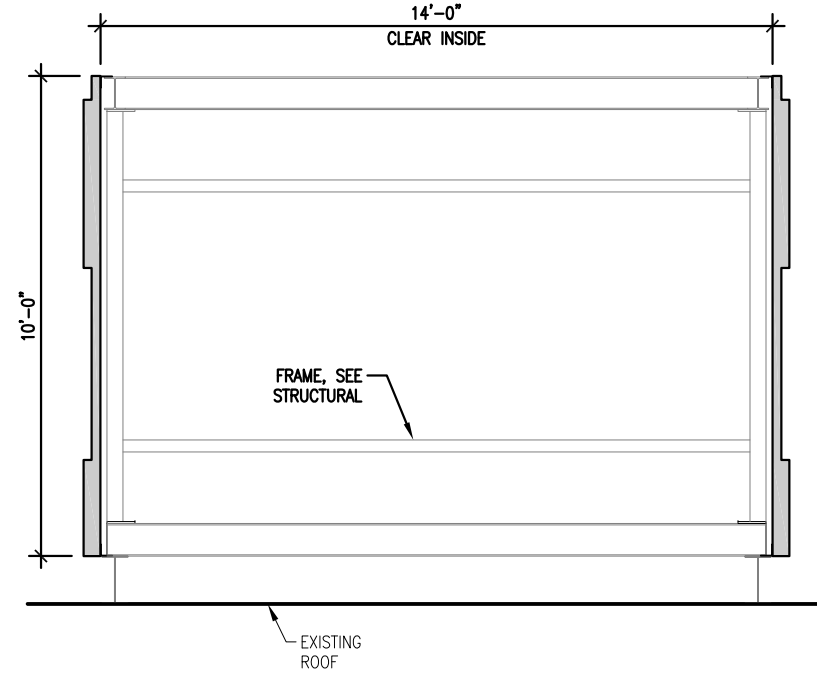
3 RF SCREEN ELEVATION
SCALE: 1/4" = 1'-0"

- (A) PANEL COLOR: "BRONZE", MATCH EXISTING WINDOWS, SMOOTH REFLECTIVE GLOSSY FINISH
(B) MULLION COLOR: "DARK BRONZE", MATCH EXISTING MULLIONS ON WINDOWS, SMOOTH FINISH
(C) BRICK COLOR: "MULTI-COLOR", MATCH EXISTING BRICK, 2D FINISH
(D) FLASHING COLOR: "DARK BRONZE", MATCH EXISTING FLASHING, SMOOTH FINISH

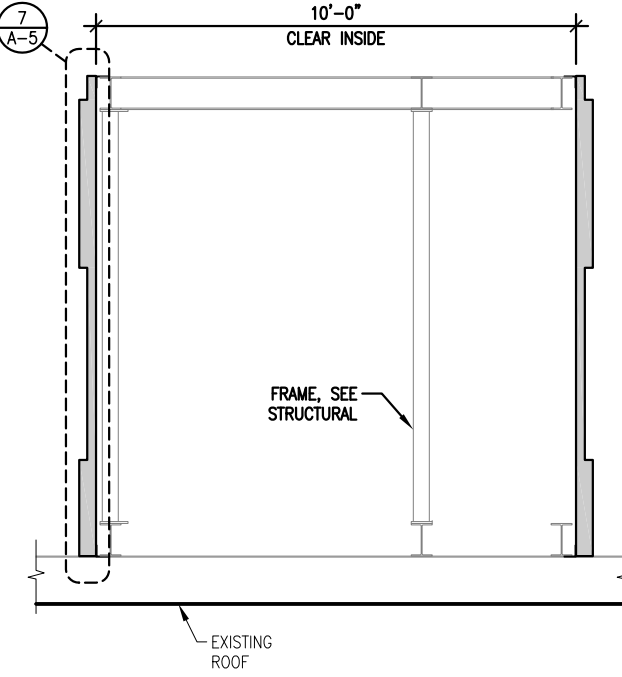
NOTE: RF TRANSPARENT SCREEN ASSEMBLY SHALL BE A PANELIZED FIBERSCREEN (TM) SYSTEM AS DESIGNED AND MANUFACTURED BY PEABODY ENGINEERING INC. PEABODY DRAWINGS OF THE APPROVED SCREEN ASSEMBLY DESIGN (SITE/LOCATION #380007) ARE INCLUDED IN THIS PACKAGE FOR REFERENCE.



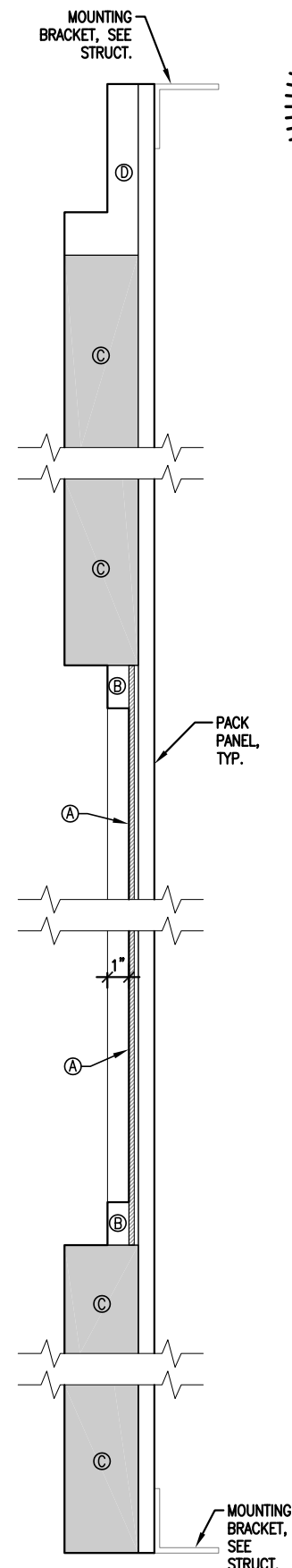
4 RF SCREEN PLAN
SCALE: 1/4" = 1'-0"



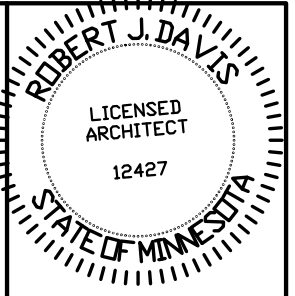
5 RF SCREEN SECTION
SCALE: 1/4" = 1'-0"



6 RF SCREEN SECTION
SCALE: 1/4" = 1'-0"



7 RF SCREEN DETAIL
SCALE: 1 1/2" = 1'-0"



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Signed: *Robert J. Davis*
Date: 12-16-16

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verizon
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PROJECT
20151187518
LOCATION CODE: 380007

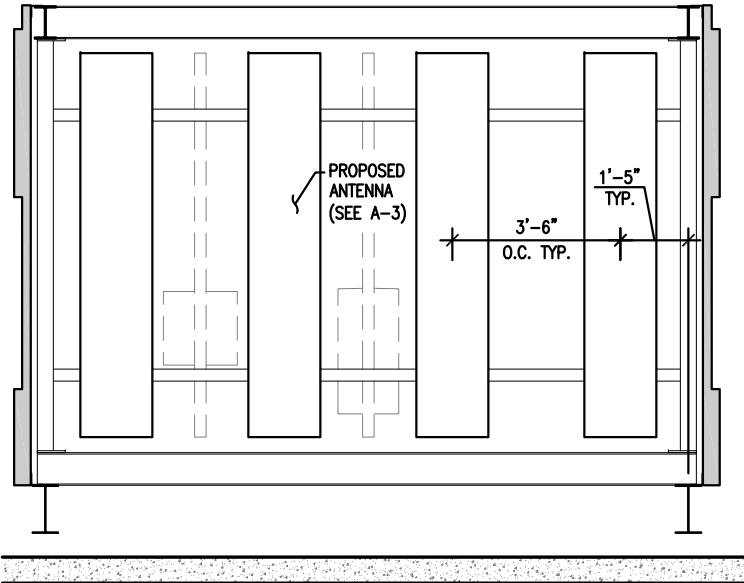
**MINC
STRAWBERRY**

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
RF SCREEN PLAN
RF SCREEN ELEVATIONS
RF SCREEN DETAILS

DRAWN BY: DJS
DATE: 04-07-15
CHECKED BY: MJS
REV. A 06-10-16
REV. B 07-26-16
REV. C 12-16-16

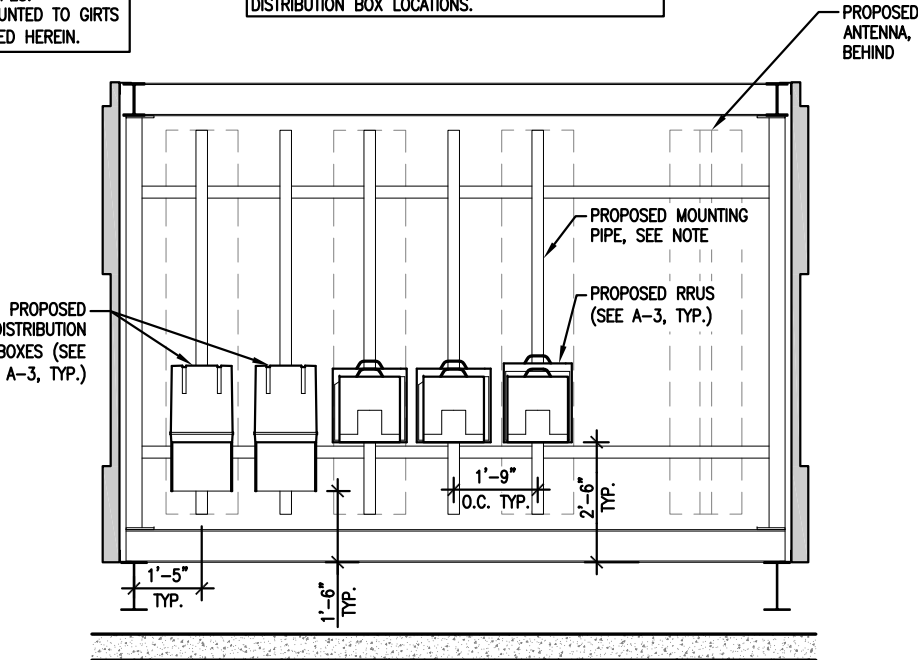
NOTE:
CONTRACTOR SHALL PROVIDE 2-1/2" SCHEDULE
40 MOUNTING PIPES FOR THE FOLLOWING:
8 - 8'-0" LONG ANTENNA PIPES.
10 - 8'-0" LONG EQUIPMENT PIPES.
ALL MOUNTING PIPES SHALL BE MOUNTED TO GIRTS
PER 1/4" AT THE DIMENSIONS NOTED HEREIN.



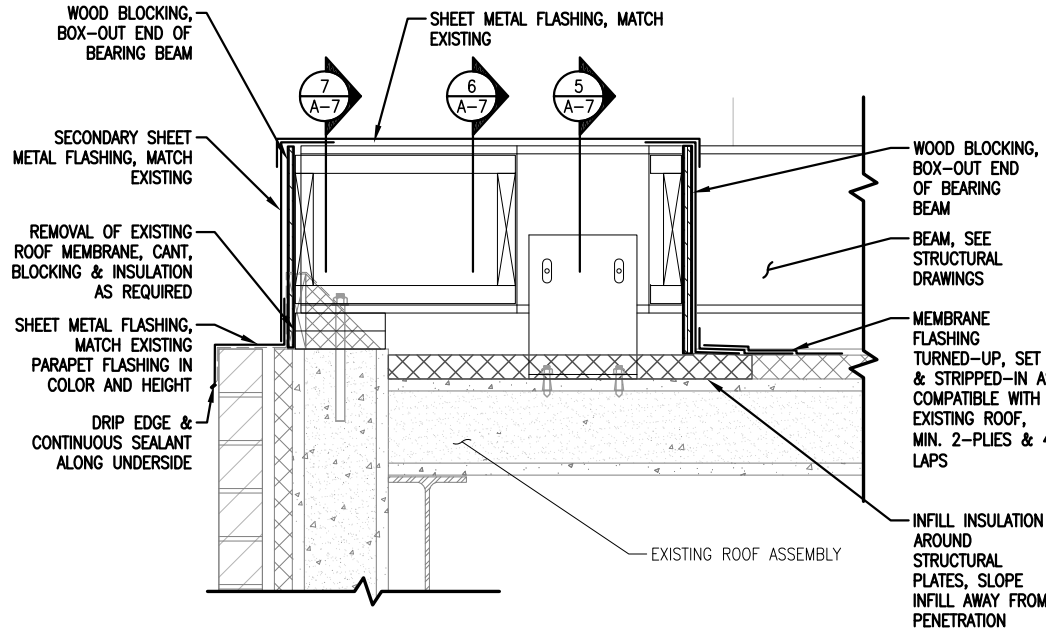
1 FRONT FACE OF SLED
ANTENNA ELEVATION
SCALE: 1/4" = 1'-0"



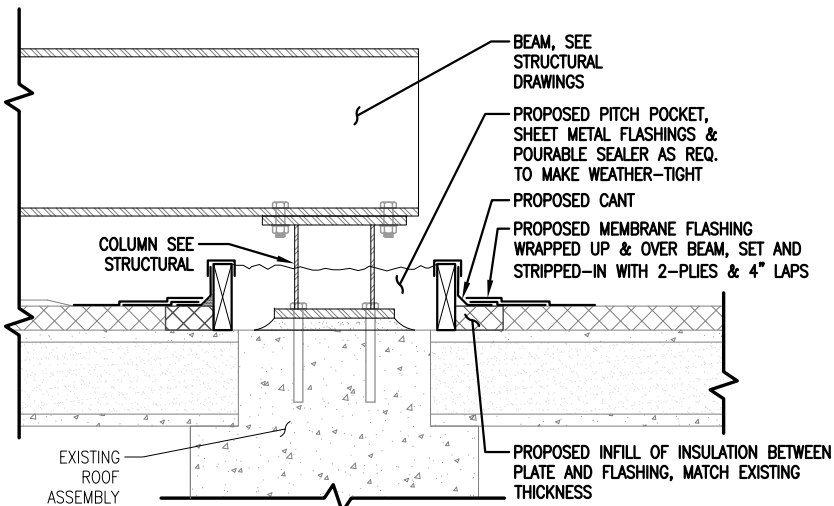
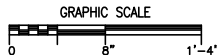
NOTE: X-SECTOR EQUIPMENT WILL BE AS SHOWN ON
2/A-7. Y-SECTOR WILL HAVE MIRRORED RRUS AND
DISTRIBUTION BOX LOCATIONS.



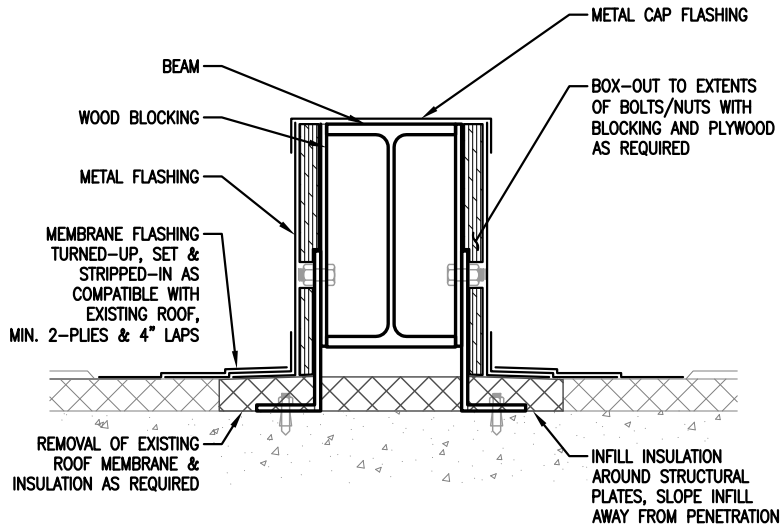
2 BACK FACE OF SLED
RRU ELEVATION
SCALE: 1/4" = 1'-0"



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

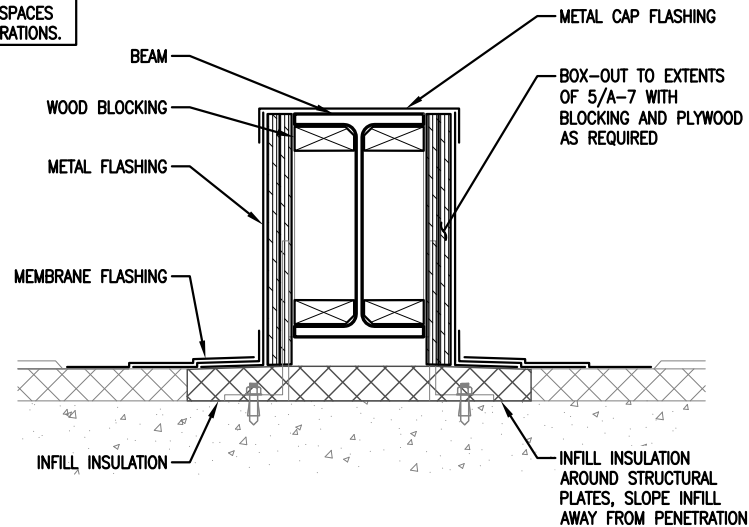


4 PENETRATION DETAIL
SCALE: 1" = 1'-0"

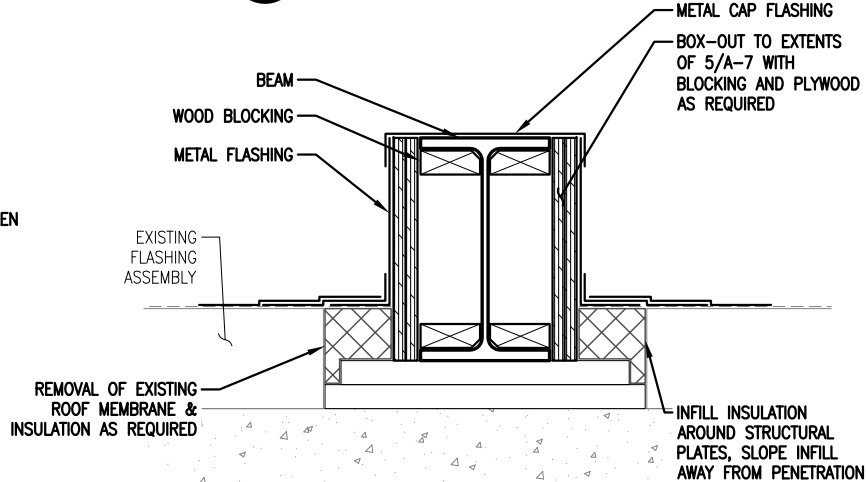


5 PENETRATION DETAIL
SCALE: 1" = 1'-0"

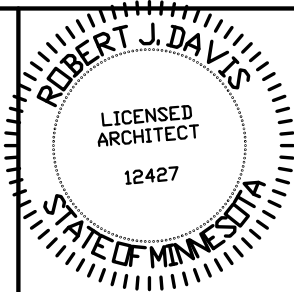
NOTE: CONTRACTOR
TO INSULATE ALL
INTERIOR SPACES
OF PENETRATIONS.



6 PENETRATION DETAIL
SCALE: 1" = 1'-0"



7 PENETRATION DETAIL
SCALE: 1" = 1'-0"



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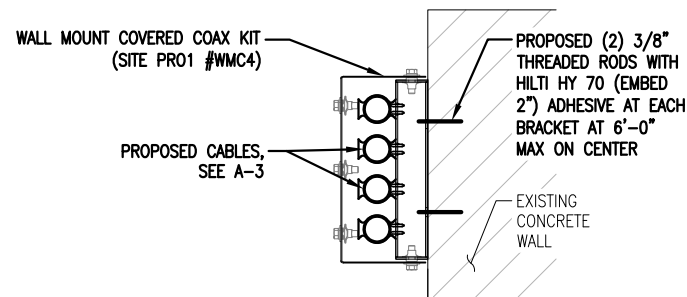
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1000 SUPERIOR BLVD
WAYZATA, MN 55391

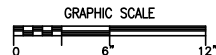
SHEET CONTENTS:
ANTENNA ELEVATION
RRU ELEVATION
PENETRATION DETAILS

DRAWN BY: DJS
DATE: 04-07-15
CHECKED BY: MJS
REV. A 06-10-16
REV. B 07-26-16
REV. C 12-16-16

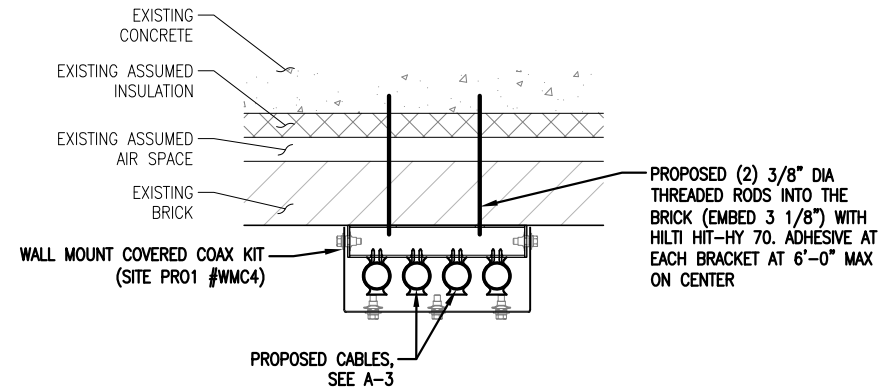
A-7



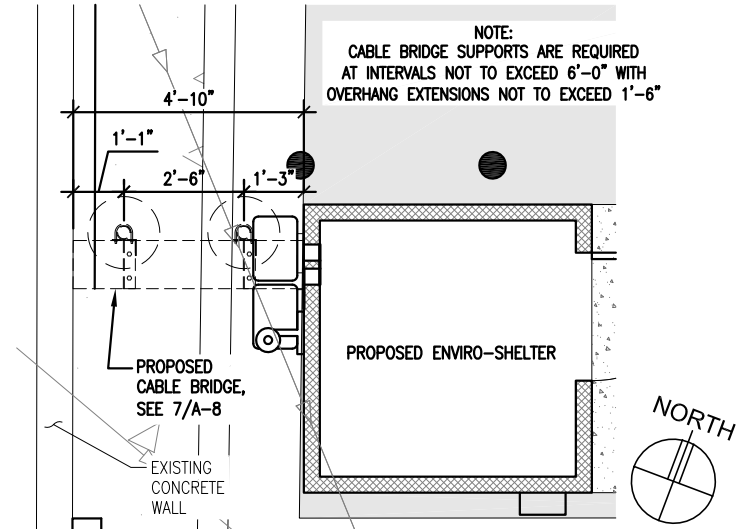
NOTE:
CONTRACTOR SHALL PAINT WALL MOUNT COVERED
COAX KIT PER SPECIFICATION #09 9000.



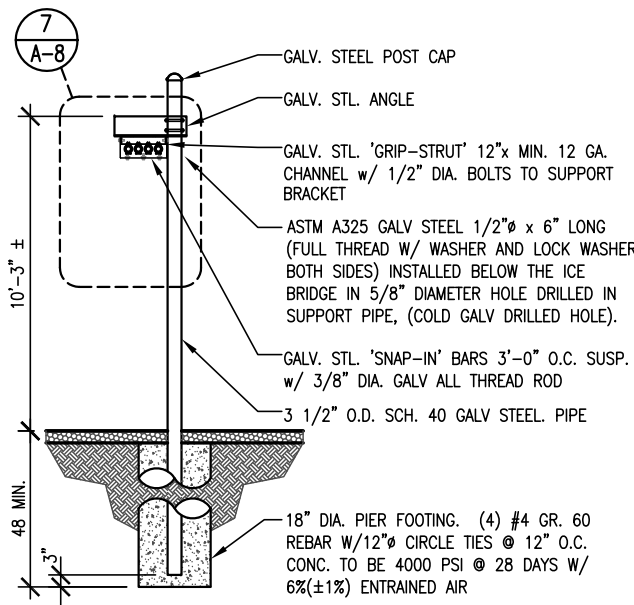
1 HORIZONTAL CABLE RUN AT WALL
SCALE: 1" = 1'-0"



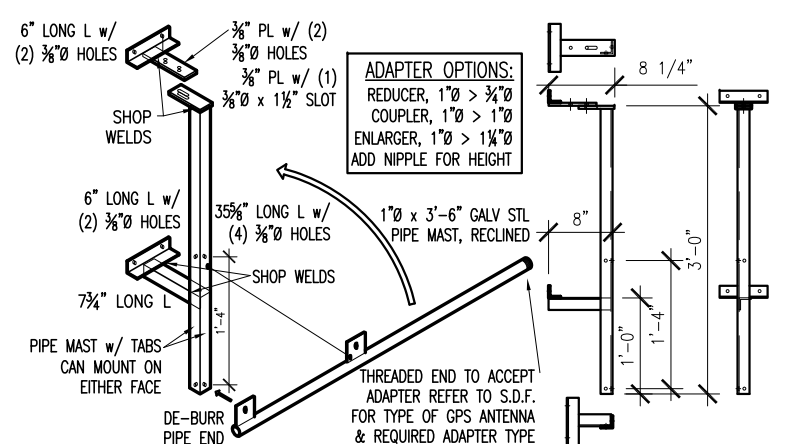
2 VERTICAL CABLE RUN AT WALL
SCALE: 1" = 1'-0"



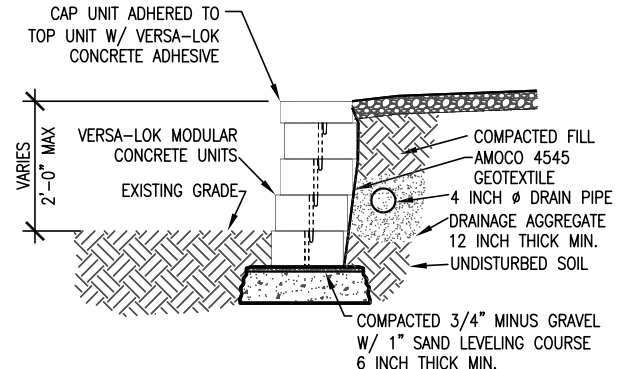
3 CABLE BRIDGE PLAN
SCALE: 1/4" = 1'-0"



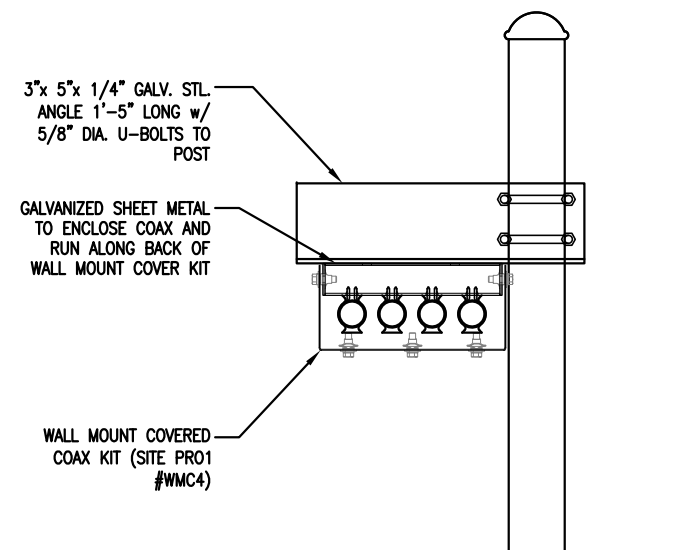
4 CABLE BRIDGE SECTION
SCALE: 1/4" = 1'-0"



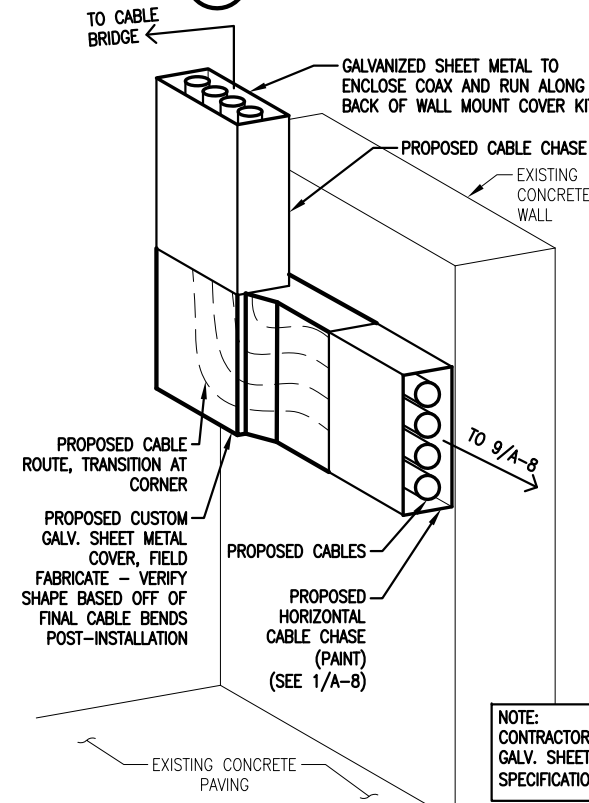
5 GPS MOUNTING DETAIL
SCALE: 1/2" = 1'-0"



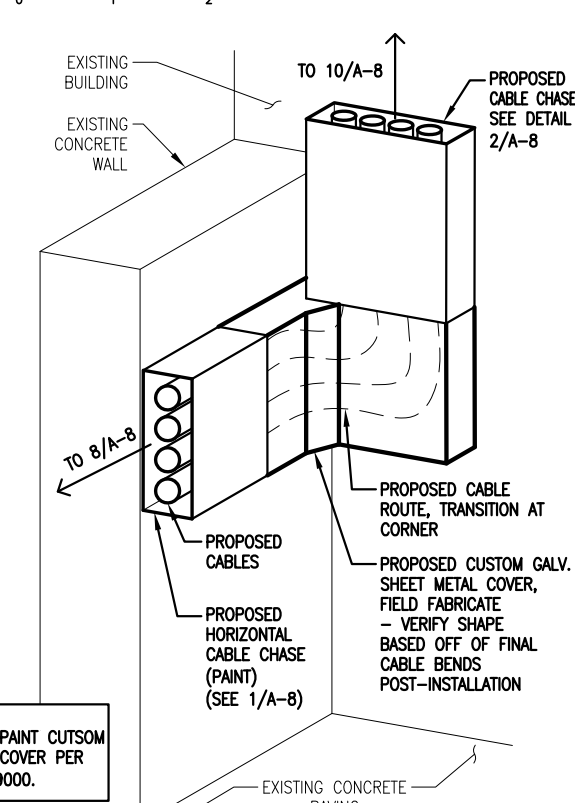
6 RETAINING WALL DETAIL
SCALE: 3/8" = 1'-0"



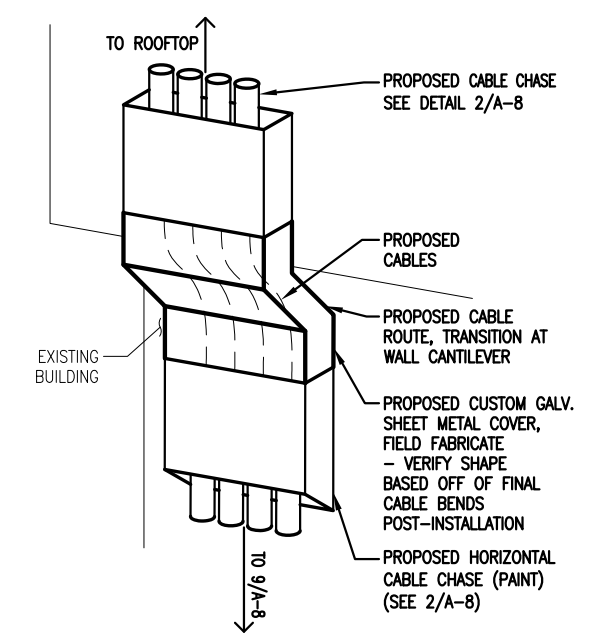
7 CABLE BRIDGE DETAIL
SCALE: 3/4" = 1'-0"



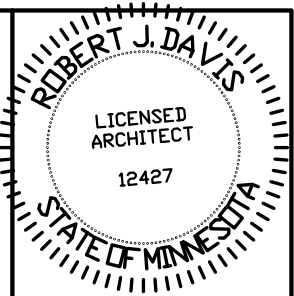
8 CABLE CORNER ISOMETRIC
SCALE: NONE



9 CABLE CORNER ISOMETRIC
SCALE: NONE



10 CABLE CORNER ISOMETRIC
SCALE: NONE



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verizon
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PROJECT
20151187518
LOCATION CODE: 380007

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STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
MISCELLANEOUS DETAILS

DRAWN BY: DJS
DATE: 04-07-15
CHECKED BY: MJS
REV. A: 06-10-16
REV. B: 07-26-16
REV. C: 12-16-16



ROOFTOP ACCESS

1 ROOF LEVEL PHOTO
SCALE: NONE



SOUTHEAST CORNER

2 ROOF LEVEL PHOTO
SCALE: NONE



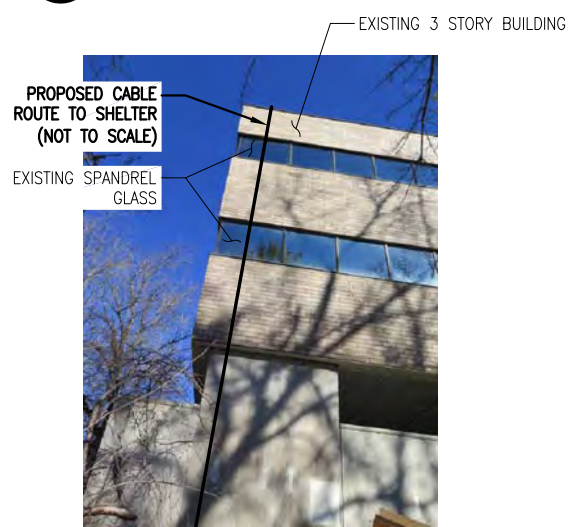
SOUTHWEST CORNER

3 ROOF LEVEL PHOTO
SCALE: NONE



SOUTHWEST CORNER

4 ROOF LEVEL PHOTO
SCALE: NONE



SOUTHWEST CORNER

5 GRADE LEVEL PHOTO
SCALE: NONE



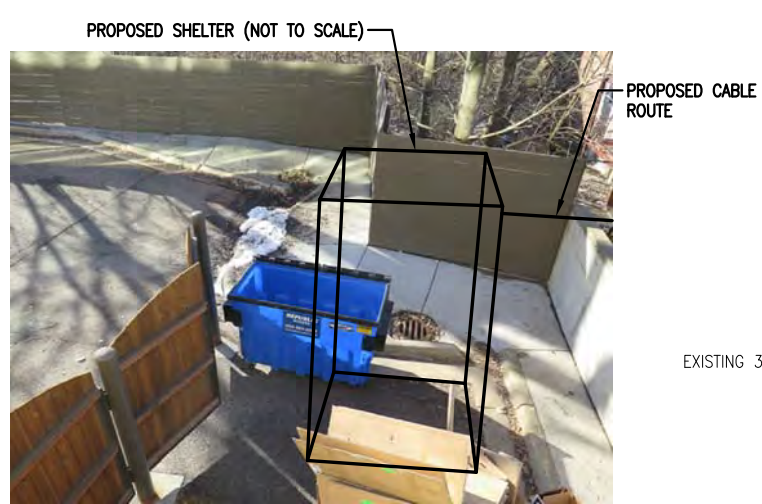
SOUTHEAST CORNER

6 GRADE LEVEL PHOTO
SCALE: NONE



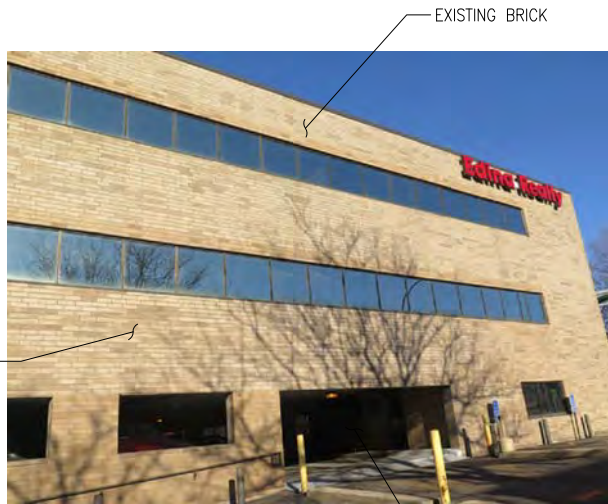
SOUTH OF BUILDING, FACING WEST

7 GRADE LEVEL PHOTO
SCALE: NONE



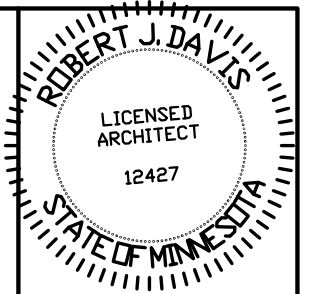
FACING SOUTH FROM BUILDING

8 GRADE LEVEL PHOTO
SCALE: NONE



EAST END

9 GRADE LEVEL PHOTO
SCALE: NONE



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MISCELLANEOUS PHOTOS

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DATE:	04-07-15
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REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16

GENERAL CONDITIONS 00 0001 PERMITS Construction Permit shall be acquired by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be acquired by the Contractor. 00 0002 SURVEY FEES Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per "Request For Quote", (RFQ). 01 0010 INSURANCE & BONDS Contractor is to furnish Insurance certificates for themselves and subcontractors. Contractor will provide any required Bonding. Contractor agrees to warranty the project for (1) one year after completion. 01 0400 SUPERVISION & COORDINATION Contractor shall provide supervision throughout the Project, coordinating the work of the Subcontractors, and delivery & installation of Owner–furnished items. Contractor's responsibilities include arranging & conducting of Underground Utilities Locates. Contractor shall comply with municipal, county, state and/or federal codes, including OSHA. 01 0600 TESTING Contractor is responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete Cylinders), and for Special Inspections. 01 2000 MEETINGS Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect. Contractor is to attend a Pre–Construction Meeting of all parties involved, prior to the start of construction. 01 5100 TEMPORARY UTILITIES Contractor shall maintain the job site in a clean and orderly fashion, providing temporary sanitary facilities, waste disposal, and security (fence area or trailer module). 01 5300 EQUIPMENT RENTAL Contractor shall furnish equipment necessary to expedite work. 01 5900 FIELD OFFICES & SHEDS Contractor shall provide security (fence area or trailer module) for tools and materials that remain overnight on site. 01 7000 CLEAN UP & CLOSE OUT Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items listed on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted in red ink. A full set of redlined drawings (As–Builts) are to be given to the Architect at Job completion and submit "construction work complete memo" to Construction Engineer. 01 8000 TRUCKS & MILEAGE Contractor shall provide transportation for their own personnel. 01 8300 TRAVEL TIME & PER DIEM Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site. 01 9200 TAXES Contractor shall pay sales and/or use tax on materials and taxable services. SITEWORK 02 1000 SITE PREPARATION & DEMOLITION Contractor is to mobilize within 7 calendar days of the Owner issuing a 'START' document. Contractor will immediately report to Architect if any environmental considerations arise. Demolition shall be as indicated on the Drawings. Excess material to be disposed of in accordance with RFQ. 02 2000 EARTHWORK & EXCAVATION Excavation material shall be used for surface grading as necessary; excess to be stockpiled on site. Excess material to be disposed of in accordance with RFQ. For dewatering excavated areas, contractor shall utilize sock or sediment filter for filtering of water discharge. 02 5000 PAVING & SURFACING Contractor shall protect existing paving elements (parking lots, sidewalks, etc.) that are not in the Scope of Work. Damage resulting from disregard of this Article shall be compensated by the Responsible Party and at a cost to be determined by the Lessor, Architect, and Owner. 02 7800 POWER TO SITE Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 3" gray duct, Cable to be 3/0 THWN CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) detectable ribbons; one each at 3" and 15" above conduit. Service shall be 200 amp, single phase, 120/240 volt. Service type shall be "General Time–Of–Day" if available, and meter base shall be approved by utility provider.		DOORS AND HARDWARE 08 0000 DOORS AND HARDWARE By Enviro–Shelter Manufacturer. FINISHES 09 5700 FLOOR COVERING By Enviro–Shelter Manufacturer. 09 9000 PAINTING Contractor shall provide materials and labor for all painting indicated in the architectural documents and shall touch–up construction related scrapes & scratches with appropriate paint. All painting shall exclude identification tags, labels and mounting hardware. Contractor to field verify finish coat colors/sheens and select appropriate swatches corresponding to the colors of the existing building elements described below. Contractor to obtain Lessor and Architect approvals of all swatches prior to application of paint: - Wall–mounted Cable Cover to be prepared to SSPC SP–7 Brush–off Blast Cleaning, shop primed with Tnemec Series 66 Hi–Buil Epoxoline DFT 3.0 – 5.0 mils and finished with Tnemec Series 1075 Endura–Shield DFT 2.0 to 3.0 mils and Total DFT of 5.0 to 8.0 mils. Finish coat shall be a solid color to match existing flashing on building. - Galvanized Metals (as referenced within the drawings), to be prepared to SSPC SP–7 Brush–off Blast Cleaning, shop primed with Tnemec Series 66 Hi–Buil Epoxoline DFT 3.0 – 5.0 mils and finished with Tnemec Series 1075 Endura–Shield DFT 2.0 to 3.0 mils and Total DFT of 5.0 to 8.0 mils. Finish coat shall be a solid white color. SPECIAL CONSTRUCTION 13 1250 WAVE GUIDE N/A 13 1260 CABLE BRIDGE Contractor shall furnish and install per architectural drawings. 13 1400 ANTENNA INSTALL Contractor shall install Owner's antennas and feed lines. Contractor shall sweep coax lines for continuity per Verizon Wireless standards. 13 3000 ANTENNA CONCEALMENT SCREEN Contractor shall furnish & install Radio Frequency (RF) Transparent Screen Assembly. Screen Assembly shall be a panelized Fiberscreen (TM) system as designed and manufactured by Peabody Engineering Inc. Peabody drawings of the approved screen assembly design (Site/Location #380007) are included in this package for reference. 13 3423 TRANSPORT & ERECT SHELTER Enviro–Building is a panelized system manufactured by Enviro–Buildings Inc. Drawings of the shelter are included in this package for reference. The shelter is to be supplied by Verizon. The shelter shall be ordered in stucco embossed steel, color White. Contractor shall provide crane(s) and/or truck for transporting, setting and erecting the Prefabricated Equipment Shelter per RFQ. Contractor shall install all items shipped loose with the shelter including, but not limited to, the following: Floor, wall and roof/ceiling panels Roofing assembly Floor/base and entry panel assembly Door/hardware HVAC system 13 3613 TRANSPORT AND INSTALLATION/ANTENNA MOUNTS Contractor shall schedule delivery of Owner–furnished Materials, and provide means for unloading and erecting. Contractor shall provide crane(s) and/or truck for setting antenna frames/mounts per RFQ. Contractor to furnish and install antenna mounts. MECHANICAL 15 4000 PLUMBING Contractor shall modify roof drain cleanout assembly as indicated in the Drawings. 15 5000 HVAC Contractor shall furnish, install, test and start one (1) unit as specified in the Electrical Drawings. Control wiring shall be installed in conduit, and connected to lead–lag thermostat, smoke detectors and alarms as shown on drawings. ELECTRIC 16 5000 LIGHTING AND ELECTRICAL Contractor shall perform work as described on the Electrical Plans. Contractor shall provide labor and materials as necessary to complete the work shown on plans.	16 6000 GROUNDING Contractor shall make themselves familiar with and follow the current GROUNDING STANDARDS of VERIZON WIRELESS. Contractor shall perform work as shown on Grounding Plans. Any site–specific grounding issues not covered by the GROUNDING STANDARD are to be addressed by the Contractor to the Owner. OWNER–FURNISHED EQUIPMENT & FEES: ENVIRO–BUILDING (PREFABRICATED PANELIZED SYSTEM) COAX/CABLES ANTENNAS AND DOWNTILT BRACKETS ANTENNA EQUIPMENT GPS BUILDING PERMIT FEE MATERIALS TESTING FEES SPECIAL INSPECTIONS FEES RF BARRIERS & SIGNAGE CONTRACTOR–FURNISHED EQUIPMENT: POWER TO SITE TELCO TO SITE SHELTER FOUNDATION PAD SLED ASSEMBLY RF SCREEN ASSEMBLY ANTENNA MOUNTING DEVICES/HARDWARE CONNECTORS, BOOTS, RELATED HARDWARE GPS MOUNTING ASSEMBLY GROUNDING MATERIALS CABLE MOUNTING DEVICES ROOFTOP/WALL–MOUNT COAX KITS SIGNAGE WOOD FENCING SCOPE OF WORK: CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS: ELECTRICAL SERVICE TELEPHONE SERVICE ROUTING OF GROUND, POWER, FIBER AND ALARM ENVIRO–SHELTER, ASSEMBLY & INSTALLATION OF ACCESSORIES SHELTER FOUNDATIONS PAD ANTENNA CONCEALMENT ASSEMBLY SET ANTENNAS SITE PREPARATION SITE WORK SITE GROUNDING INSTALL RF BARRIERS & SIGNAGE TEMPORARY REMOVAL/STORAGE OF EXISTING GATES Contractor to compare drawings against Owner's "Request for Quote", (RFQ). If discrepancies arise, Contractor shall verify with Owner that the RFQ supersedes the drawings.
--	--	---	--

ROBERT J. DAVIS LICENSED ARCHITECT 12427 STATE OF MINNESOTA	
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427 Signed: Date:	
DESIGN1 9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344 (952) 903-9299 WWW.DESIGN1EP.COM	
verizon 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 (612) 720-0052	
PROJECT 20151187518 LOCATION CODE: 380007	
MINC STRAWBERRY	
1000 SUPERIOR BLVD WAYZATA, MN 55391	
SHEET CONTENTS: SPECIFICATIONS	
DRAWN BY: DJS	
DATE: 04-07-15	
CHECKED BY: MJS	
REV. A 06-10-16	
REV. B 07-26-16	
REV. C 12-16-16	
A-10	



Customer: DESIGN 1

Site Type: FiberScreen™ Enclosure

Site Name: MINC STRAWBERRY

Site Number: LOC.#380007

Site Address: 1000 Superior Blvd.
Wayzata, MN 55391



Customer: DESIGN 1

Carrier / Site # VERIZON LOC.#380007

Project Name: MINC STRAWBERRY

Material: FIBERSCREEN™

Finish: 2-D BRICK

Rev:		
A	06/22/16	INITIAL DRAWINGS
REV.	DATE	DESCRIPTION

Stamp:

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Kenneth R. Berg

KENNETH R. BERG, P.E.

Date: 07-08-16 License No. 19848

Sheet Title / Description:

TITLE SHEET

Scale: 1:1 Sheet # 1 OF 7

Drawn By: MTC Drawn Date: 06/22/16

Tolerance: Fractions ± 1/4" Angles ± 1°

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GENERAL NOTES:

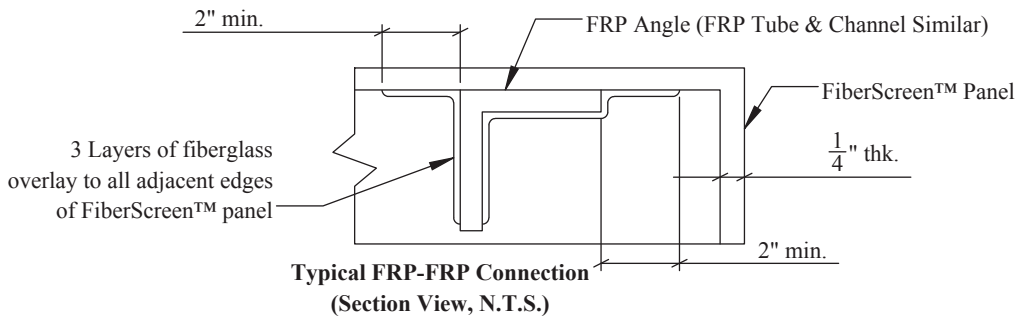
- Structural Design is based on the 2013 Edition of the Building Code.
- The contractor shall verify dimensions, conditions and elevations before starting work. The engineer shall be notified immediately if any discrepancies are found.
- The typical notes and details shall apply in all cases unless specifically detailed elsewhere. Where no detail is shown, the construction shall be shown for other similar work and as required by the building code.
- These calculations are limited to the structural members shown in these calculations only. The connection of the members shown in these calculations to the existing structure shall be by others.
- The contractor shall be responsible for compliance with local construction safety orders. Approval of shop drawings by the architect or structural engineer shall not be construed as accepting this responsibility.
- All structural members shall be adequately shored and braced during erection and until full lateral and vertical support is provided by adjoining members.
- Any modifications to Peabody Engineering's products must be made with the express written consent of an authorized Peabody Engineering representative and in accordance to Peabody Engineering's guidelines. Unauthorized modifications will result in the warranty of our products being void.
- ANY PAINT USED ON OUR PRODUCTS MUST BE OF A NON-METALLIC, 100% ACRYLIC, WATER BASED PAINT.

FIBERGLASS REINFORCED PLASTIC (FRP):

- All structural shapes shall be Strongwell series 500 or 525 or equivalent, unless noted otherwise in plans, produced using the pultrusion process.
- All cut edges and holes shall be sealed with a resin compatible with the resin matrix used in the structural shape.
- The fabricator and contractor shall exercise precautions necessary to protect the fiberglass pultruded structural shapes from abuse to prevent breakage, nicks, gouges, etc. during fabrication, handling and installation.
- Structural shapes shall be fabricated and assembled as indicated on the design drawings.
- FRP STUDS AND NUTS SHALL BE TIGHTENED TO SNUG TIGHT AND TURNED AN ADDITIONAL 1/2 TURN AND LOCKED WITH EPOXY.

STRUCTURAL STEEL:

- All structural steel angles and plates shall be per ASTM A36.
- All structural steel tubes shall be per ASTM A500 grade B.
- All anchor bolts shall be per ASTM A307, u.n.o. Steel to steel connection bolts shall be per ASTM A325N, u.n.o.
- All welding shall be performed with E70XX low hydrogen electrodes in an approved fabrication shop.



Project Team:

Mark Peabody Chief Executive Officer Mark.P@4Peabody.com	Karen Pittman Telecom Department Manager Karen.P@4Peabody.com
Maria Custodio Estimating & Design Engineering Maria.C@4Peabody.com	Richard Ruiz CAD Design & Applications Engineer Richard.R@4Peabody.com

Signature Page

The following pages contain important information about the project Peabody Engineering will fabricate. Peabody Engineering produces custom-made products and our fabrication details may vary from traditional methods and the drawings that were originally provided to us for this project.

Please carefully review the details on the following pages and confirm they are what you require. We strongly suggest, you field verify all of the dimensions and details on these drawings as presented. Confirm that all relevant details are accurately presented. These drawings supersede any and all previous drawings.

By signing below, I take full responsibility that all the dimensions and details provided on each page has been confirmed as presented herein. There are NO EXCEPTIONS taken. I certify that this set of drawings can be used to fabricate the project. If changes are required, check the box below, mark the changes required on each page and return for review.

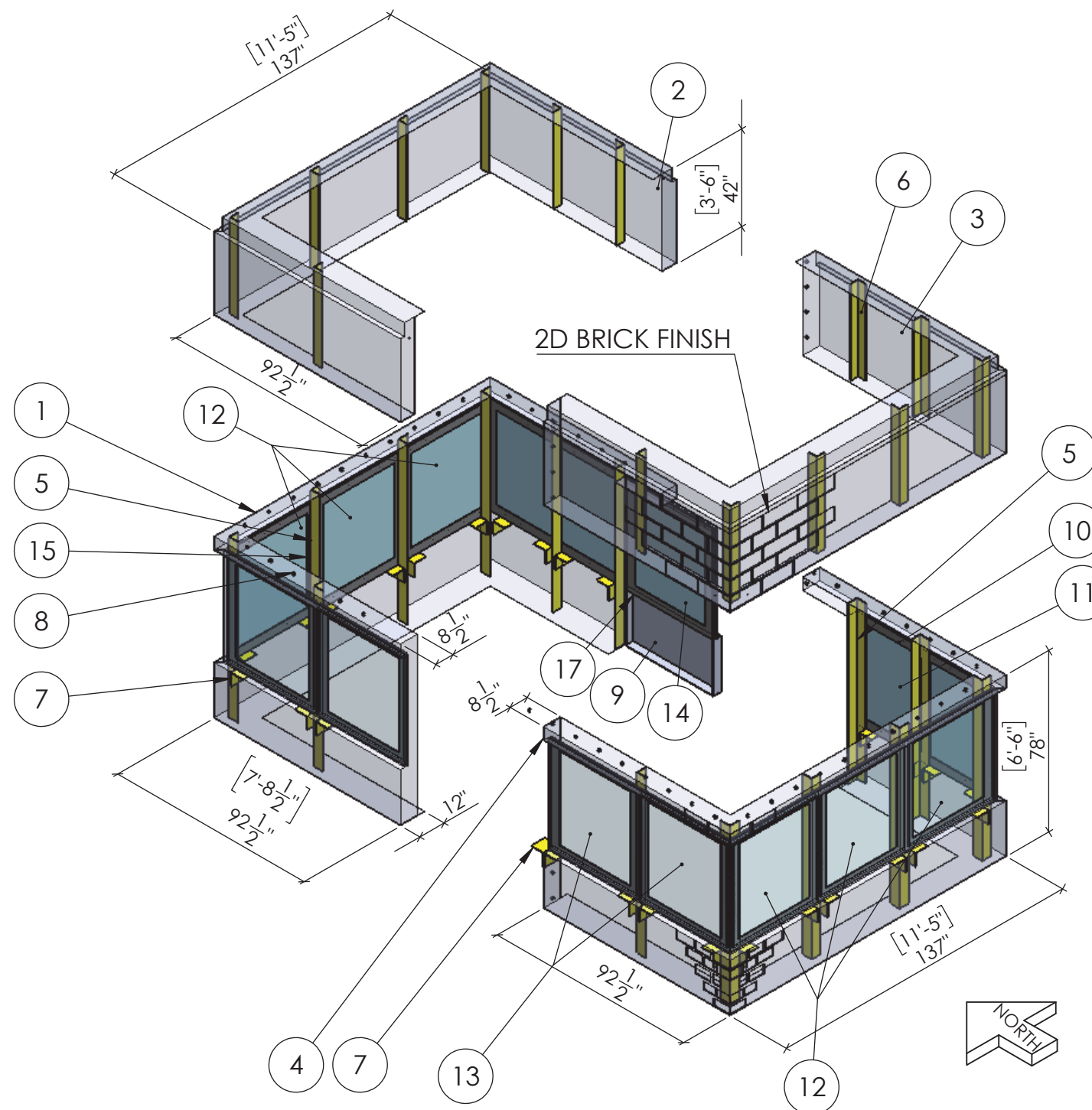
☐ Redlines - Please revise per redlines as noted and return for review.

Printed Name	Company & Title	Date	Signature
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Design Notes:

- FIBERSCREEN™ S.A. - 700 SQ. FT.
- PRIMER S.A. (ALL) - 1400 SQ. FT.
- PAINTED S.A. (VIEWABLE) - 600 SQ. FT.
- QTY: (1) UNITS
- TEXTURE: 3D BRICK
- FINISH: PAINTED

BOM Table				
ITEM NO.	DESCRIPTION	LENGTH	QTY.	SL
1	FIBERSCREEN™ PANEL		1	
2	FIBERSCREEN™ PANEL		1	
3	FIBERSCREEN™ PANEL		1	
4	FIBERSCREEN™ PANEL		1	
5	4 " x 4" x 1/4" FRP ANGLE	77.5	14	
6	4 " x 4" x 1/4" FRP ANGLE	41.5	14	
7	6" x 6" x 1/4" FRP ANGLE	6.75	28	
8	Ø 1/2" x 3" FRP BOLT ASSY	3	64	YES
9	FIBERSCREEN™ DOOR		1	
10	P3F -PANEL FRAME SUPPORT		2	
11	P3-PANEL WITH REFLECTIVE GLOSSY FINISH		2	
12	P1-PANEL WITH REFLECTIVE GLOSSY FINISH		6	
13	P2-PANEL WITH REFLECTIVE GLOSSY FINISH		4	
14	DOOR PANEL WITH REFLECTIVE GLOSSY FINISH		1	
15	P1F-PANEL FRAME SUPPORT		8	
16	P2F- PANEL FRAME SUPPORT		2	
17	DOOR PANEL WITH REFLECTIVE GLOSSY FINISH		1	



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Corona, Ca. 92879
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Customer:

DESIGN 1

Carrier / Site #

VERIZON **LOC.#380007**

Project Name:

MINC STRAWBERRY

Material: **FIBERSCREEN™**
Finish: **2-D BRICK**

Rev:		
A	06/22/16	INITIAL DRAWINGS
REV.	DATE	DESCRIPTION

Stamp:

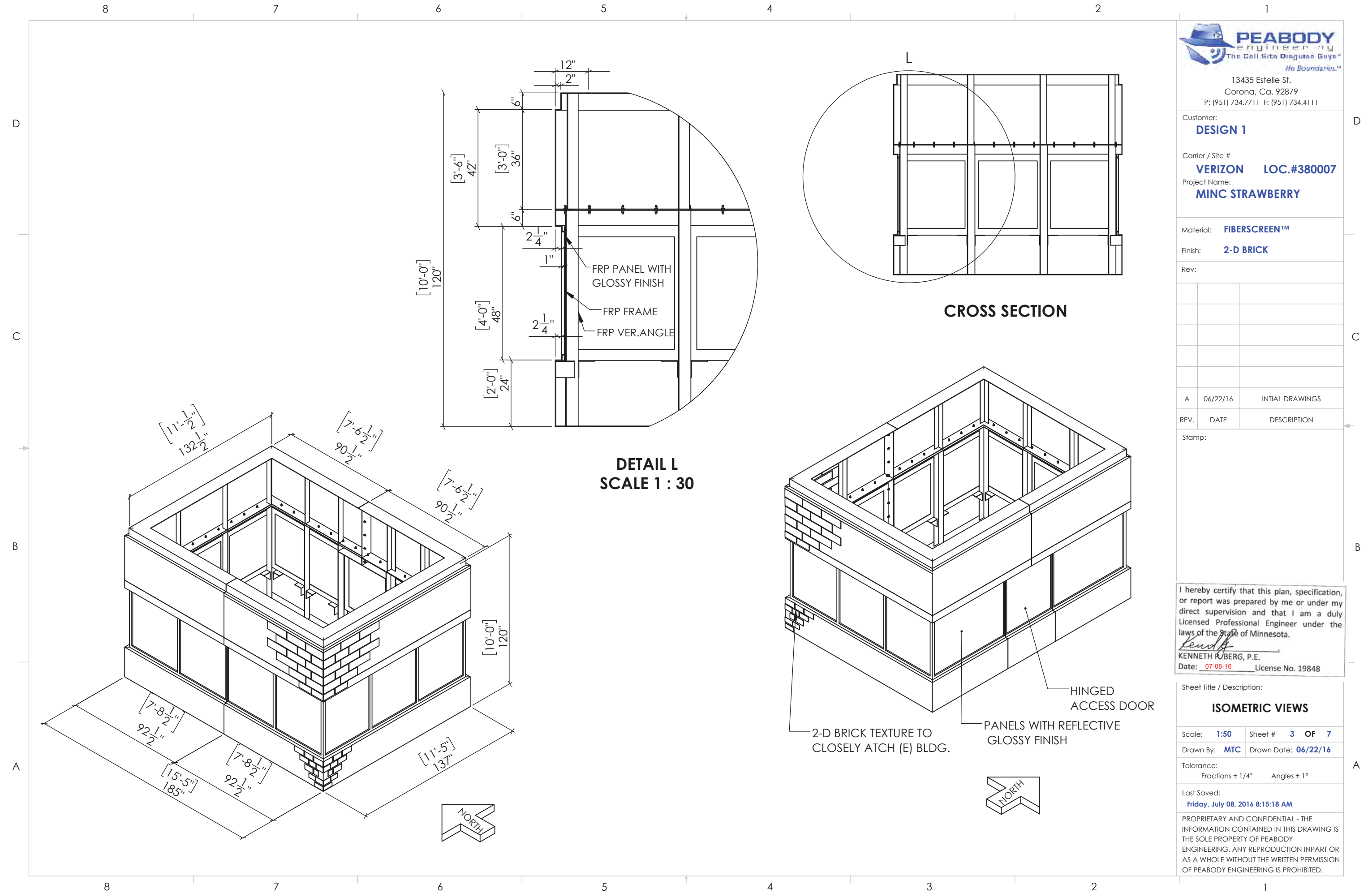
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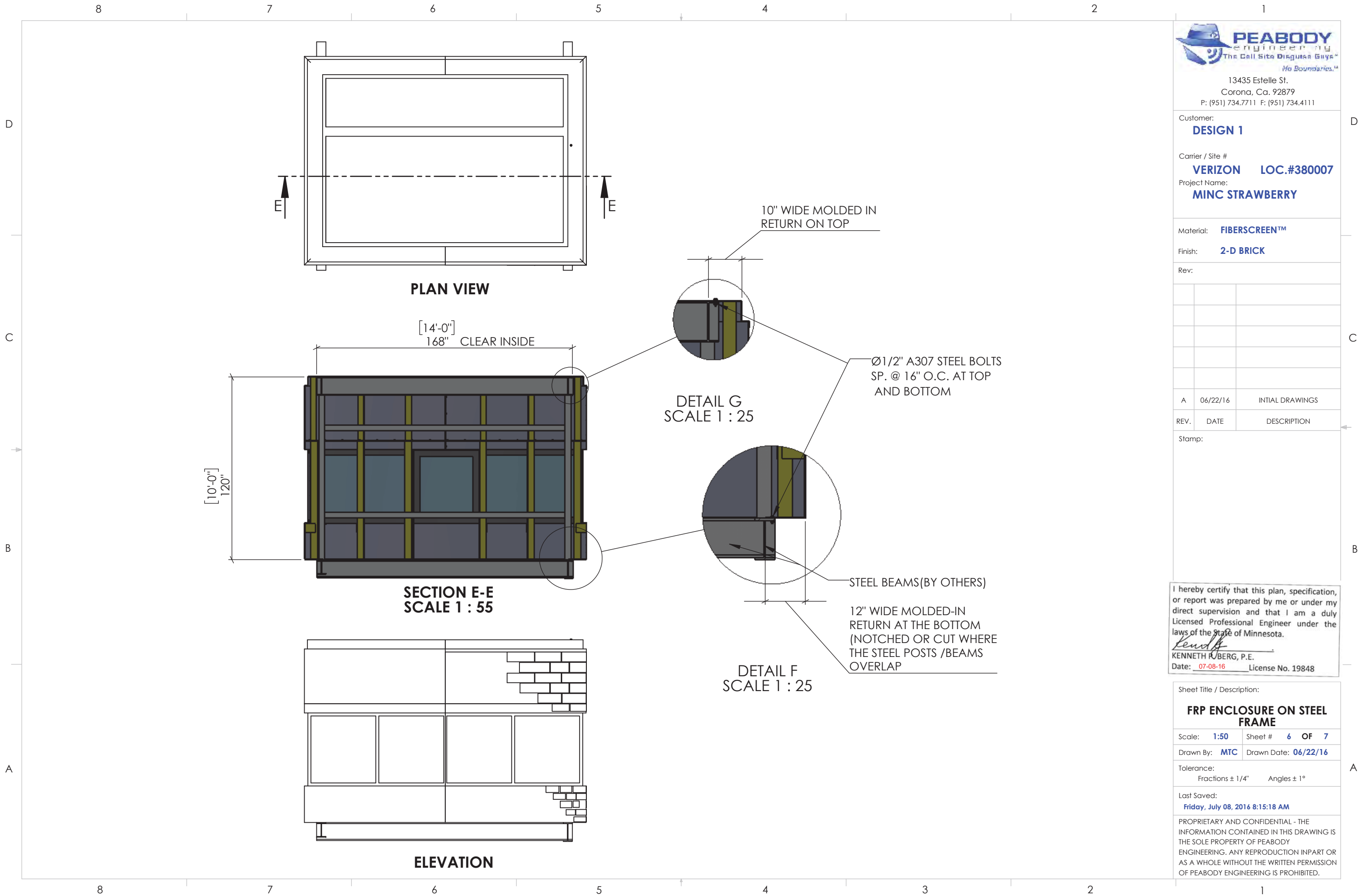


KENNETH R. BERG, P.E.

Date: 07-08-16 License No. 19848

Sheet Title / Description:	
ISOMETRIC VIEW	
Scale: 1:100	Sheet # 2 OF 7
Drawn By: MTG	Drawn Date: 06/22/16
Tolerance: Fractions $\pm 1/4"$ Angles $\pm 1^\circ$	
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DESIGN 1

Carrier / Site #

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MINC STRAWBERRY

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A 06/22/16 INTIAL DRAWINGS

REV. DATE DESCRIPTION

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Kenneth R. Berg
KENNETH R. BERG, P.E.
Date: 07-08-16 License No. 19848

Sheet Title / Description:

FRP ENCLOSURE ON STEEL FRAME

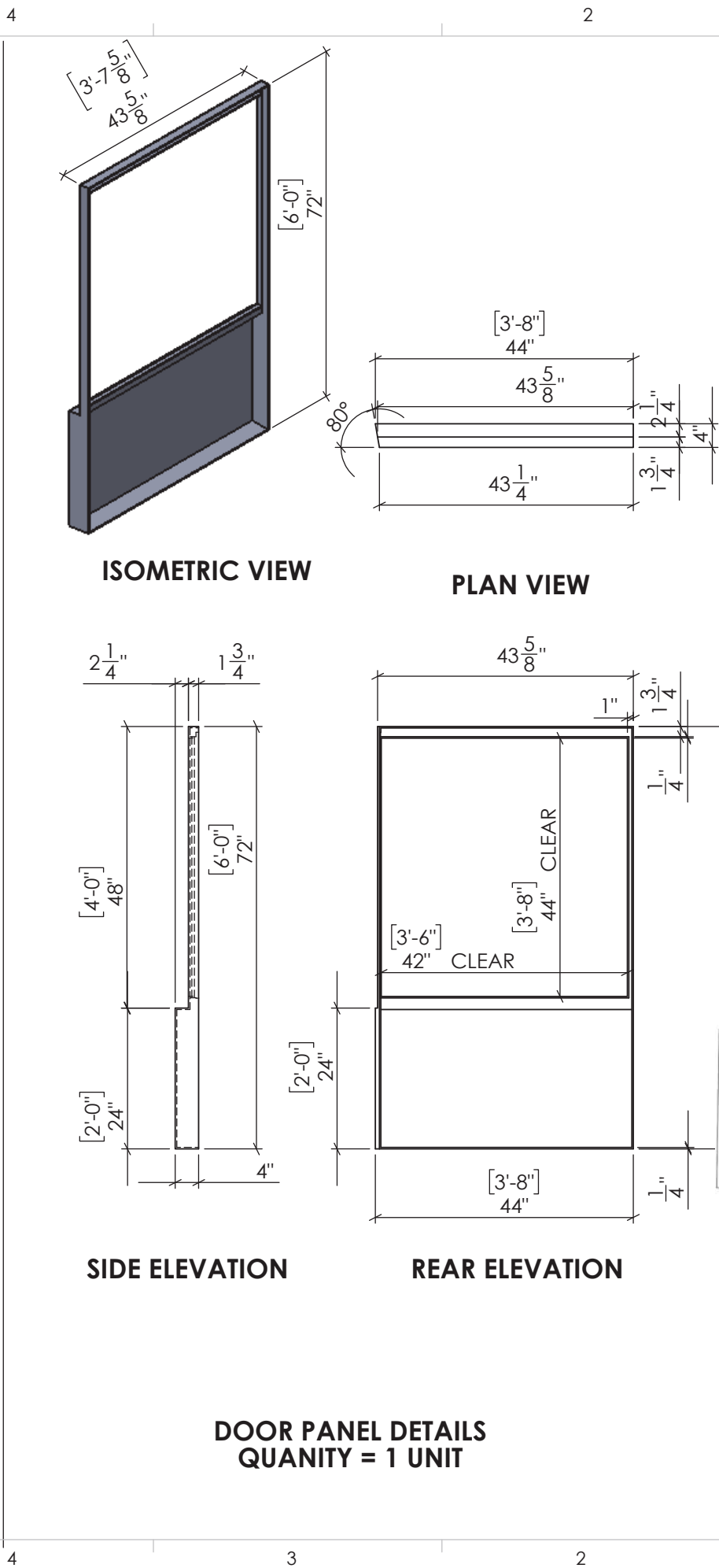
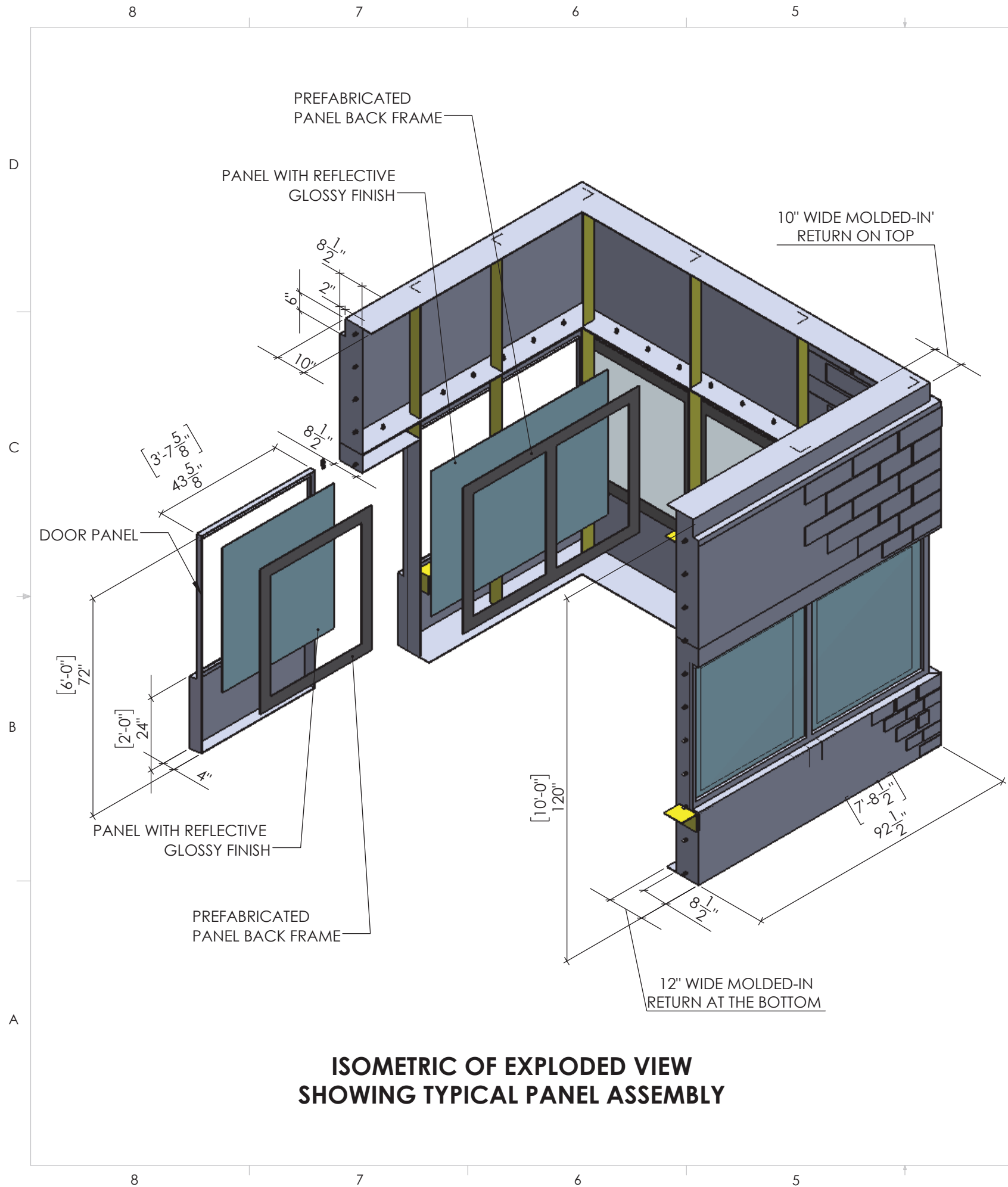
Scale: 1:50 Sheet # 6 OF 7

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Carrier / Site #
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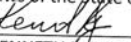
Finish: **2-D BRICK**

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- SHEET DESCRIPTION -

Scale: **1:50** Sheet # **7 OF 7**

Drawn By: **MTC** Drawn Date: **06/22/16**

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GENERAL STRUCTURAL NOTES

1. BUILDING CODES USED FOR DESIGN:

- a. MINNESOTA BUILDING CODE, 2015 EDITION. (IBC 2012)

2. DESIGN CRITERIA:

a. WIND LOAD CRITERIA:

BASIC WIND SPEED	(ULTIMATE)	V = 115 MPH (ULT.)
WIND LOAD IMPORTANCE FACTOR I	= 1.0	
WIND LOAD EXPOSURE	C	
WIND TOPOGRAPHIC FACTOR	Kzt = 1.0	
INTERNAL PRESSURE COEFFICIENT	GCpi = 0.18 (ENCLOSED)	

b. SNOW LOAD CRITERIA:

GROUND SNOW LOAD	Pg = 50 PSF
SNOW IMPORTANCE FACTOR	Is = 1.0
SNOW EXPOSURE FACTOR	Ce = 1.0
SLOPED ROOF/FLAT ROOF FACTOR	Cs = 1.0
ROOF THERMAL FACTOR	Ct = 1.0
ROOF SNOW LOAD	Ps = Pg(0.7)(Is)(Ce)(Cs)(Ct) = 35 PSF

3. DESIGN STRESSES:

- a. NON-SHRINK GROUT fc = 10,000 PSI (@28 DAYS)
- b. STRUCTURAL STEEL
- i. WIDE FLANGE SHAPES Fy = 50 KSI ASTM A992
- ii. ALL OTHER SHAPES Fy = 36 KSI ASTM A36
- c. STRUCTURAL TUBING Fy = 46 KSI ASTM A500 GR. B
- d. STANDARD STEEL PIPE Fy = 35 KSI ASTM A53 GR. B
- e. PLATES Fy = 36 KSI ASTM A36
- f. BOLTS Fu = 120 KSI ASTM A325
- g. ANCHOR BOLTS Fy = 36 KSI ASTM F1554 UNO
- h. WELD ELECTRODE Fu = 70 KSI
- i. WELDED WIRE FABRIC ASTM A185

4. CONCRETE:

- a. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
- b. COMPLY WITH ACI 304 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
- c. COMPLY WITH ACI 305 FOR HOT WEATHER CONCRETING.
- d. COMPLY WITH ACI 306 FOR COLD WEATHER CONCRETING.
- e. UNLESS SPECIFIED OTHERWISE, CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28 DAY COMPRESSIVE STRENGTH (fc) BEFORE FORMS MAY BE REMOVED:
- I. WALLS, COLUMNS AND BEAM SIDES 40 PERCENT
- II. JOIST PANS AND BEAM BOTTOMS 70 PERCENT
- III. FLOOR SYSTEMS 80 PERCENT

5. STRUCTURAL STEEL:

- a. FABRICATION & ERECTION OF STRUCTURAL STEEL MEMBERS ARE TO BE IN ACCORDANCE WITH A.I.S.C. CODE OF STANDARD PRACTICE.
- b. ALL CONNECTIONS SHALL BE BOLTED OR WELDED. EACH CONNECTION SHALL BE ADEQUATE TO SUPPORT ONE HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE ON THE PLANS. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS.
- c. ALL WELDING SHALL BE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE STANDARDS OF THE AMERICAN WELDING SOCIETY, D1.1-STRUCTURAL WELDING CODE - STEEL. WELDING OF GALVANIZED PARTS IS NOT PERMITTED.
- d. ELECTRODES FOR ALL FIELD AND SHOP WELDING SHALL CONFORM TO MATCHING FILLER METAL REQUIREMENTS OF AWS D1.1.
- e. FIELD CONNECTIONS ARE TO BE BOLTED. USE ¾" DIAM. HIGH STRENGTH BOLTS AND NUTS (A325) UNLESS SHOWN OTHERWISE ON PLANS.
- f. STEEL COLUMN BASE PLATES SHALL BE SIZE SHOWN ON PLAN WITH (F1554 GRADE 36) ANCHOR BOLTS AND 1" NON-SHRINK GROUT FOR UNIFORM BEARING, UNLESS NOTED OTHERWISE ON THE PLANS.
- g. ALL INTERIOR STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF TNEMEC #99 PRIMER OR EQUAL. TOUCH UP ALL DISTURBED AREAS AFTER ERECTION.
- h. CUTS, HOLES (OPENINGS), ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN PERMISSION FROM THE ENGINEER.
- i. ALL EXTERIOR STRUCTURAL STEEL, MISCELLANEOUS METALS, BAR GRATING AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED IN CONFORMANCE WITH ASTM A153 AND ASTM A123.
- j. WELDING OF GALVANIZED MATERIALS IS NOT ALLOWED. REMOVE GALVANIZING BEFORE FIELD WELDING. WELDS SHALL BE SPRAYED WITH ZINC RICH PAINT.
- k. GROUT UNDER BEAM BEARING PLATES AND COLUMN BASE PLATES SHALL BE "NON-SHRINK" AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.
- l. EXISTING STEEL FRAMING TO BE WELDED TO, SHALL HAVE PAINT, RUST, OIL, AND OTHER CONTAMINANTS REMOVED TO BASE MATERIAL WITHIN 2" OF WELDED AREA.

6. DRILLED ANCHORS:

- a. ALL EXPANSION BOLTS SHALL BE HILTI "KWIK-BOLT TZ'S", SIMPSON "WEDGE-ALL" OR RAMSET/REDHEAD "TRUBOLT", UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- b. ADHESIVE ANCHORAGE FOR DRILLED REBAR DOWELS SHALL BE HILTI "HIT-HY 200 ADHESIVE" OR SIMPSON "EPOXY-TIE" OR SIMPSON "ACRYLIC-TIE", UNLESS NOTED OTHERWISE ON THE DRAWINGS.

7. CONSTRUCTION PROCEDURE:

- a. THE STRUCTURE SHALL BE ADEQUATELY BRACED AND SHORED DURING ERECTION AGAINST WIND AND ERECTION LOADS. STRUCTURAL MEMBERS ARE DESIGNED FOR "IN PLACE" LOADS.
- b. COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.
- c. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.
- d. ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME IN THE FIELD. OBSERVATION VISITS TO THE SITE BY ENGINEER'S FIELD REPRESENTATIVE SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- e. SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AS A PART OF THIS RESPONSIBILITY, RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER TO DESIGN AND SUPERVISE ANY SCAFFOLDING FOR WORKMEN, AND ALL SHORING OF FORMS AND ELEMENTS OF THE CONSTRUCTION.

8. MISCELLANEOUS:

- a. PLACEMENT OF ANCHOR BOLT, PIPE SLEEVES, PADS AND OPENINGS FOR EQUIPMENT SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE OTHER SUBCONTRACTORS.
- b. ALL CORE DRILLING SHALL BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO REINFORCING SHALL BE CUT. VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1".

9. COORDINATION WITH ARCHITECTURAL DRAWINGS:

- a. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION.

10. NEW WORK IN CONJUNCTION WITH EXISTING CONSTRUCTION:

- a. THE CONTRACTOR SHALL VERIFY, BY FIELD CHECK, ALL SIZES, DIMENSIONS, ELEVATIONS, LOCATIONS, ETC. OF ELEMENTS OF THE EXISTING CONSTRUCTION WHICH ARE RELATIVE TO THE NEW CONSTRUCTION.
- b. ALL DIMENSIONS INVOLVING NEW WORK TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION SHALL BE FIELD CHECKED BY THE CONTRACTOR AND FURNISHED TO THE SUBCONTRACTOR PRIOR TO FABRICATION OF ANY WORK. THE VERIFIED DIMENSIONS SHALL APPEAR AND BE NOTED AS SUCH ON THE FIRST SHOP DRAWING SUBMITTED.
- c. THE ENGINEER HAS MADE ASSUMPTIONS CONCERNING THE SOUNDNESS OF THE EXISTING BUILDINGS AND THESE ASSUMPTIONS ARE THAT THIS BUILDING WAS DESIGNED AND CONSTRUCTED IN CONFORMITY WITH GOOD DESIGN AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL TAKE EXTRAORDINARY PRECAUTIONS CONCERNING PRESERVATION OF THE BUILDING DURING DEMOLITION AND NEW CONSTRUCTION WORK. FURTHER, HE SHALL AGREE TO ASSUME ALL RESPONSIBILITY FOR THE PRESERVATION OF THIS PROPERTY.
- d. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- e. ALL HOLES THROUGH EXISTING CONCRETE OR MASONRY CONSTRUCTION SHALL BE CORE DRILLED OR SAW CUT. NEW OPENINGS MUST BE MADE WITH ENGINEER'S APPROVAL.
- f. CUTTING OF EXISTING STRUCTURAL STEEL IS PROHIBITED WITHOUT APPROVAL FROM THE ENGINEER.

11. SHOP DRAWINGS:

- a. SHOP DRAWINGS, UNLESS OTHERWISE NOTED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
- b. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF THE PROJECT, AND INCLUDE COMPLETE DETAILS, SCHEDULES, PROCEDURES AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS.
- c. FABRICATORS SHALL DRAW THEIR OWN ERECTION PLANS. COPYING THE STRUCTURAL PLANS AND USING THEM AS ERECTION DRAWINGS IS NOT ACCEPTABLE.
- d. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE DRAWINGS AS EVIDENCE THAT HE HAS REVIEWED THEM.
- e. SHOP DRAWINGS SHALL BE FURNISHED FOR ALL STRUCTURAL COMPONENTS.
- f. TURN AROUND TIME FOR SHOP DRAWINGS SHALL BE TWO WEEKS FROM DATE RECEIVED IN THE ENGINEER'S OFFICE.

12. SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IBC CHAPTER 17. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, SHALL BE THOROUGHLY KNOWLEDGEABLE OF IBC SPECIAL INSPECTION REQUIREMENTS AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL (IBC 1704). THE CONTRACTOR SHALL CONTACT THE SPECIAL INSPECTOR DURING APPROPRIATE PHASES OF CONSTRUCTION SO THAT INSPECTIONS CAN BE MADE IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT WRITTEN INSPECTION REPORTS TO THE ENGINEER OF RECORD'S OFFICE, WITHIN 3 WORKING DAYS OF EACH INSPECTION. ANY PROBLEMS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION:

- a. STEEL
- i. SPECIAL INSPECTIONS MAY NOT BE REQUIRED FOR WORK DONE IN AN APPROVED FABRICATING SHOP. THE STEEL FABRICATOR MUST BE REGISTERED AND APPROVED BY THE BUILDING OFFICIAL TO PERFORM THE WORK WITHOUT SPECIAL INSPECTIONS. SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360 (IBC 1705.2.1).
- ii. HIGH STRENGTH BOLTING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR SLIP-CRITICAL CONNECTIONS. PERIODIC INSPECTIONS ARE REQUIRED FOR BEARING-TYPE CONNECTIONS.
- iii. FIELD WELDING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR COMPLETE AND PARTIAL PENETRATION GROOVE WELDS, MULTI-PASS FILLET WELDS AND SINGLE-PASS FILLET WELDS GREATER THAN 5/16". PERIODIC INSPECTIONS ARE REQUIRED FOR FLOOR AND ROOF DECK WELDS AND SINGLE-PASS FILLET WELDS SMALLER THAN OR EQUAL TO 5/16". CORRECT WELD FILLER MATERIAL SHALL BE VERIFIED IN ALL CASES.
- iv. STEEL ERECTION: PERIODIC INSPECTIONS SHALL BE MADE TO VERIFY COMPLIANCE WITH THE DESIGN DRAWINGS.
- v. MATERIALS: THE STEEL MANUFACTURERS CERTIFIED MILL TEST REPORTS SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR OR TO THE ENGINEER OF RECORD.
- b. EXPANSION ANCHORS/SLEEVE ANCHORS:
- i. CONTINUOUS SPECIAL INSPECTIONS SHALL BE PROVIDED DURING INSTALLATION OF ALL EXPANSION ANCHORS AND SLEEVE ANCHORS TO ENSURE PROPER INSTALLATION PROCEDURES, EMBEDMENT DEPTHS, ETC.



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

Signature:
Name: BRYANT LOEHR
Date: 07/26/16 Reg. No.: 49036

DESIGN

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

VERIZON WIRELESS

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

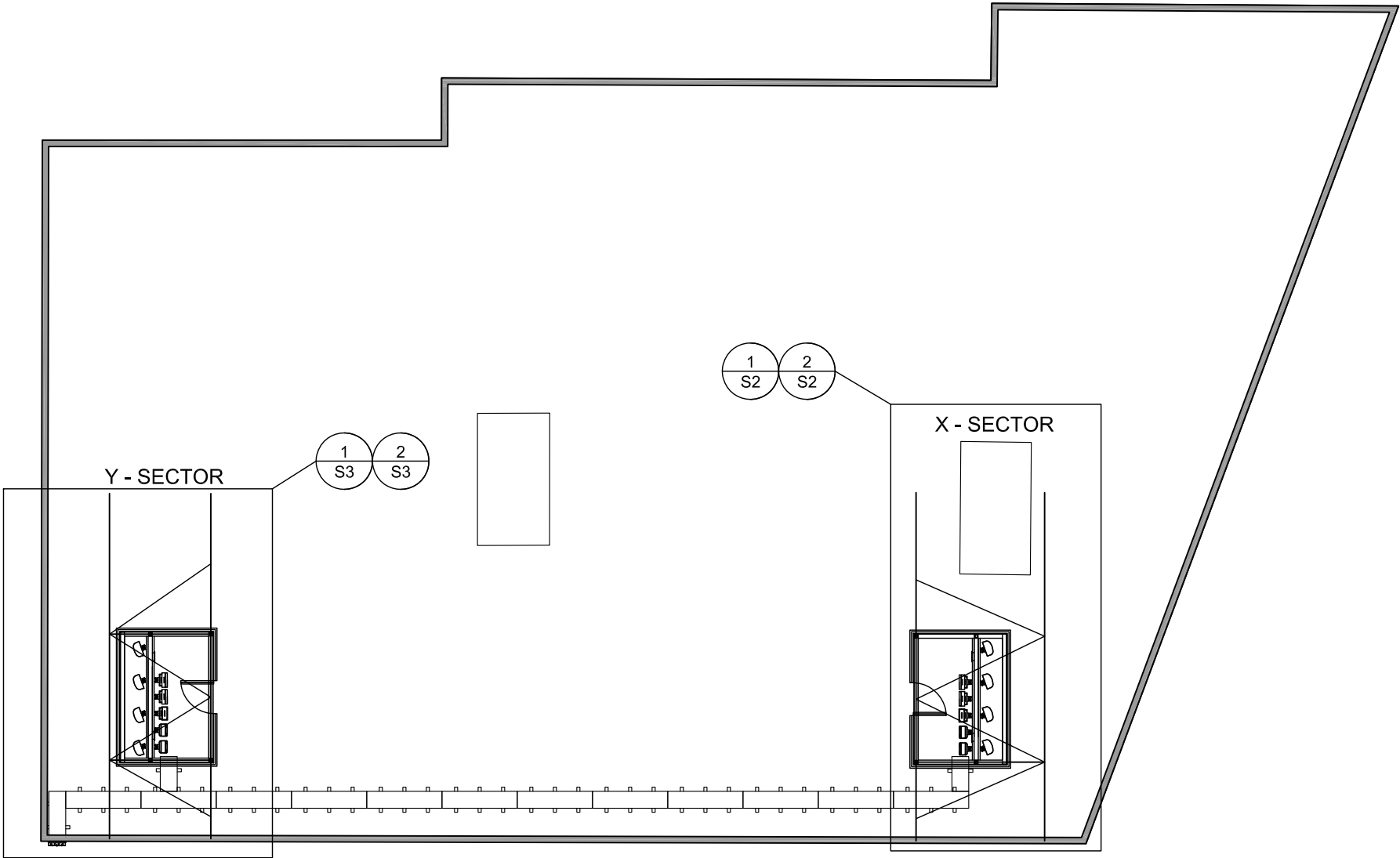
PROJECT
20151187518
LOCATION CODE: 380007

MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
GENERAL STRUCTURAL NOTES

STRUCTURAL #161069	
DRAWN BY:	CL
DATE:	06-30-16
CHECKED BY:	BL
REV. A	06-30-16
REV. B	7-26-16



1
S1

ROOF PLAN
1/16"=1'-0"



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ENGINEERING LLC

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Minneapolis, MN 55401
(612) 844-1234

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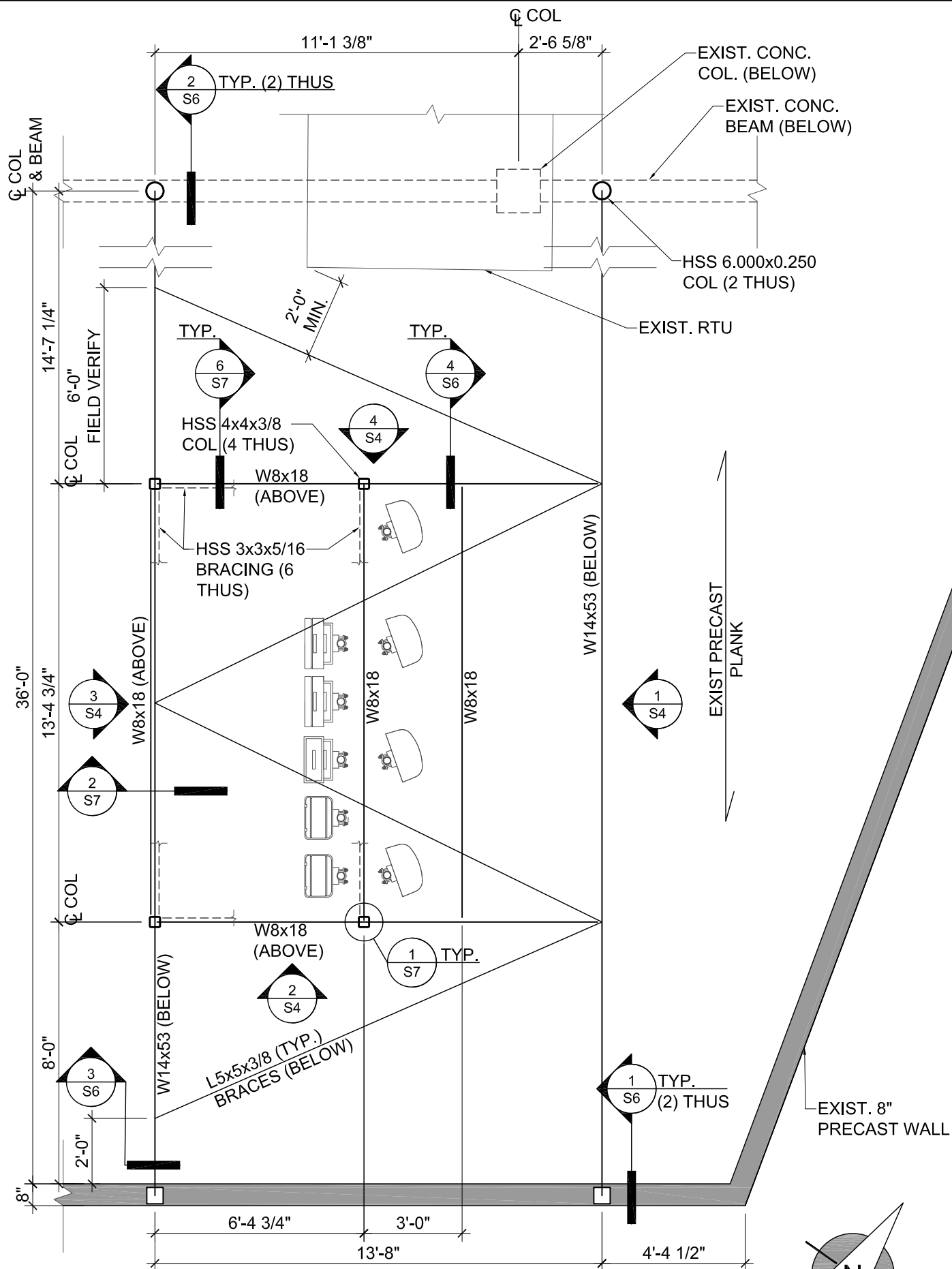
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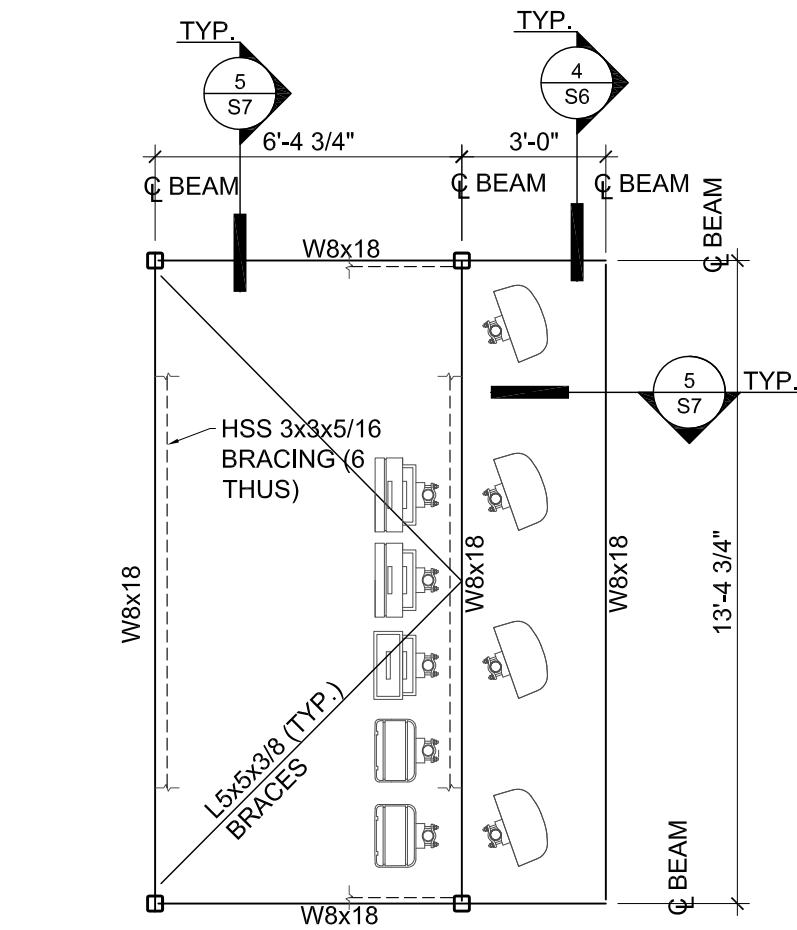
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REV. B 7-26-16

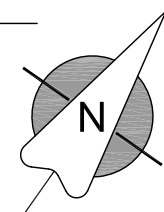
S1



1
S2 X-SECTOR LOWER FRAMING PLAN
1/4"=1'-0"



2
S2 X-SECTOR UPPER FRAMING PLAN
1/4"=1'-0"



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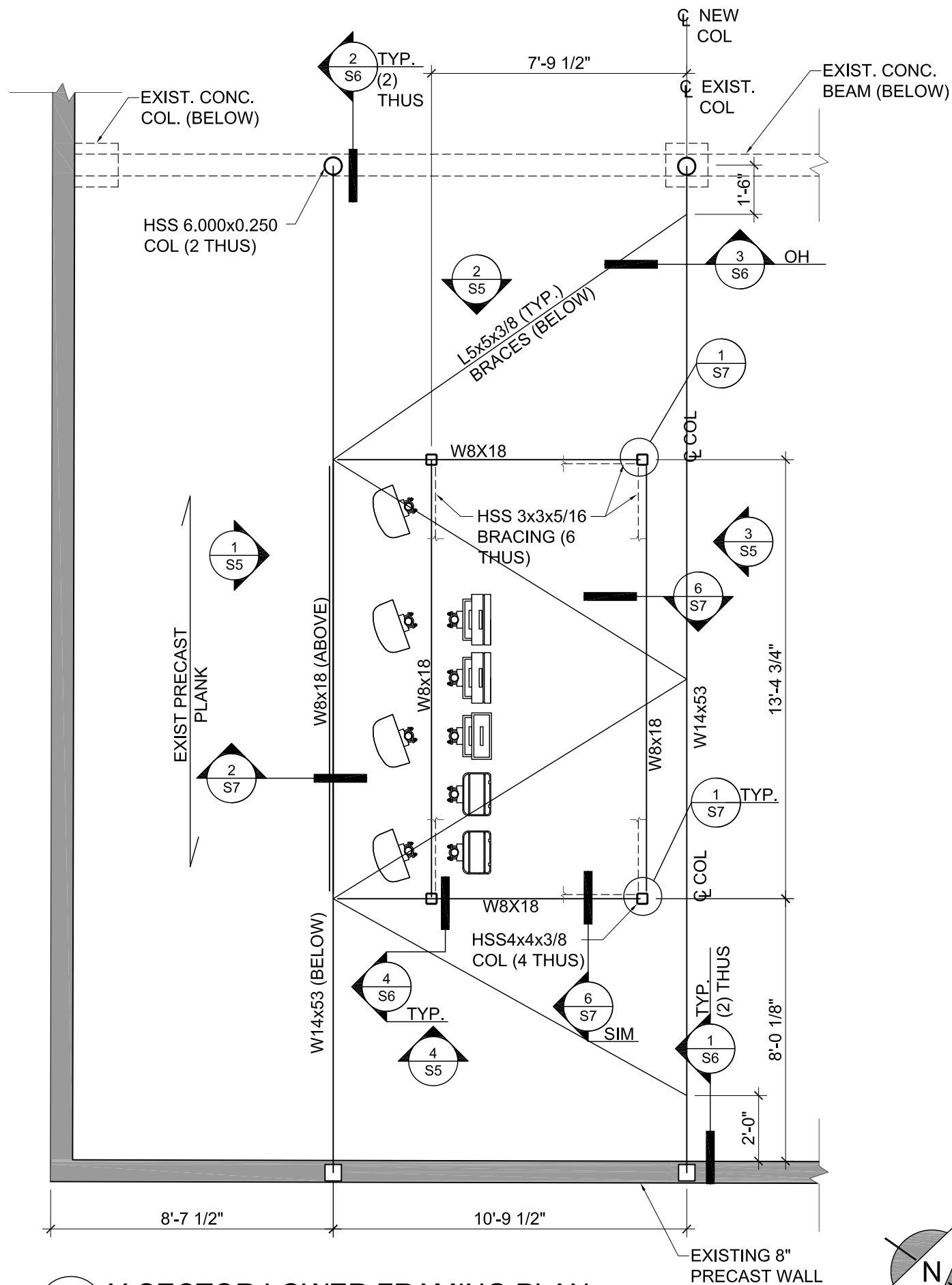
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LOCATION CODE: 380007

MINC
STRAWBERRY

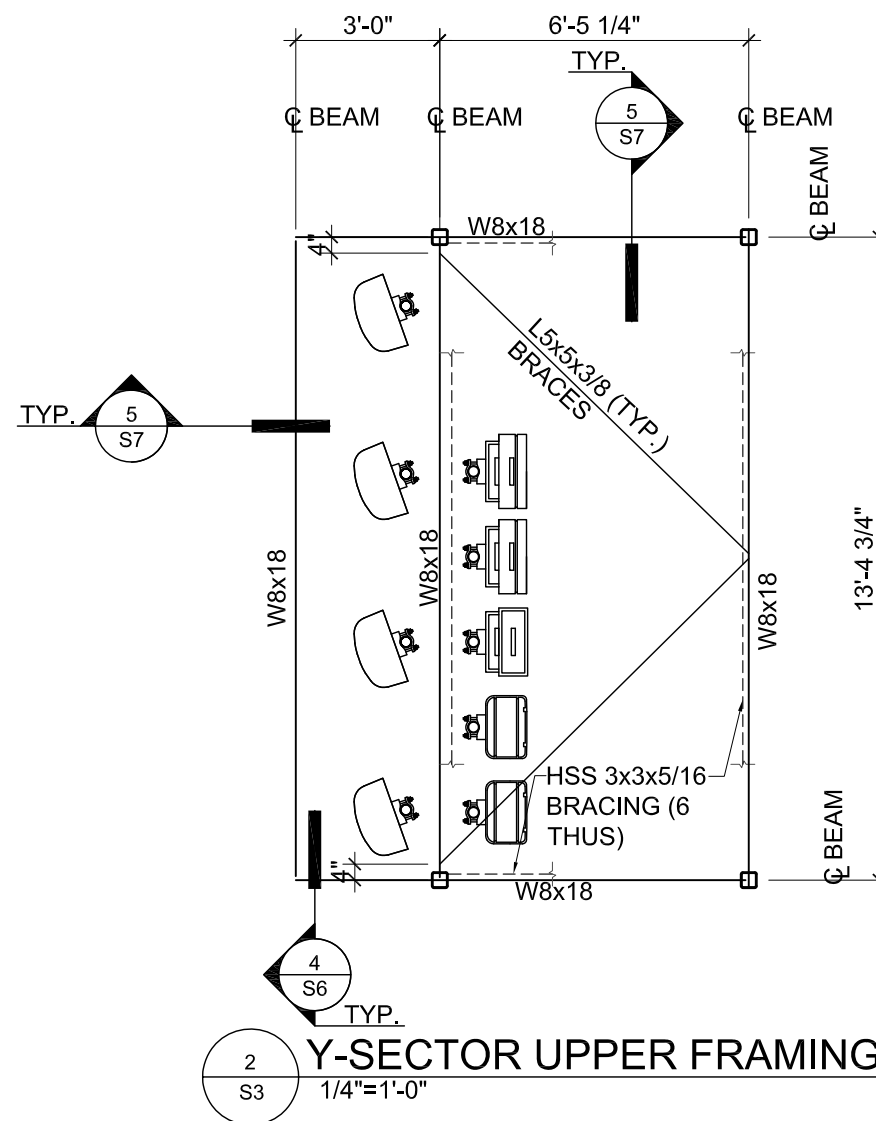
1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
X-SECTOR FRAMING PLANS

STRUCTURAL #161069	
DRAWN BY:	CL
DATE:	06-30-16
CHECKED BY:	BL
REV. A	06-30-16
REV. B	7-26-16



1
S3
Y-SECTOR LOWER FRAMING PLAN
1/4"=1'-0"



2
S3
Y-SECTOR UPPER FRAMING PLAN
1/4"=1'-0"

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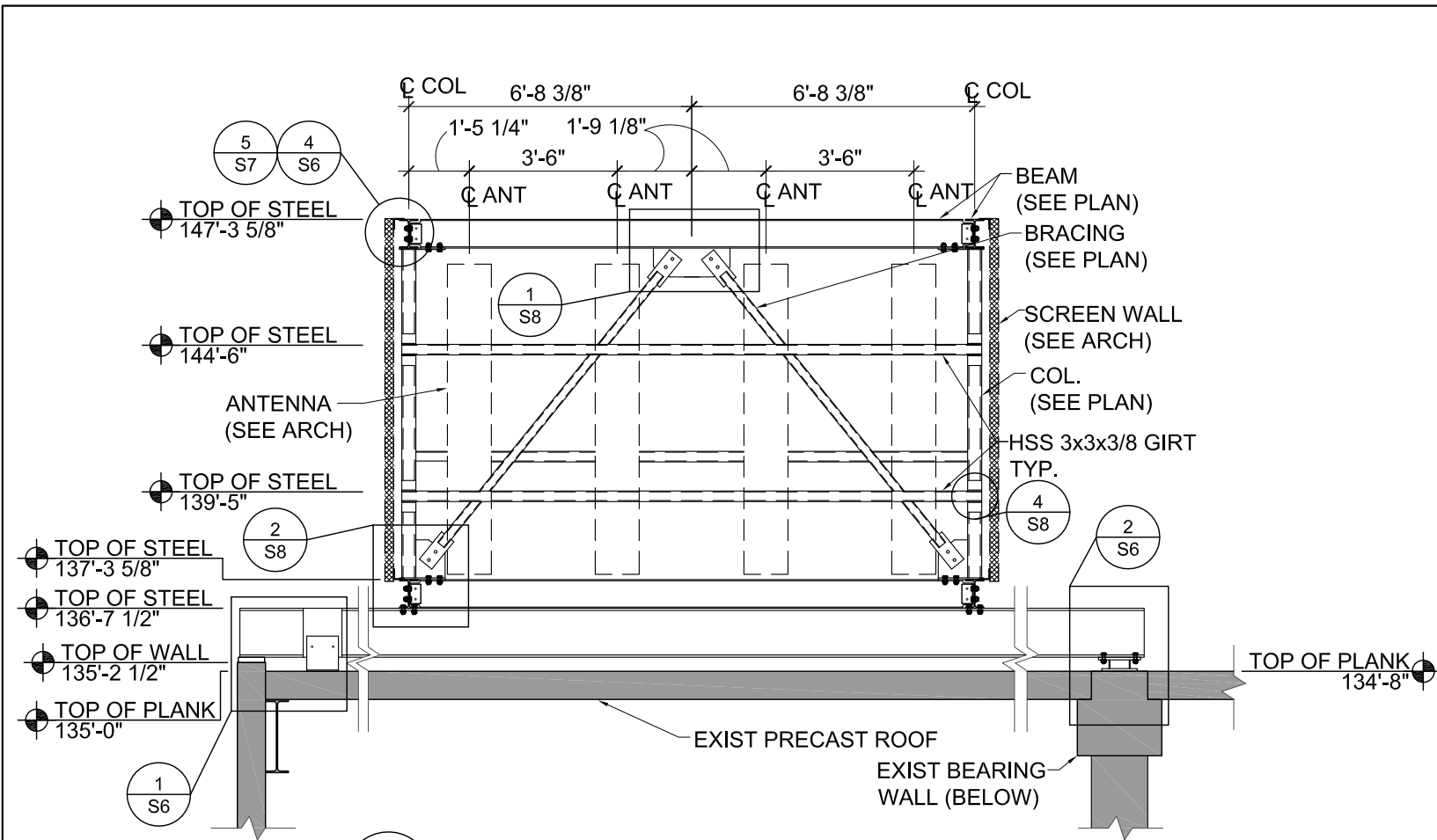
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LOCATION CODE: 380007

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STRAWBERRY

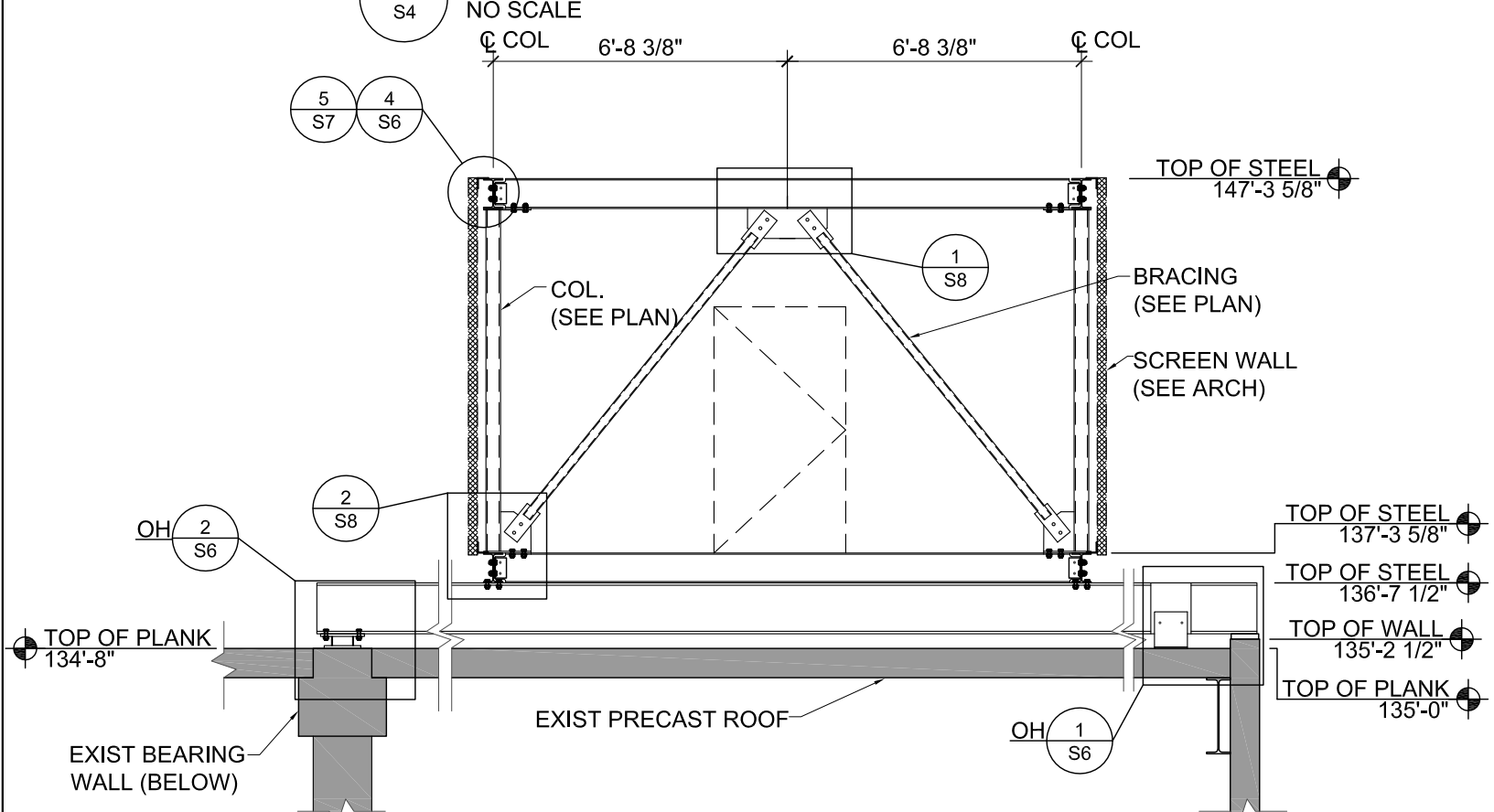
1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
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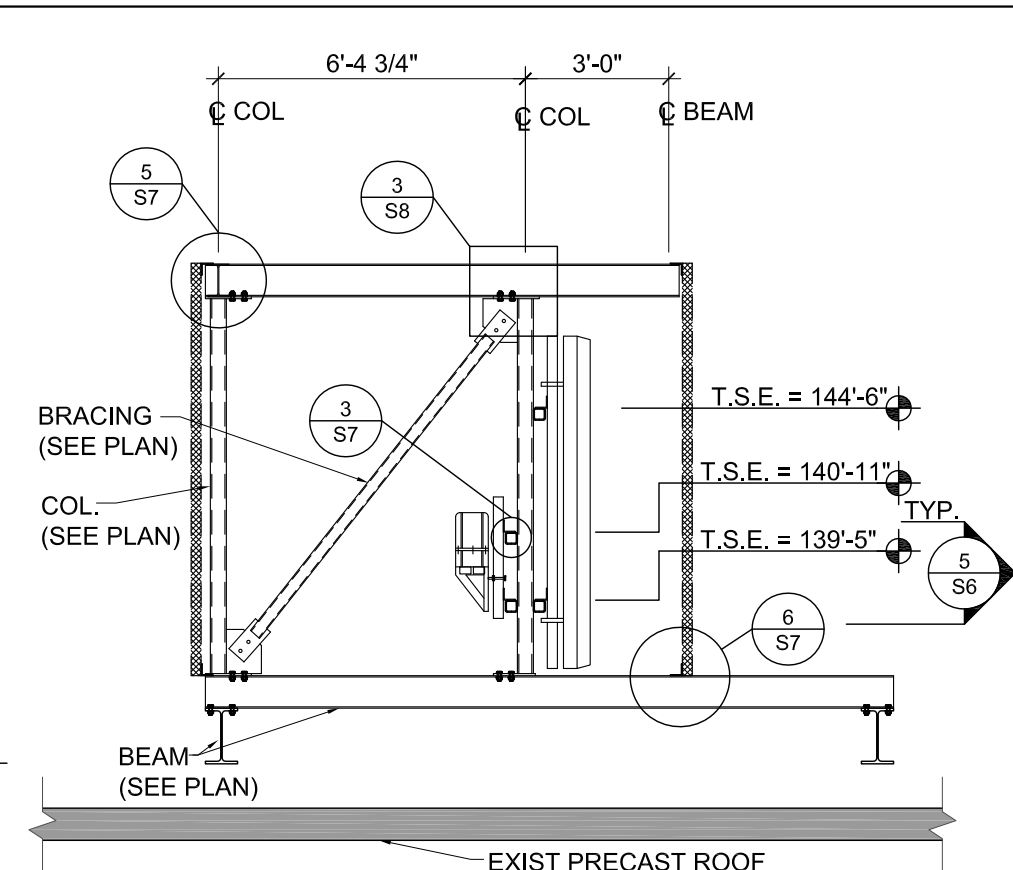
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REV. B	7-26-16



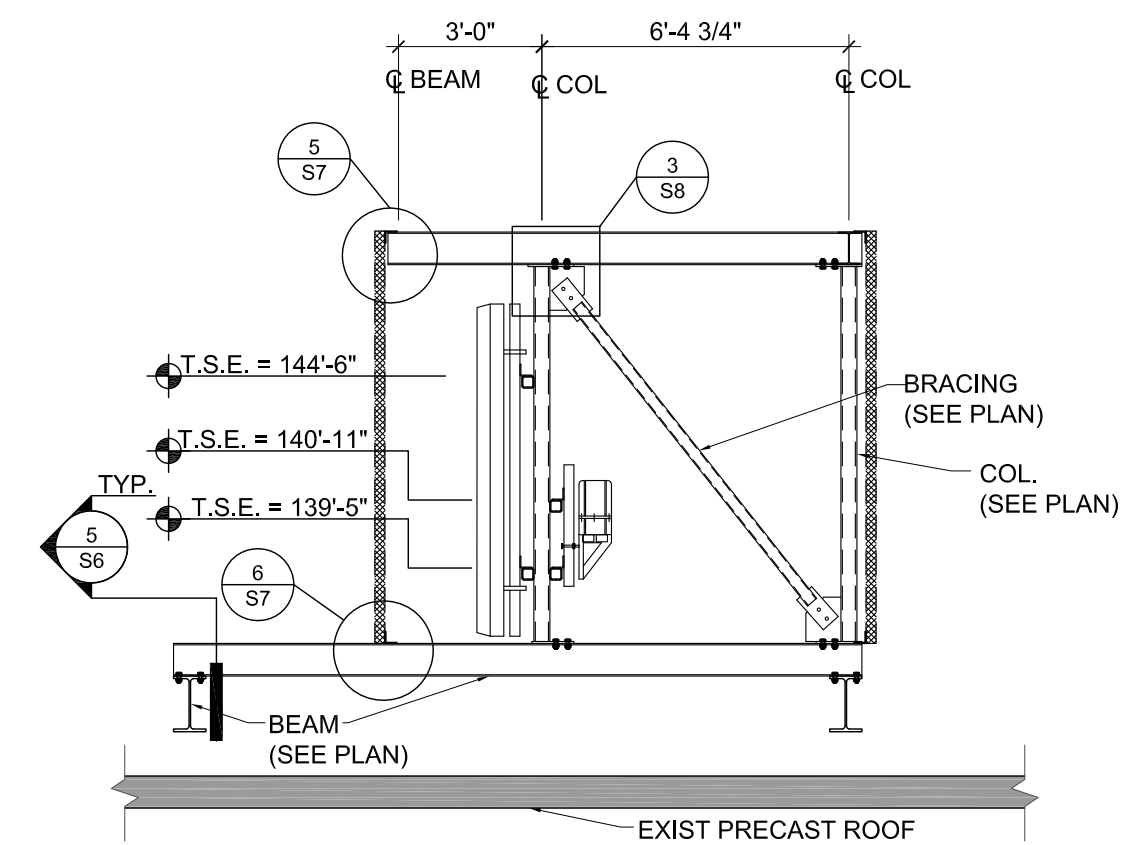
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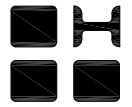
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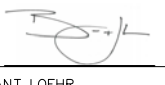
4 X-SECTOR NORTH ELEVATION
NO SCALE



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DESIGN 1

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VERIZON WIRELESS

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PROJECT
20151187518
LOCATION CODE: 380007

MINC STRAWBERRY

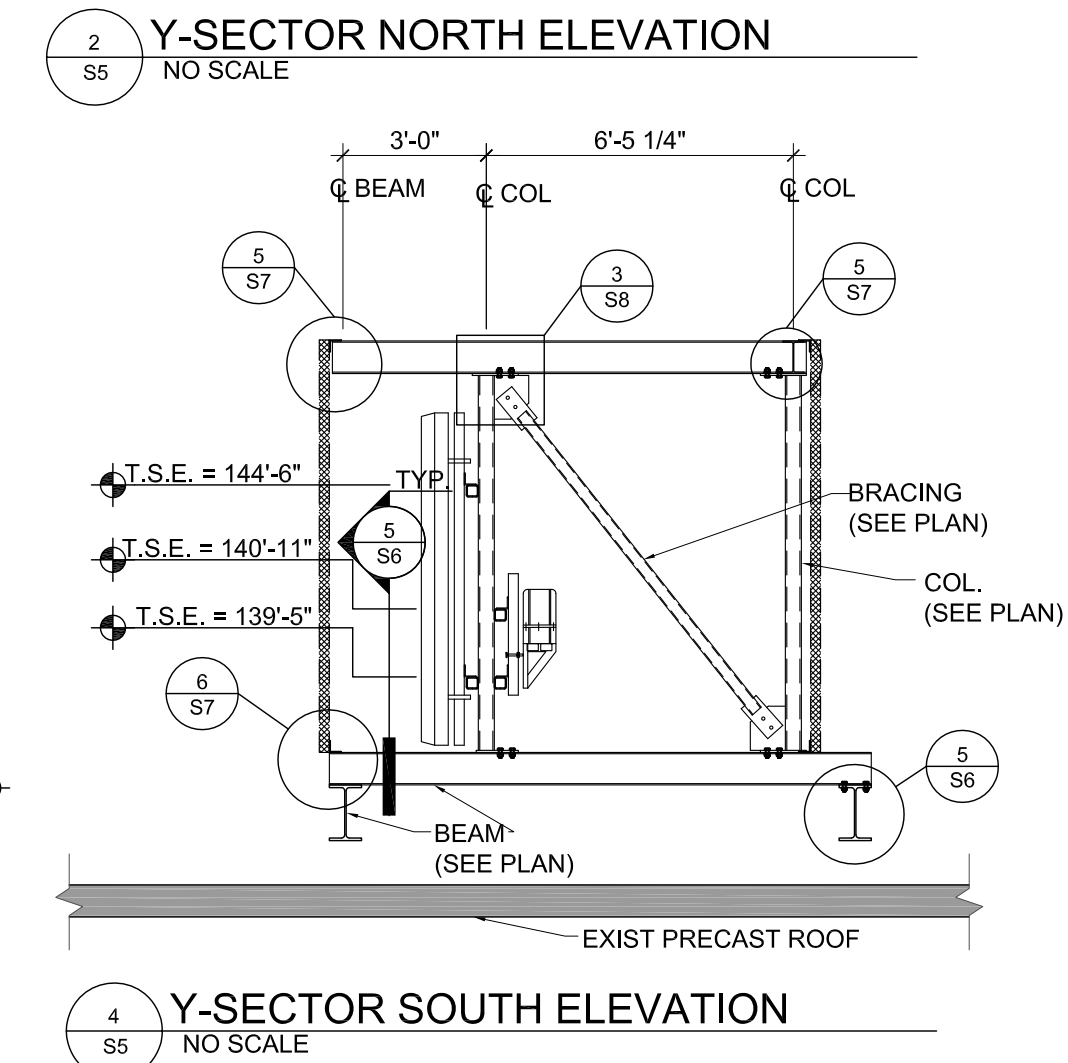
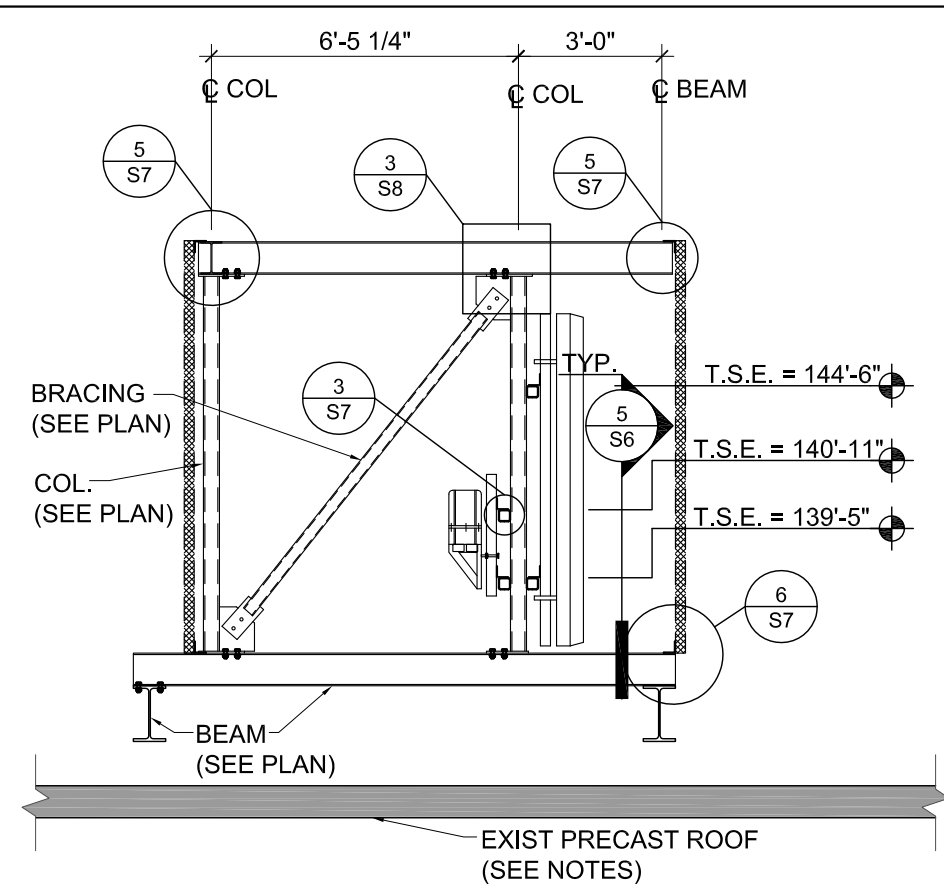
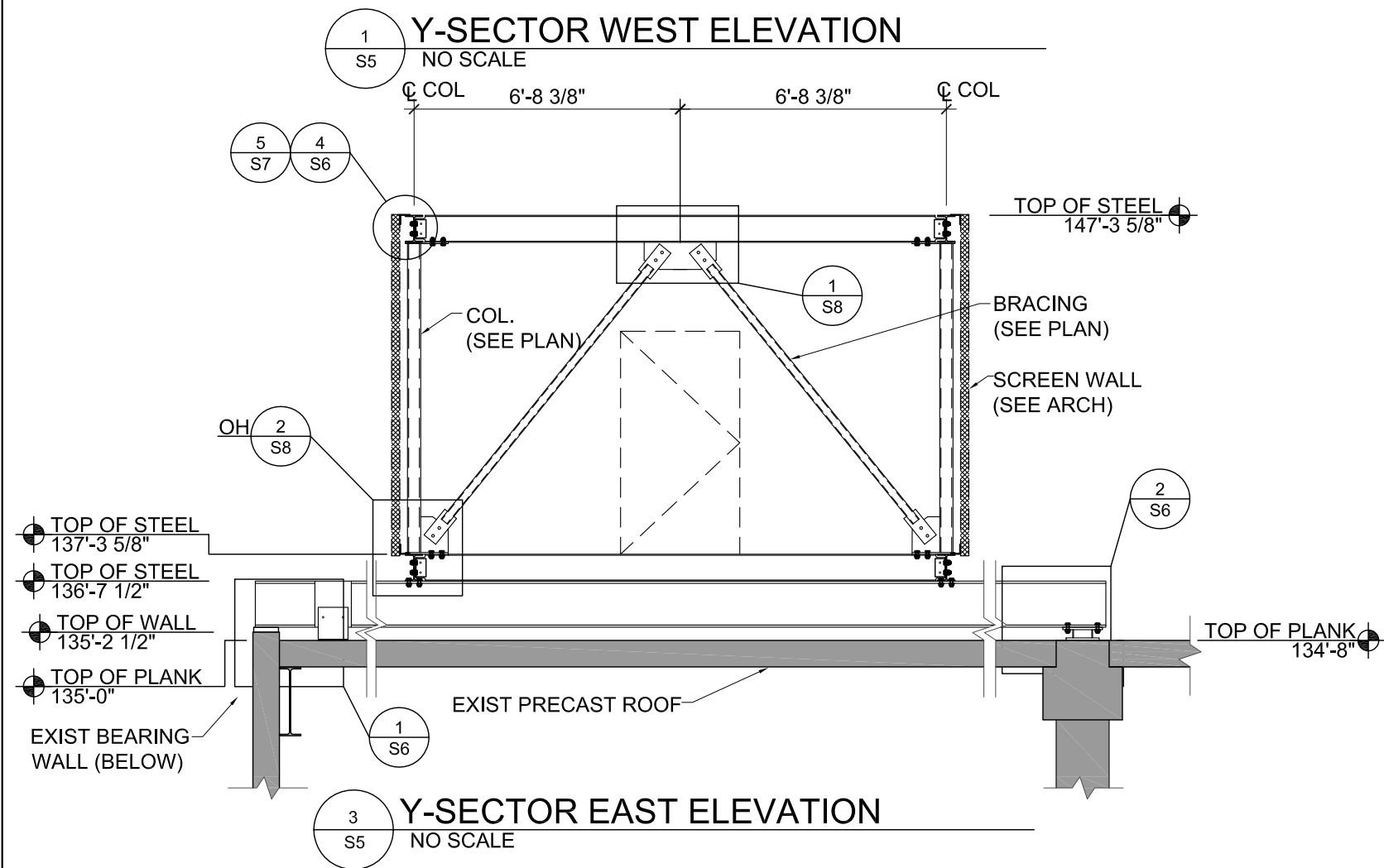
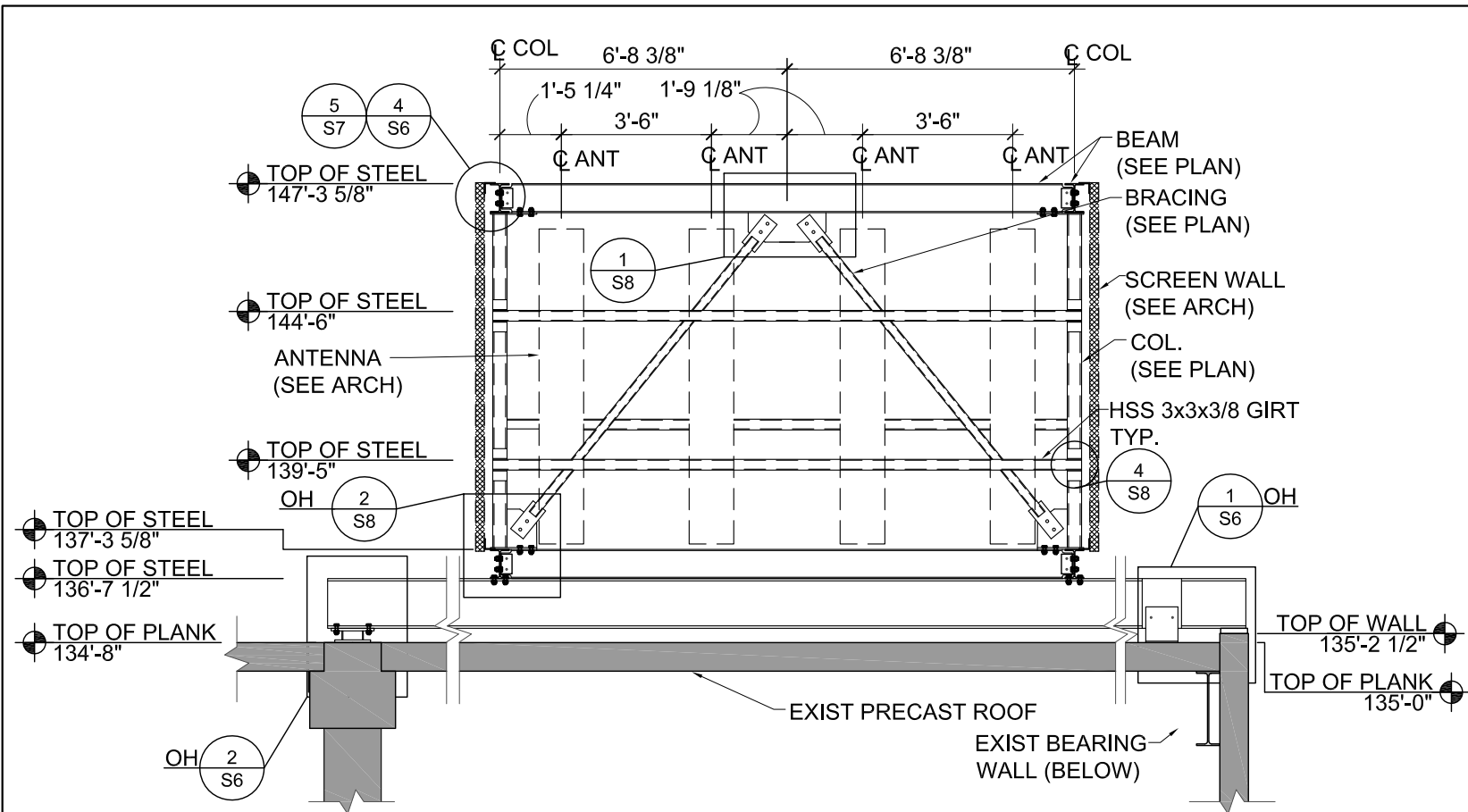
1000 SUPERIOR BLVD
WAYZATA, MN 55391

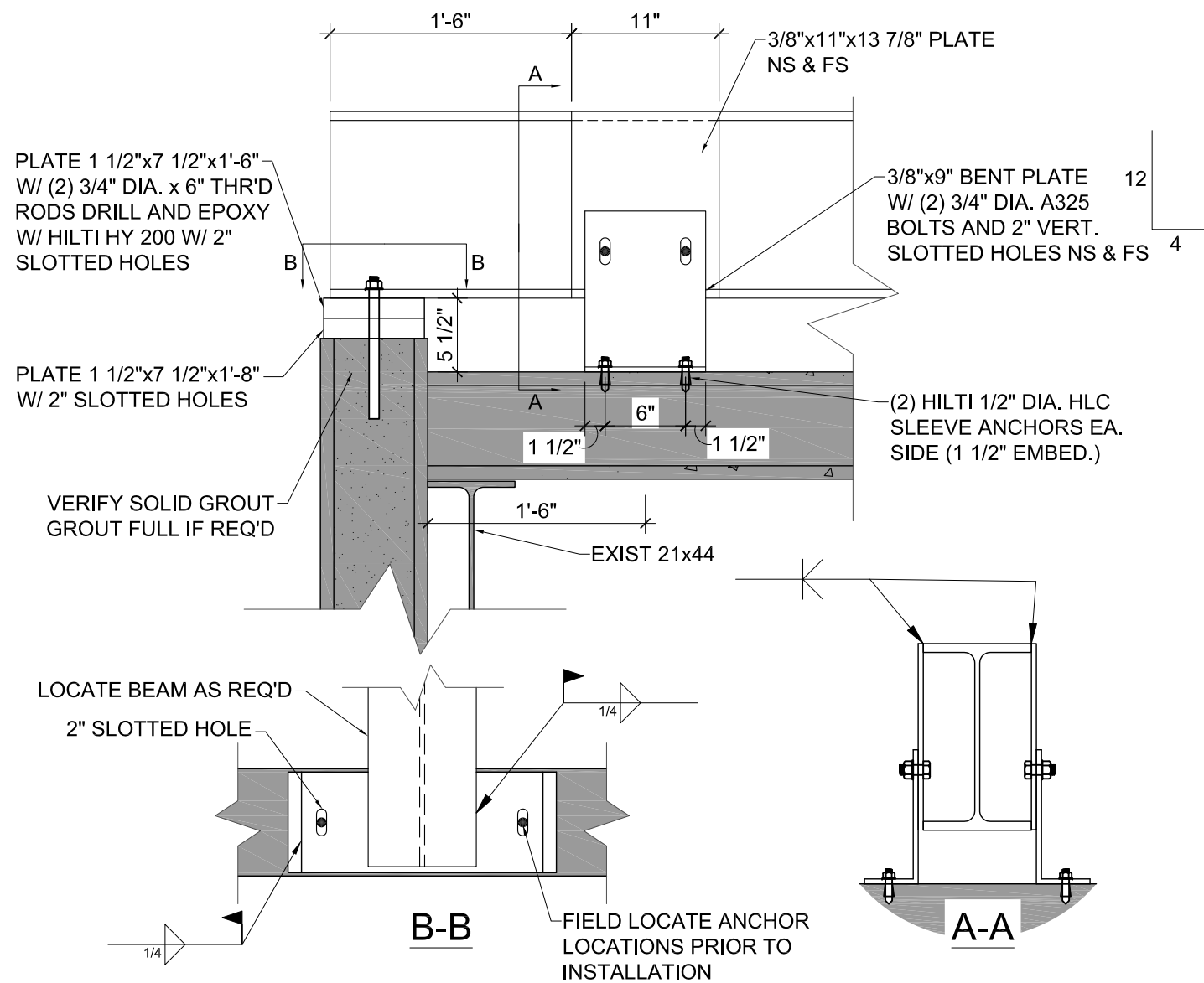
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X-SECTOR ELEVATIONS

STRUCTURAL #161069

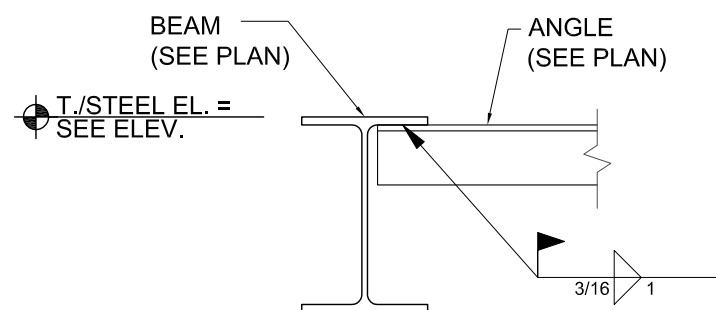
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REV. A	06-30-16
REV. B	7-26-16

S4

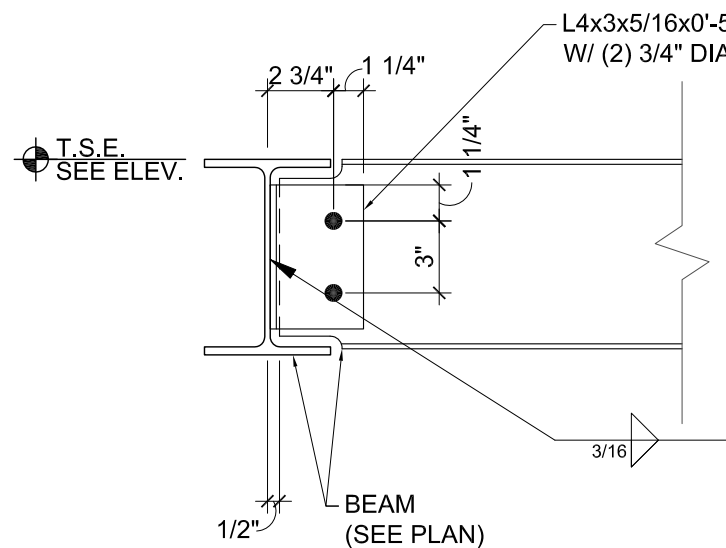




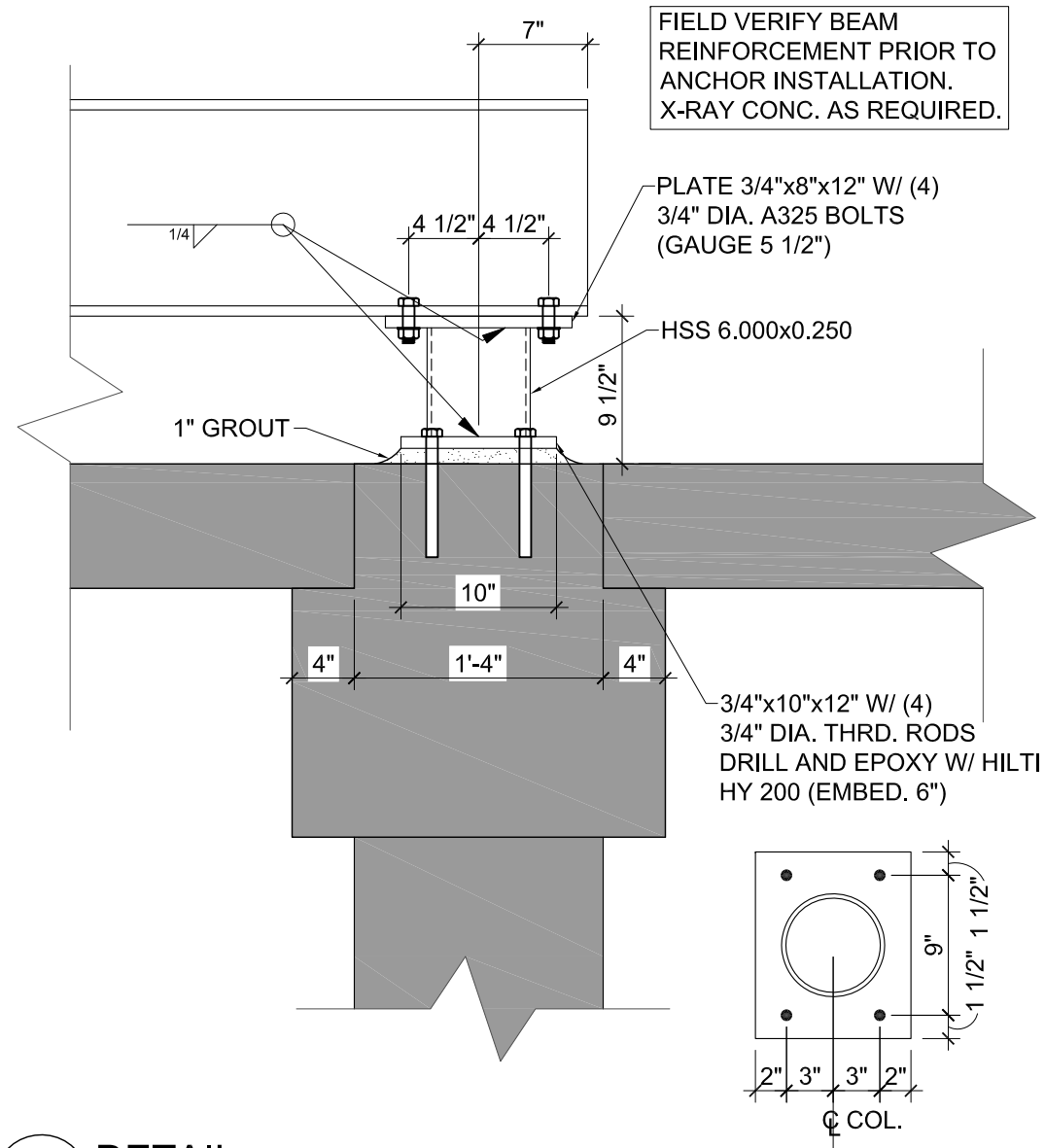
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S6
DETAIL
NO SCALE



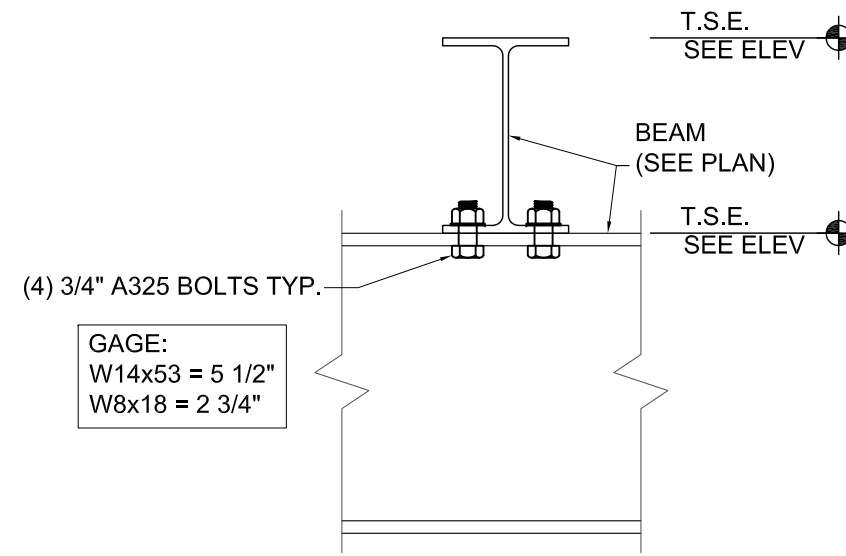
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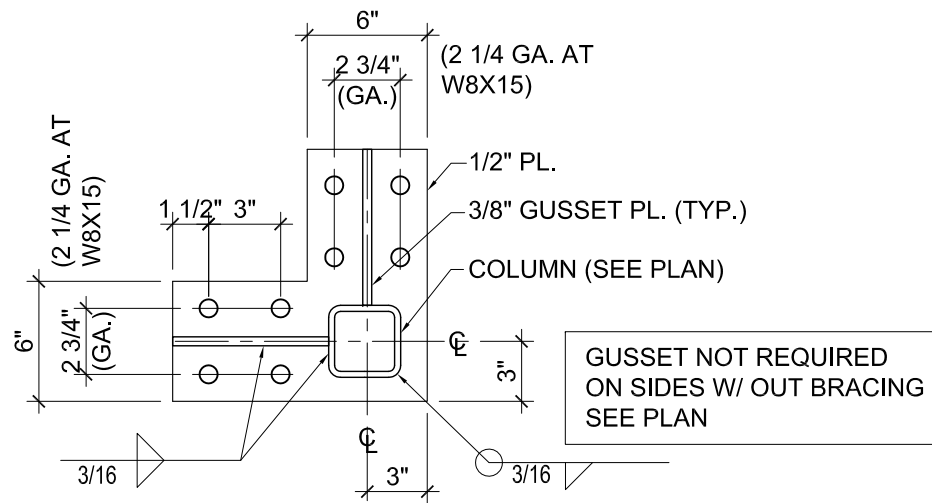
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S6
DETAIL
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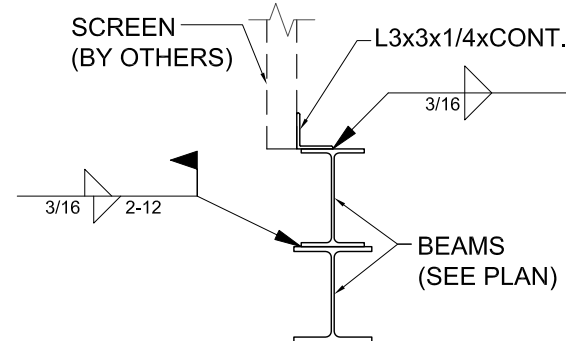


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DETAIL
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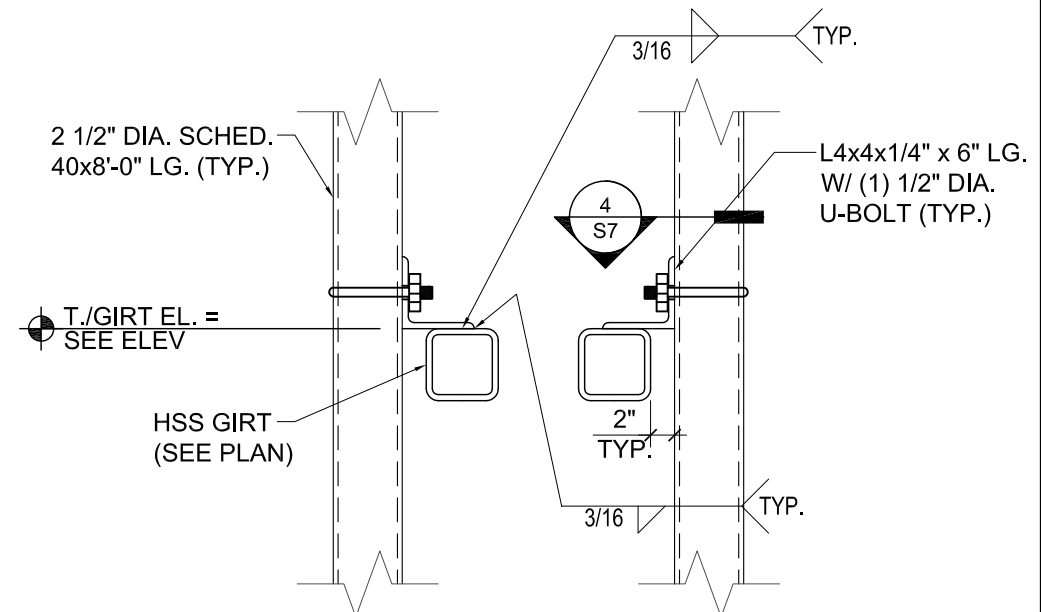
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S7

DETAIL
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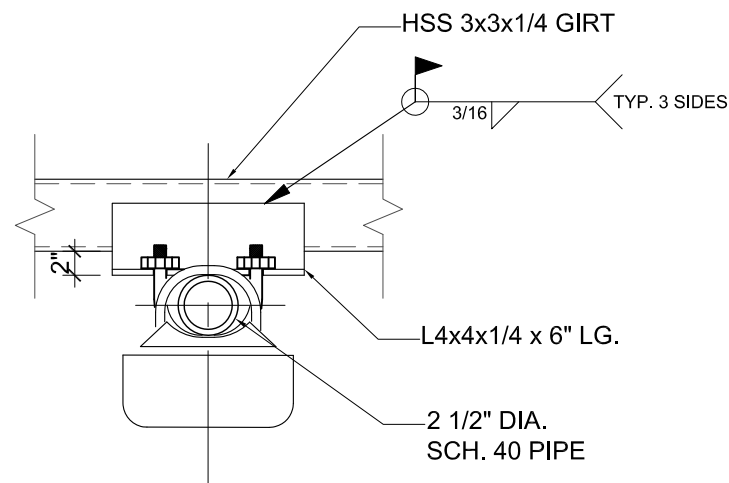
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S7

DETAIL
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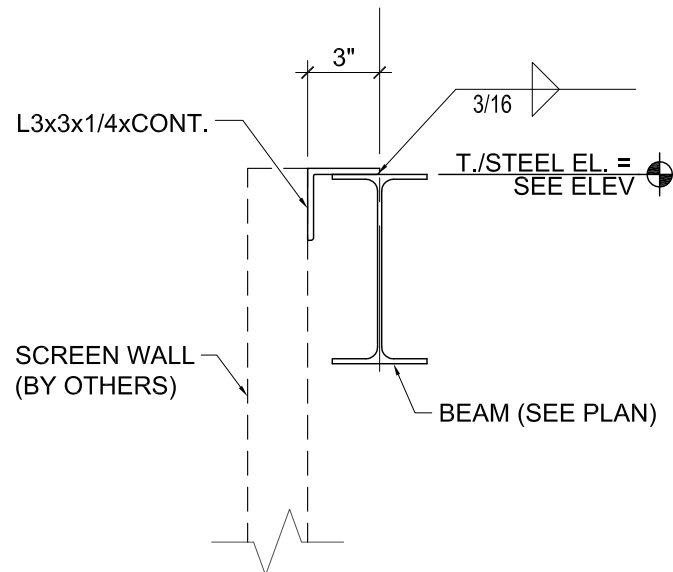
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DETAIL
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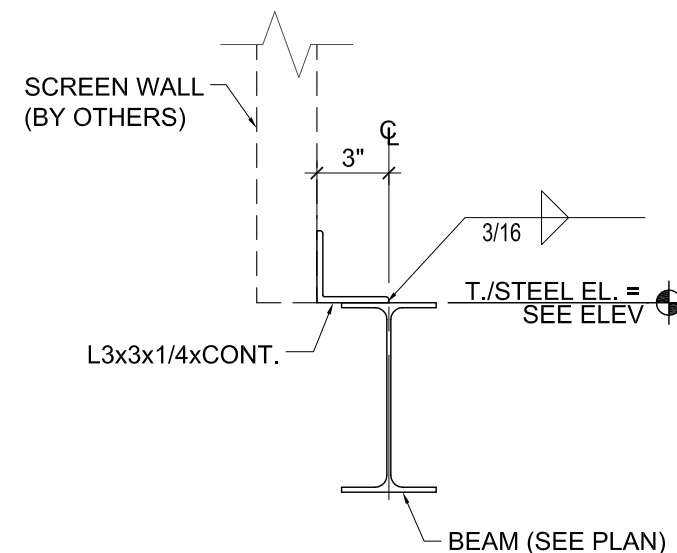
4
S7

DETAIL
NO SCALE



5
S7

DETAIL
NO SCALE



6
S7

DETAIL
NO SCALE



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1

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VERIZON
WIRELESS

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

PROJECT
20151187518
LOCATION CODE: 380007

MINC
STRAWBERRY

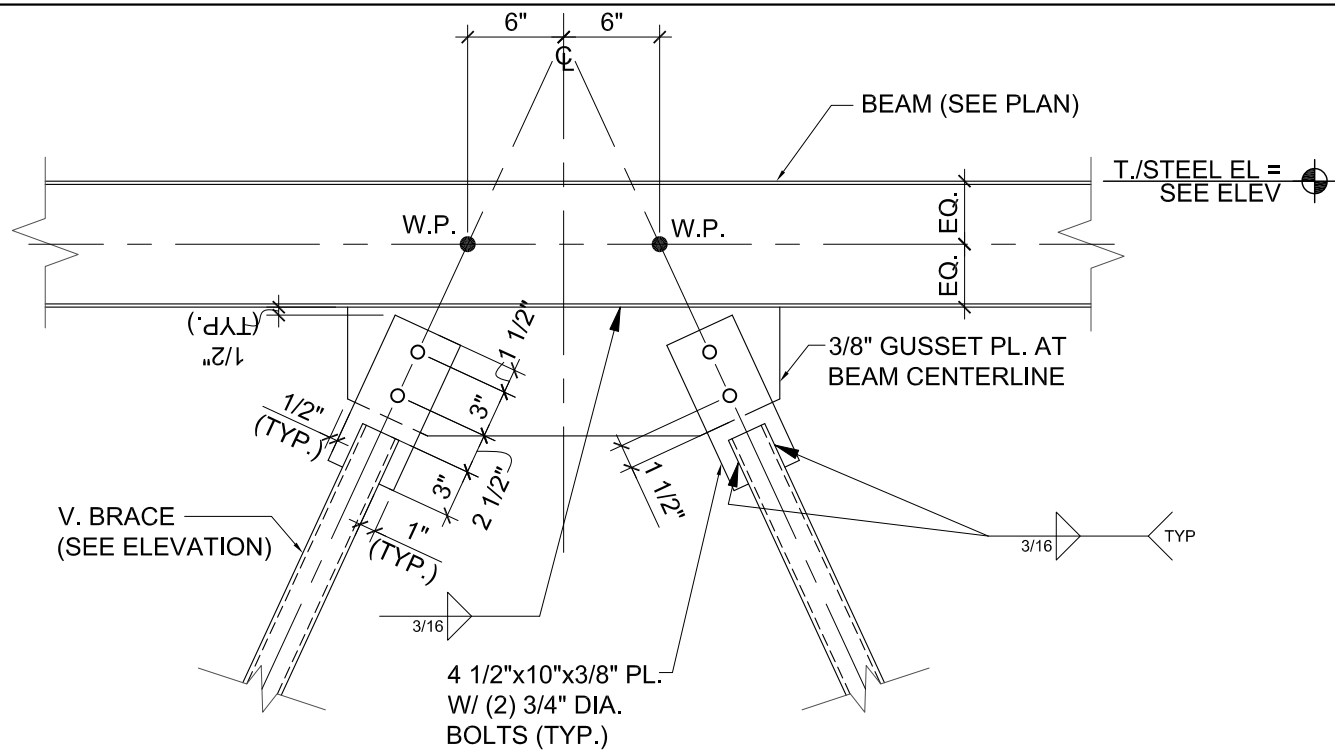
1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
DETAILS

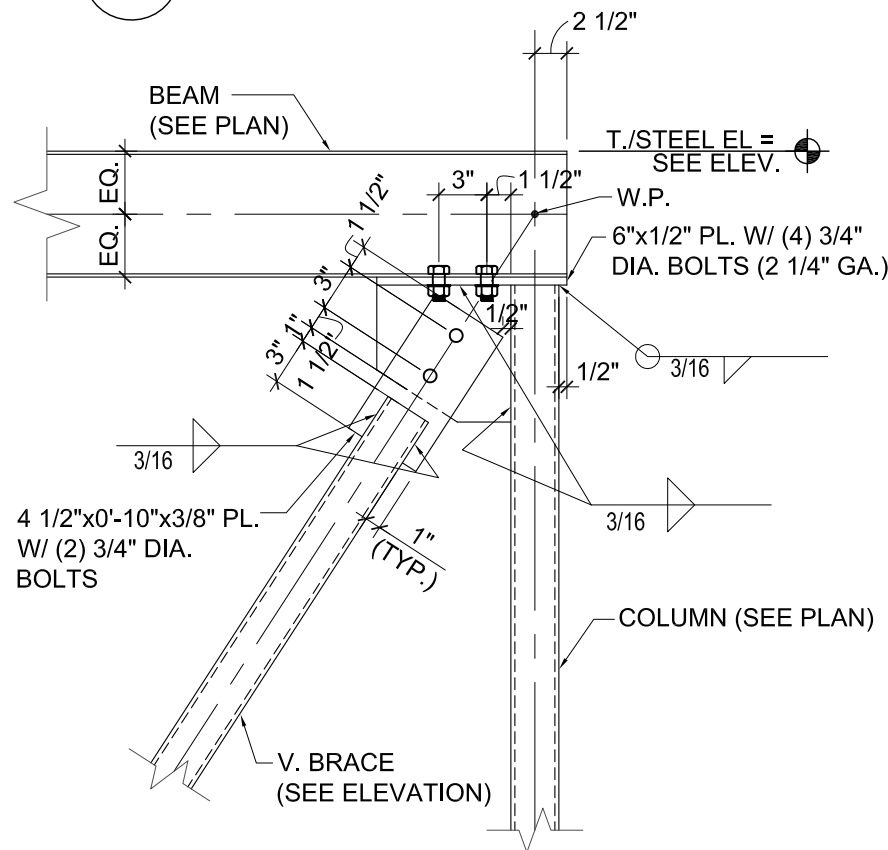
STRUCTURAL #161069

DRAWN BY:	CL
DATE:	06-30-16
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REV. A	06-30-16
REV. B	7-26-16

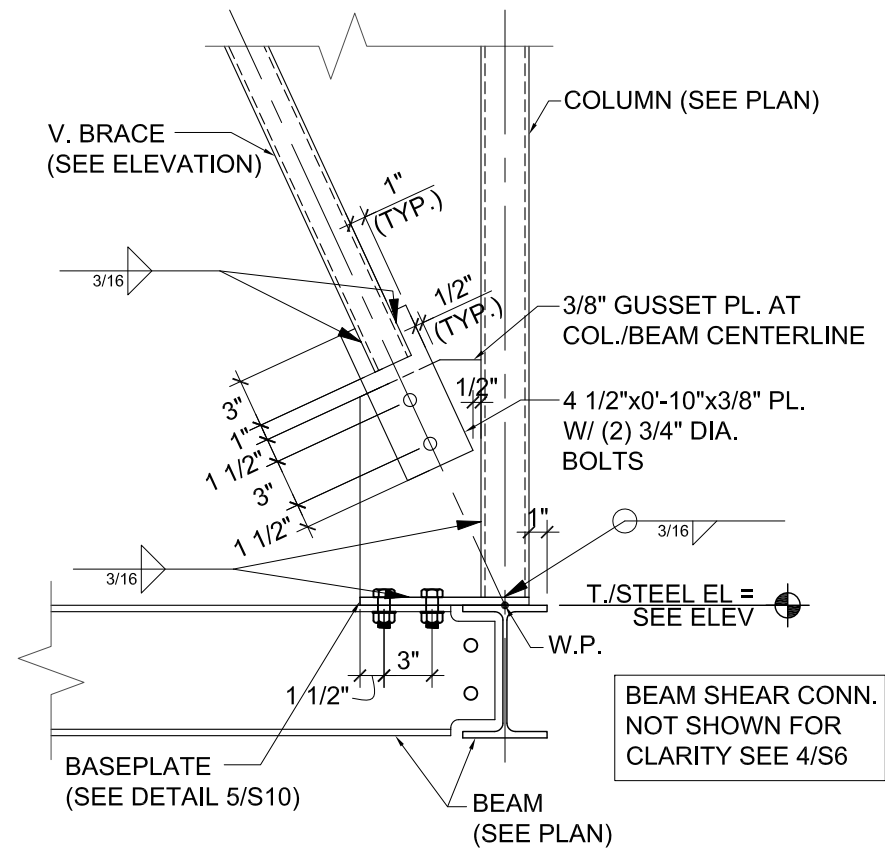
S7



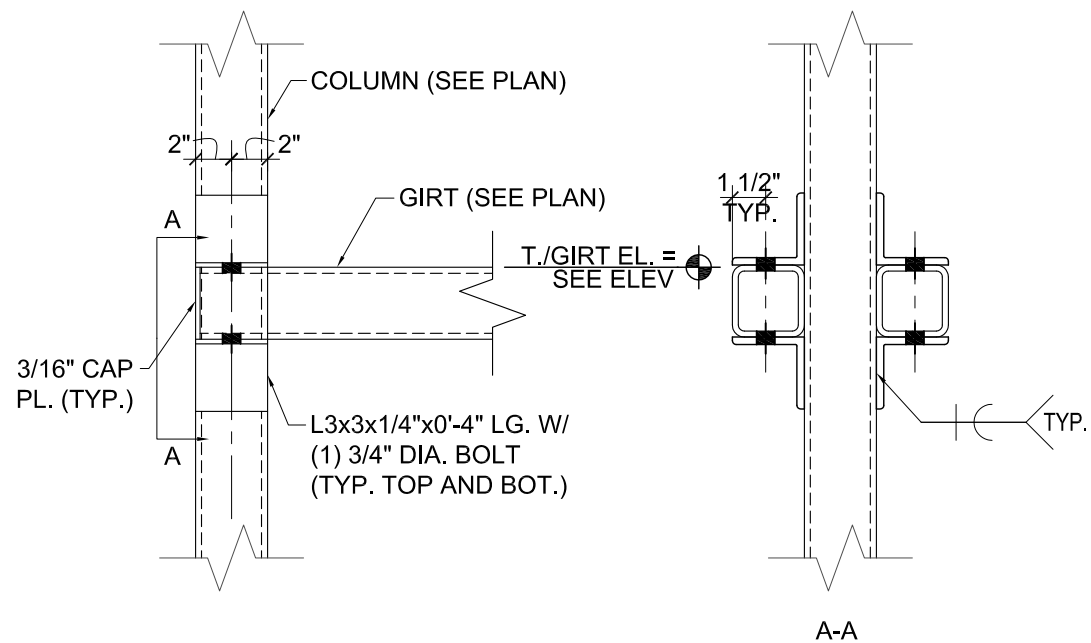
1
S8
DETAIL
NO SCALE



3
S8
DETAIL
NO SCALE



2
S8
DETAIL
NO SCALE



4
S8
DETAIL
NO SCALE

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DETAILS

STRUCTURAL #161069
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REV. B 7-26-16

CODE STUDY SUMMARY - 2012 INTERNATIONAL BUILDING CODE

NOTE– this code study is related to the floor, ceiling, walls, and roof structure, mechanical, and electrical equipment and furnishings illustrated as part of the building in the design drawings provided by Enviro Buildings, Inc. and unless otherwise noted excludes foundations, sitework, and other contiguous design and construction by others

TOPIC	CODE REFERENCE	DESCRIPTION OF CODE COMPLIANCE
OccupancySection	304	Group B – "Telephone Exchanges" and "Electronic Data Processing" use as telecommunications equipment enclosure
Construction TypeTable	503	Type II–B as allowed up to 23,000 SF and 4 stories for this building’s area as indicated in the drawings.
Bldg Element Fire Resistance Ratings	Table 601	All structural frame, interior and exterior bearing walls, interior and exterior non–bearing walls, floor, and roof construction may be of non–rated construction subject to Construction type II–B limitations and fire separation distance constraints.
Fire Separation Distance	Table 602	For fire separation distances greater than or equal to 10’, this Group B occupancy, type II–B construction requires no rated fire separations. Fire separations of 1 hour rated construction are required for separations less than 10’ but greater than 5’. For separations less than 5’, appropriate based fire separation is required in accordance with Chapter 3.
Exterior Wall Openings	Table 704.8	Unprotected wall openings are not limited unless the building fire separation distance is less than 5’. Wall openings are prohibited where separation is under 5’.
Interior Wall & Ceiling Finish	Table 803.5	Materials are required to be of Class A, B, or C flame spread index.
Automatic Sprinkler System	Section 903	Sprinklers are not required in B occupancy buildings compliant with height and area limitations of Table 503.
Fire Alarm & Detection	System907.2.2	Manual fire alarm systems are required in Group B occupancies with 500 or more occupants. Occupancy of this building is no more than WxL/100, or 4. Thus, no fire alarm and/or detection system is required.
Egress	1008.1.1	The minimum clear width of a required exit door shall be not less than 32 inches with a minimum height of 80”
Exit Signs	1011.1	No exit signs are required in buildings requiring only one exit.
Egress Illumination	1006.1, 1006.2, 1006.3	Interior and exterior egress illumination to a level not less than 1 footcandle at the floor level is required at each required egress door. Emergency power is required for egress lighting only for buildings required to have two or more exits.
Number of Required Exits	Section 1015	B occupancies with fewer than 49 occupants require only one exit.
Accessibility	1103.2.9	This building and all other spaces frequented only by personnel for maintenance, repair or monitoring of equipment are not required to be accessible.
Ventilation	1203.1	Natural or mechanical ventilation is required in accordance with the International Mechanical Code. Underfloor ventilation is required in buildings
Underfloor Ventilation	1203.3.2	Where warranted by climatic conditions or when an approved ground vapor retarder, perimeter wall insulation, and environmental conditioning is provided below the building floor in accordance with the International Energy Conservation Code, no under–floor ventilation is required. This work is outside the scope of the design and construction by Enviro Buildings, Inc.
Temperature Control	1204.1	Interior spaces, such as this structure, where the primary purpose is not associated with human comfort, are not required to be provided with with space heating systems otherwise required to maintain 68°F at a point 3’ above the floor.
Artificial Light	1205.3	Artificial lighting to a level of 10 footcandles average over each room at a height of 30 inches above the floor is required.
Interior Space Dimensions	Section 1208	Habitable spaces (other than kitchens) shall not be less than 7’ in any direction with a ceiling height not less than 7’6” (or furred ceiling less than 7’)
Exterior Walls	1405.2	Approved corrosion resistant steel protection on exterior walls shall be not less than 0.0149 inches thick in accordance with Table 1405.2
Roof Assemblies	Section 1505	In accordance with Table 1505.1 this type II–B construction requires a Class C roof assembly as rated by an approved testing agency.
Structural Design	Chapter16	Preconstruction load tests have been performed by PFS Corporation as documented in their Test Report #96–41 dated 11.25.96. From this data structural calculations have been completed for the combination of dead, live, and seismic loads on the assembled structure with the recommended foundation attachment to verify performance under the environmental conditions at the site of final assembly. Copies of the load test and calculations are available from Enviro Buildings, Inc. in conjunction with integrated building, site, and foundation design ordered by the building owner or authorized agent.
Soils and Foundations	Chapter 18	Soils and foundation engineering is excluded from the design engineering provided by Enviro Buildings, Inc. except as separately authorized or indicated in the drawings.
Foam Plastic Insulation	2603.3, 2603.4.1.3	As tested by U.L. the flame spread index of 20 or less and smoke–developed index of 300 or less were achieved for foam plastic insulation board incorporated in the metal faced composite panel where flame spread of 75 or less and smoke–developed index of 450 or less are required. For this one storey non–sprinklered building under 400 SF, the same foam plastic insulation is allowed in thicknesses not exceeding 4” when the insulation is covered with a corrosion resistant steel with a minimum base metal thickness of 0.016 inch. The provided metal facing thickness is .0217”

INDEX OF SHEETS

SHEET#	DESCRIPTION
A.0	Data Sheet
A.1	Structural Detail
A.2	Structural Detail

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JAMES A. LICHTY, ARCHITECT
8010 STATE LINE ROAD, LEAWOOD, KS 66208

CERTIFICATION OF THE DESIGN REPRESENTED IN THE ACCOMPANYING DOCUMENTS IS ONLY FOR THE WORK ILLUSTRATED AND DOES NOT EXTEND OF BUILDING COMPONENTS, SYSTEMS, SITE IMPROVEMENTS AND/OR SITE UTILITIES NOT SPECIFICALLY SHOWN.

Verizon Wireless
10801 Bush Lake Road
Bloomington MN 55438



325 PAYSON AVE. QUINCY, IL 62301
TEL 217-222-5453
TEL 800-728-5454
FAX 217-228-2424

PROJECT NUMBER:

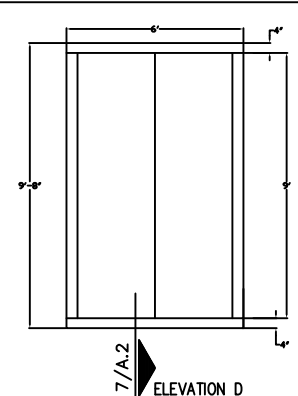
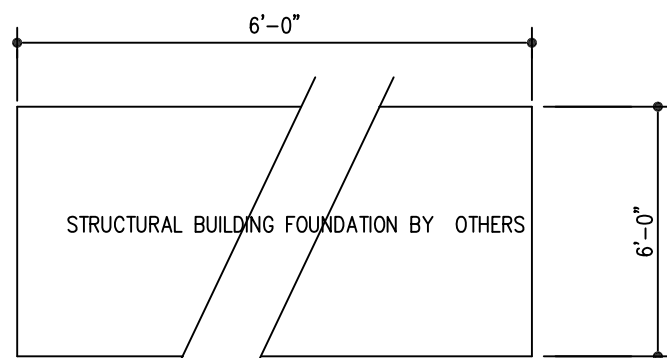
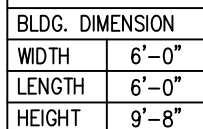
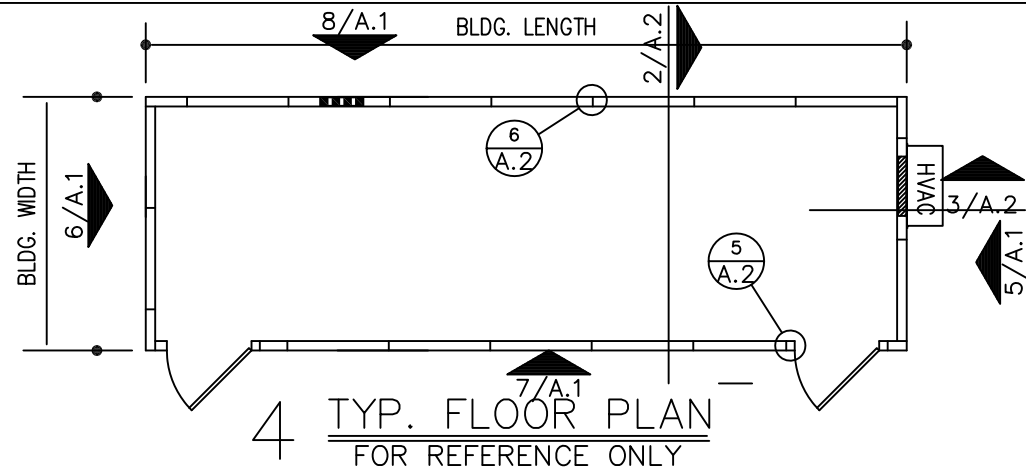
P.O. NUMBER:

ISSUANCE DATE:

QUOTE #
JOB #
DATE 6/9/2016
DRAWN SR

PROJECT VERIZON WIRELESS
SITE NAME MINC STRAWBERRY
LOCATION

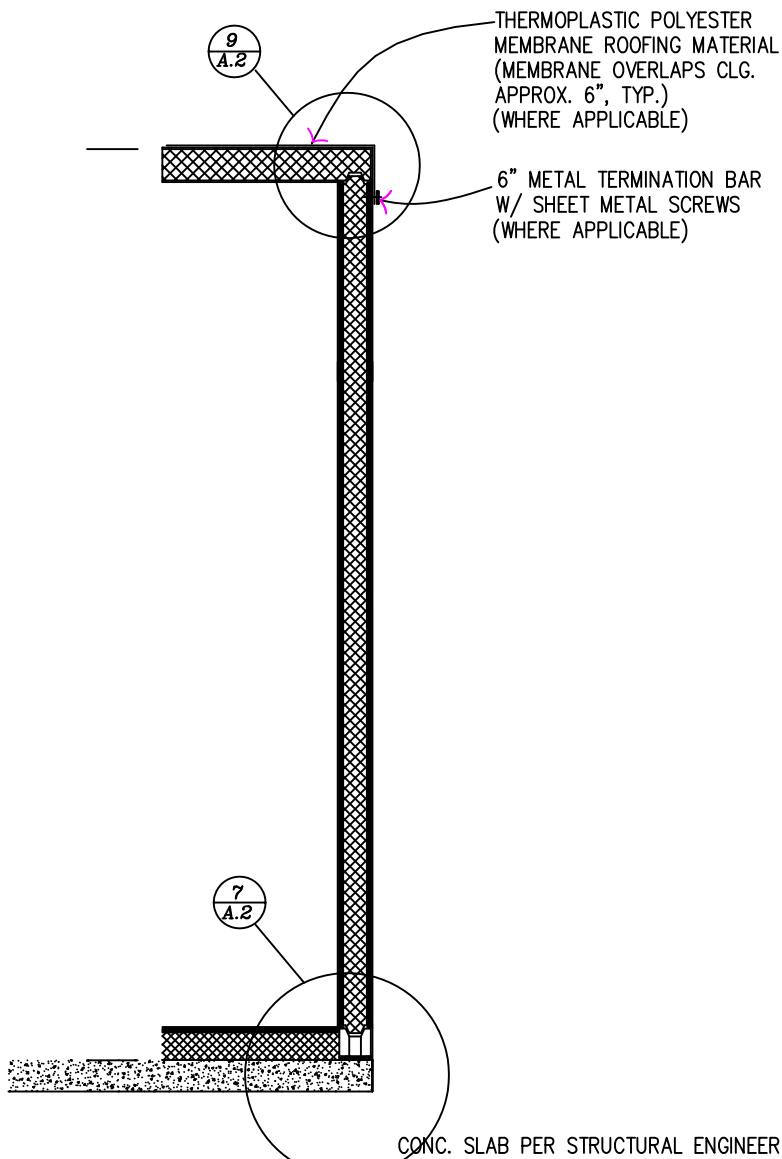
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OCCUPANCY	B	B	B	B	B	B
OCC. LOAD	1	1	1	1	1	1
ALLOWABLE AREA	7,200 S.F.	9,000 S.F.	8,000 S.F.	23,000 S.F.	23,000 S.F.	23,000 S.F.
ACTUAL AREA	36 S.F.	36 S.F.	36 S.F.	36 S.F.	36 S.F.	36 S.F.
SEISMIC ZONE	E	E	E	E	E	E
MIN. HORIZ. DISTANCE SEPARATION	10 FEET	3 FEET	20 FEET	10 FEET	10 FEET	10 FEET



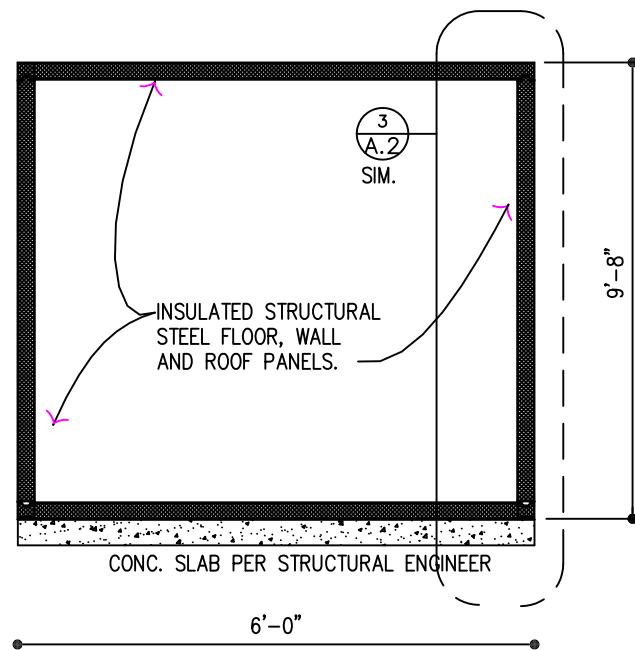
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JOB # _____	SITE NAME <u>MINC STRAWBERRY</u>
DATE <u>7/21/2016</u>	LOCATION _____
DRAWN <u>SR</u>	

WIND LOAD: 90 MPH FLOOR LOAD: 250 PSF ROOF LOAD: 50 PSF

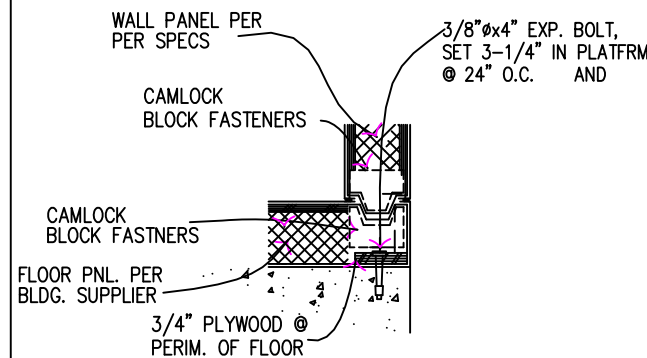
- Rain roof with tabs – thermoplastic single ply pvc roof system (includes 6" white termination bar & fasteners)



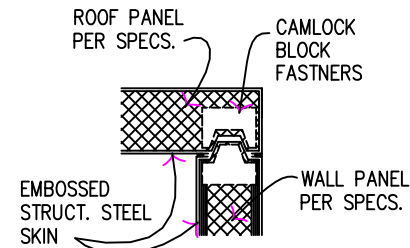
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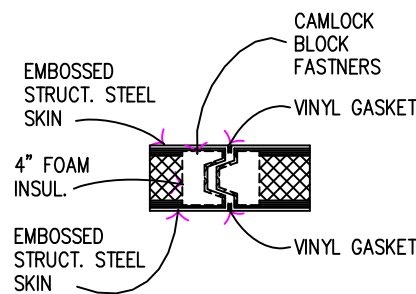
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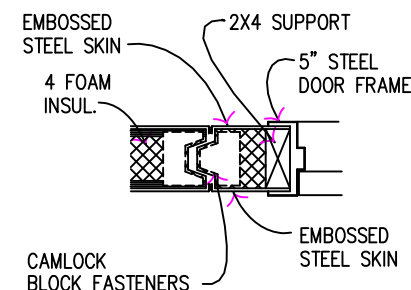
7 TYP. SLAB/WALL DTL.



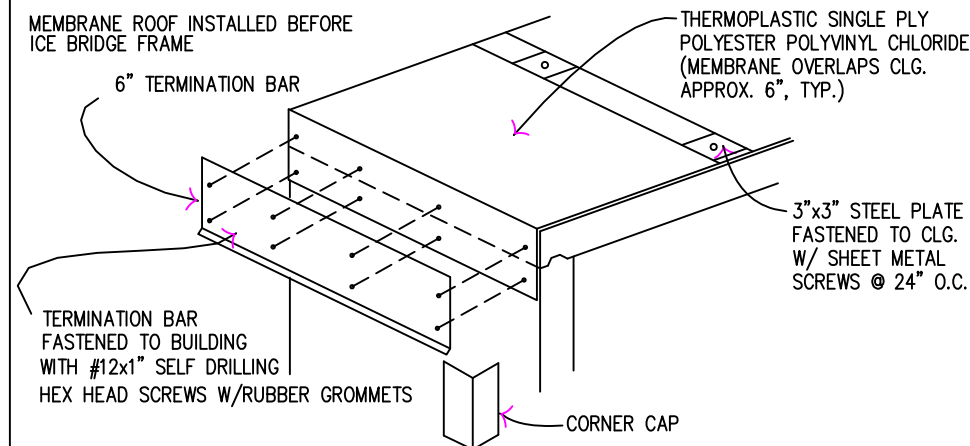
9 TYP.WALL/ROOF DTL.



6 TYP.WALL JOINT DTL.

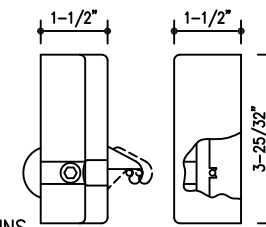


5 TYP.DR. JAMB SECT.



1 MEMBRANE ROOF (WHERE APPLICABLE)

- BLOCK FASTENERS
1. KASON MODEL #1152 OR SIMILAR
 2. HIGH IMPACT POLYSTYRENE
 3. ZINC PLATED STEEL HOOK & PIN
 4. HIGH PRESSURE DIE-CAST
 5. LOAD OF 330 LBS CAUSED 1/4" GAP BETWEEN PANELS
 6. LOAD OF 375 LBS CAUSED THE HOOK TO PULL THROUGH THE SKINS



8 TYP. CAMLOCK BLOCK FASTENERS RE. 5/A.2, 6/A.2, 7/A.2

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JAMES A. LICHTY, ARCHITECT
8010 STATE LINE ROAD, LEAWOOD, KS 66208

CERTIFICATION OF THE DESIGN REPRESENTED IN THE ACCOMPANYING DOCUMENTS IS ONLY FOR THE WORK ILLUSTRATED AND DOES NOT EXTEND OF BUILDING COMPONENTS, SYSTEMS, SITE IMPROVEMENTS AND/OR SITE UTILITIES NOT SPECIFICALLY SHOWN.

Verizon Wireless
10801 Bush Lake Road
Bloomington MN 55438



325 PAYSON AVE. QUINCY, IL 62301
TEL 217-222-5453
TEL 800-728-5454
FAX 217-228-2424

PROJECT NUMBER: P.O. NUMBER:

ISSUANCE DATE:

QUOTE #
JOB #
DATE 7/14/2016
DRAWN SR
PROJECT VERIZON WIRELESS
SITE NAME MNC STRAWBERRY
LOCATION

GENERAL GROUNDING NOTES:

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

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

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

Ground rods shall be galvanized steel, 5/8"Ø, spaced ten feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 1/G1.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

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

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

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

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

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

Ground Bar leads

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

- * The Main Ground Bar (MGB), typically mounted inside on the equipment shelter 'back' wall.
- * The Entry Cable Port Ground Bars (ECPGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line grounds also attach to the ECPGBs.
- * The Transmission Line Ground Bar (TGB) mounted at the base of the tower to which the transmission line grounds are attached. Transmission line grounds also attach to the TGBs.

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

#2 SBTC Whip leads

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

Monopole Towers:

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

Self-Support Towers:

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

Guyed Towers:

- * Two whips to flange(s) on the tower base. If none are provided, attach to the baseplate or consult tower manufacturer.
- * Establish a Lead 1 within the fence enclosure of each guy anchor, at least 40 foot perimeter and having 4 ground rods.
- * #2 SBTC leads shall extend up, and be clamped (bronze clamshell or equal), to any two guy wires. NEVER weld leads to the guy wires. The lead to the guy anchor 'hand' plate may be welded.

Fences:

- Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:
- * Each corner post.
 - * Each pair of gate posts.
 - * Any line post over 20'-0" from a grounded post.
 - * Each gate leaf to its respective gatepost using braided strap (3/4", tin-clad copper w/ lug ends).
 - * Fences around guy anchors shall be grounded in similar fashion.

Fuel tanks:

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

Equipment Shelter and Other General Requirements:

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

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

Inspection & Testing

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

SYMBOL AND NOTE LEGEND

- ①--- #2 SBTC AROUND SHELTER, TOWER, OR GUY ANCHOR
- 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
- ⊙ TEST WELL PREFERRED LOCATION
- #2 SBTC 'WHIP' LEAD
- ⑤--- (2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
- ⑥ AC HVAC UNIT
- ②1B BC BUILDING CORNER
- ⑥ BO BOLLARD
- ⑥ CBS CABLE BRIDGE SUPPORT POST
- ⑥ FAN GUY ANCHOR PLATE
- ⑥ FP FENCE POST
- ⤿ GP GATE POST, 3/4" BRAID STRAP TO LEAF
- ⑥ GUY GUY WIRE, MECH. CLAMP ONLY – NO WELDS
- ⑥ HL HOOD OR LOUVER
- ⑥ HB OUTSIDE OF HOFFMAN BOX
- ⑥ EM COMMERCIAL ELECTRICAL METER
- ④ EL ELECTRICAL SERVICE GROUND
- ⑥ MU GENERATOR MUFFLER
- ⑥ RBR FOUNDATION REINFORCING
- ⑥ RS ROOF SHIELD
- ⑥ SB STEEL BEAM
- ⑥ SP STEEL POST
- ⑥ TEL HOFFMAN BOX
- ⑥ TWR TOWER BASE
- ⑥ VP DIESEL FUEL VENT PIPE

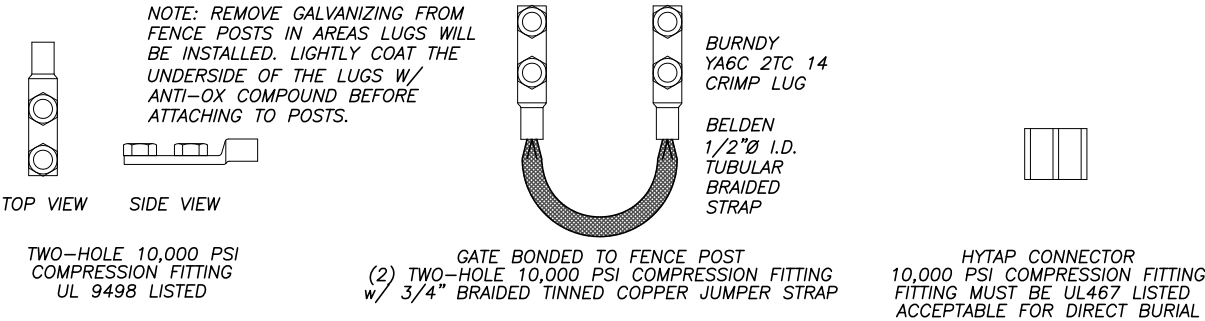
Note:

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

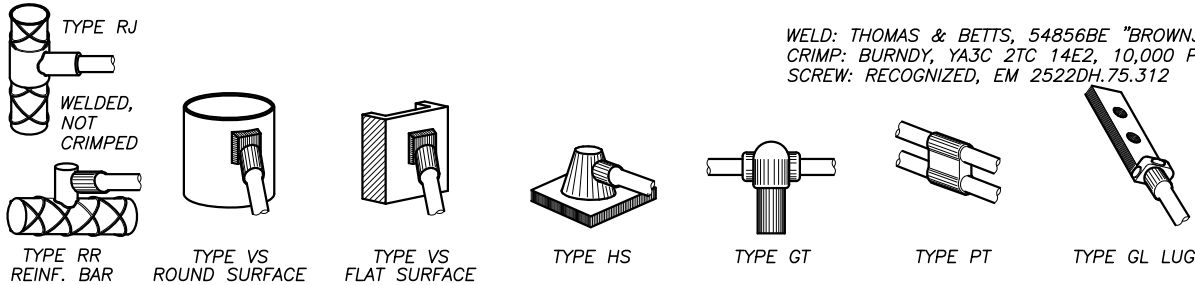
LEAD IDENTIFICATION & DESCRIPTION:

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

- 25 RING TO NEAREST LIGHTNING ROD #2 SBTC
- 26 LGHTNG ROD SYS TO NEARBY MTL NFPA 780
- 27 RING TO TOWER RING (2) #2 SBTC
- 28 RING TO SHELTER RING (2) #2 SBTC
- 29 BRANCH AC PNL TO BTTY CHG FRM NSTD33-11
- 30 BRANCH AC PNL TO OUTLETS NSTD33-11
- 31 MGB/FGB TO PWR, BTTY FRAMES #2/0 I-STR
- 32 #31 TO BATTERY CHARGER FRAME #6 I-STR
- 33 #31 TO BATTERY RACK FRAME #6 I-STR
- 34 #31 TO PCU FRAME #6 I-STR
- 35 #31 TO DSU FRAME #6 I-STR
- 36 #31 TO PDU FRAME #6 I-STR
- 37 MGB/FGB TO BTTY RETURN NSTD33-14.5
- 37A MGB/FGB TO RTN TERM CARR SUPP #6 I-STR
- 38 FGB TO PDU GB #750MCM I-STR
- 38A FGB TO PDU GB CARRIER SUPPLY #2/0 I-STR
- 39 DC BUS DUCT TO NEXT SECTION #6 I-STR
- 40 DC BUS DUCT TO MGB/FGB #6 I-STR
- 41A MGB/FGB TO #58 #2/0 I-STR
- 42-44 NOT USED
- 45 MAIN AC PNL TO BRANCH AC PNL NSTD33-11
- 46 BRANCH AC PNL TO DED OUTLET NSTD33-11
- 47 FGB TO INTEG FRM #2 I-STR
- 48 LEAD #31 TO INTEG FRM #6 I-STR
- 49 INTEG FRM TO EQUIP SHELF BY FASTENERS
- 50 PDU BTTY RET TO #51 #2/0 I-STR
- 51 #50 TO TRANS FRM ISO DC PWR #6 I-STR
- 52 TRANS FRM FUSE TO FRM OR BAR #8 I-STR
- 53A MGB/FGB TO PDF/BDFB NSTD33-22
- 54 MGB/FGB TO STATIC DEVICES #6 I-STR
- 55 MGB/FGB TO CABLE AT ENTRY #6 I-STR
- 56 MGB/FGB TO AC PWR RADIO XMTTR #6 I-STR
- 57A MGB/FGB TO CBL GRID/RUNWAY #2/0 I-STR
- 58A #41A TO AISLE FRAME #2 I-STR
- 59A #58A TO EACH SGL FRAME GRND #6 I-STR
- 60-89 NOT USED
- 90 GENERATOR FRAME TO EXT RING #2 SBTC



2 COMPRESSION CONNECTOR DETAILS SCALE: NONE



WELD: THOMAS & BETTS, 54856BE "BROWN33"
CRIMP: BURNDY, YA3C 2TC 14E2, 10,000 PSI
SCREW: RECOGNIZED, EM 2522DH.75.312

1 EXOTHERMIC WELD DETAILS SCALE: NONE

ROBERT J. DAVIS
LICENSED ARCHITECT
12427
STATE OF MINNESOTA

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

Signed:
Date: 12-16-16

DESIGN 1
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-8299
WWW.DESIGN1EP.COM

verizon
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55348
(612) 720-0052

PROJECT
20151187518
LOCATION CODE: 380007

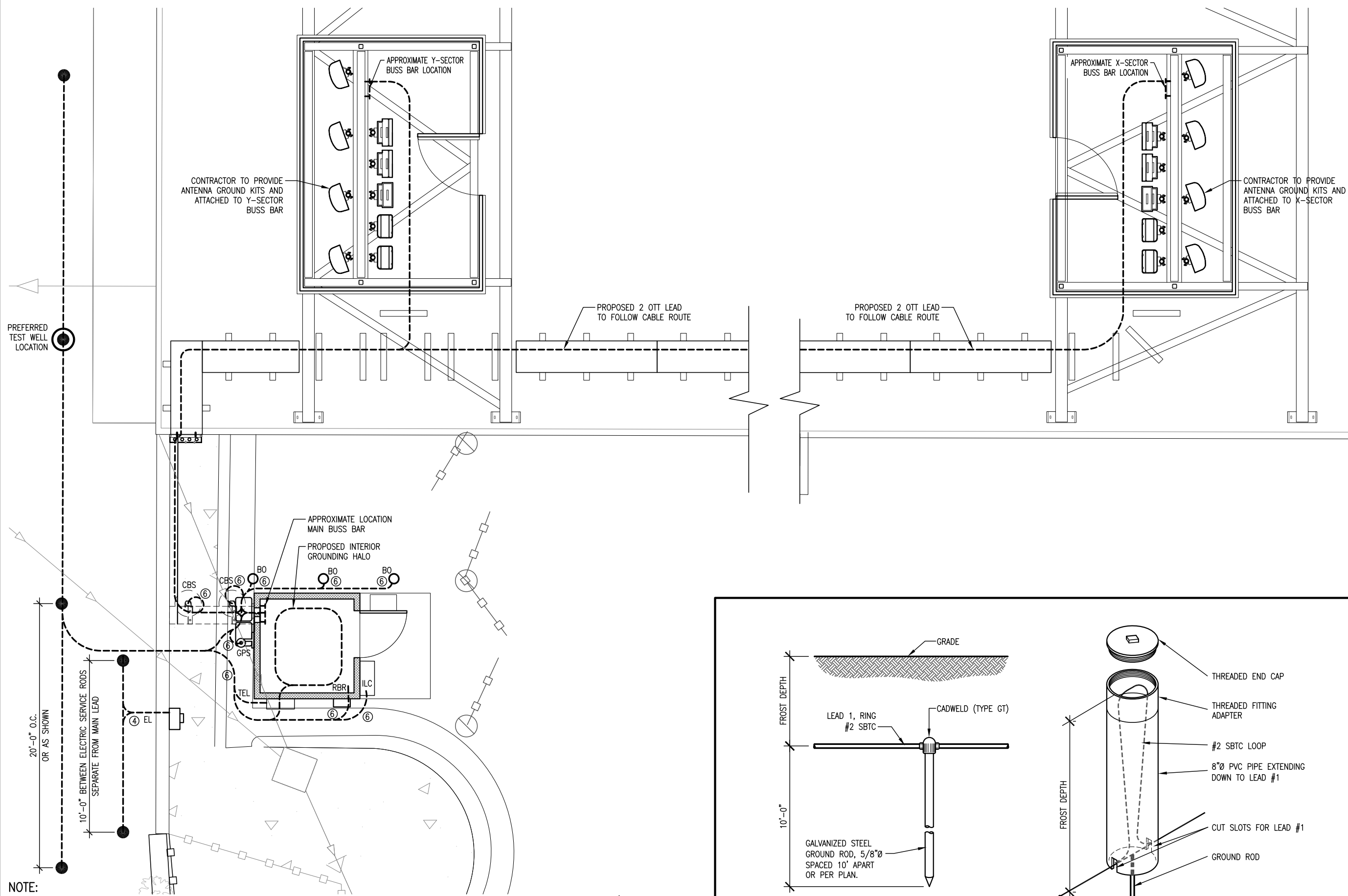
MINC
STRAWBERRY

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
GROUNDING NOTES

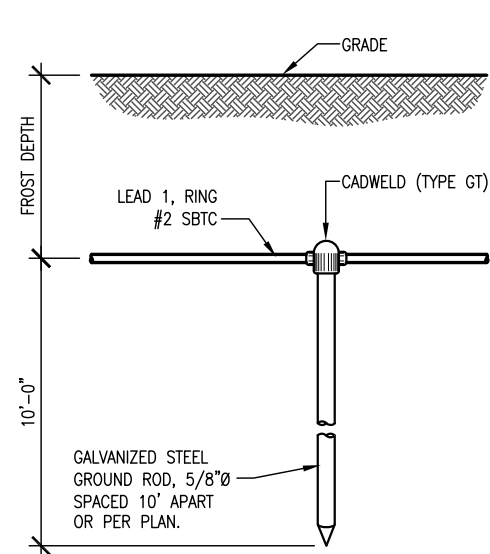
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DATE: 04-07-15
CHECKED BY: MJS
REV. A 06-10-16
REV. B 07-26-16
REV. C 12-16-16

G-1

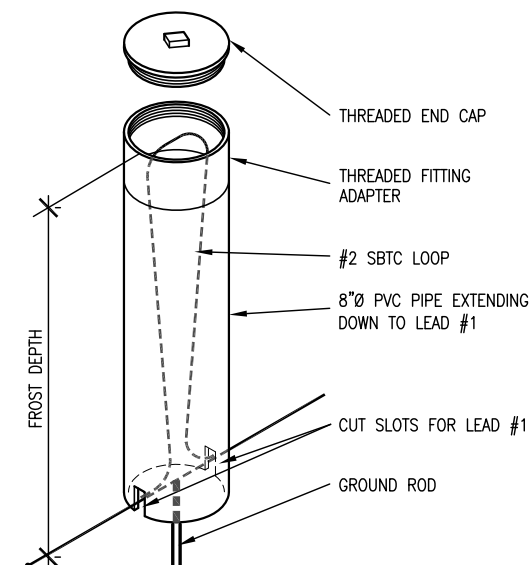


NOTE:
CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOT BE LESS THAN 12" RADIUS

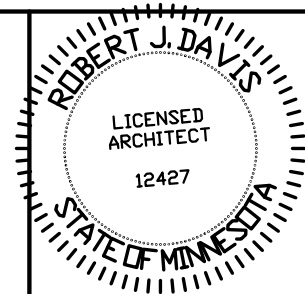
1 **GROUNDING PLAN**
SCALE: NONE



2 **GROUND ROD DETAIL**
SCALE: 1/2" = 1'-0"



3 **TEST WELL DETAIL**
SCALE: 3/4" = 1'-0"



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

Signed: *Robert J. Davis*
Date: 12-16-16

DESIGN1

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EDEN PRAIRIE, MN 55344
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verizon

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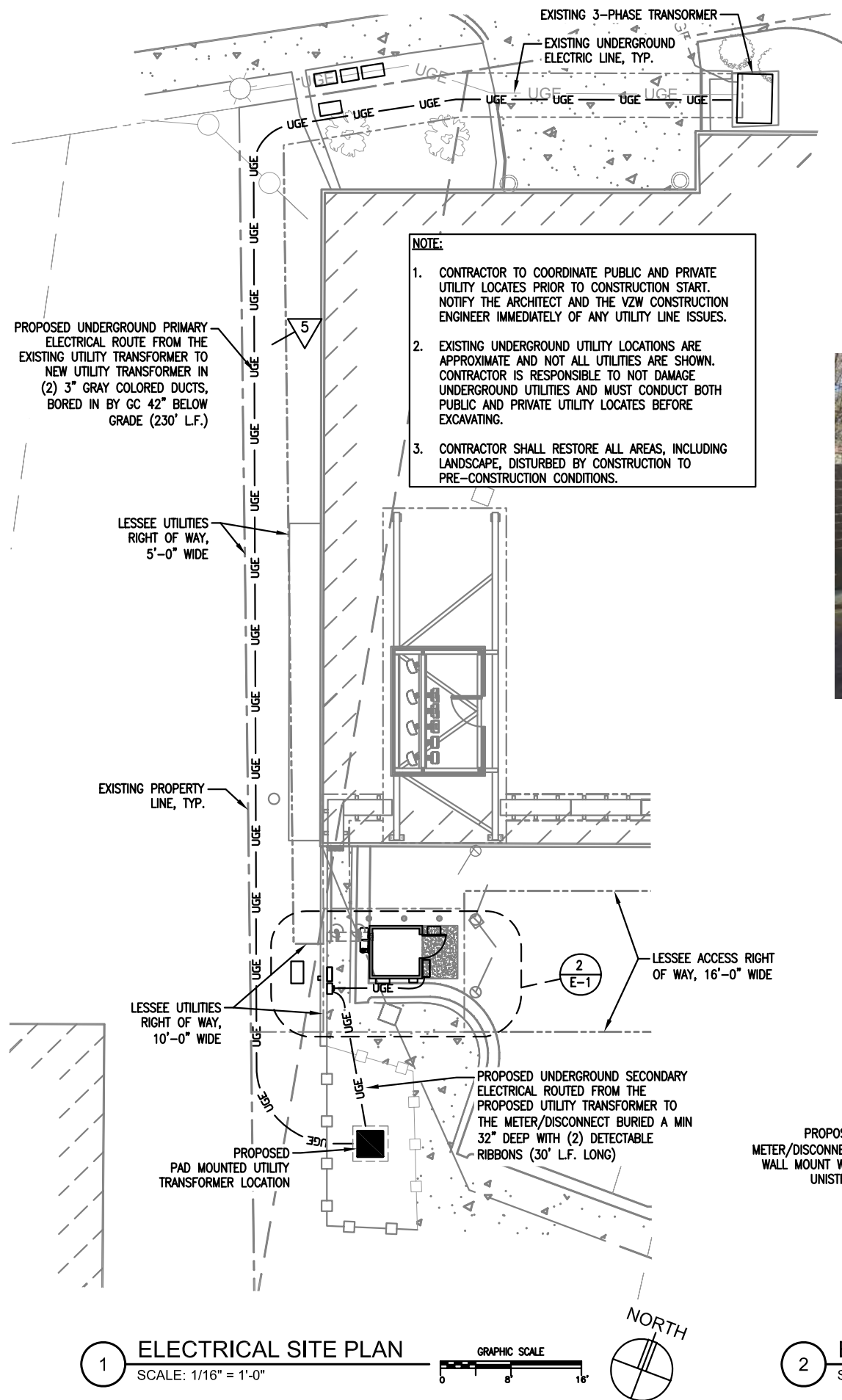
PROJECT
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LOCATION CODE: 380007

**MINC
STRAWBERRY**

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
GROUNDING PLAN
GROUNDING DETAILS

DRAWN BY:	DJS
DATE:	04-07-15
CHECKED BY:	MJS
REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16

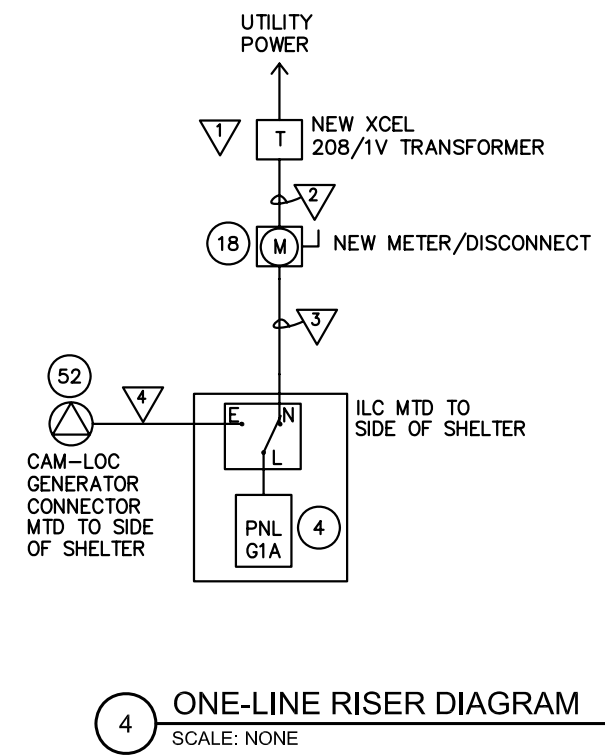
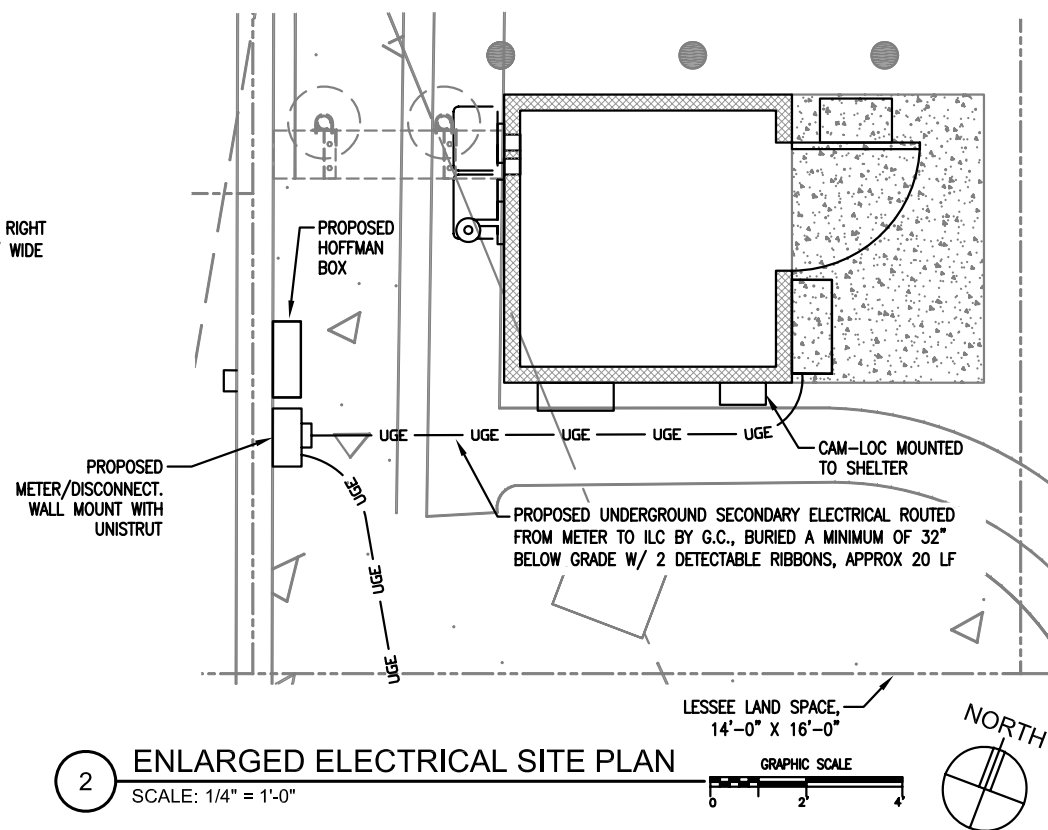


KEYED NOTES

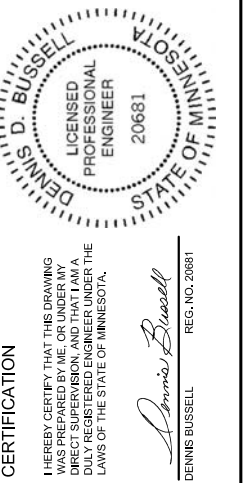
- XCEL ENERGY IS THE UTILITY. XCEL WILL TAP OFF AN EXISTING 3 PHASE TRANSFORMER AND RUN PRIMARY POWER TO A NEW SINGLE PHASE TRANSFORMER LOCATED APPROXIMATELY WHERE SHOWN. GC TO PROVIDE (2) 3" DUCTS FOR XCEL TO RUN THEIR PRIMARY. THE TWO PRIMARY DUCTS TO BE EITHER GRAY, RED OR BLACK WITH A RED LINE. ROUTE FROM R.O.W. AREA ALONG SUPERIOR BOULEVARD TO THE NEW UTILITY TRANSFORMER LOCATION. DUCTS ARE TO BE 42" BELOW GRADE. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BORING. PROVIDE SECONDARY UNDERGROUND FEEDER FROM TRANSFORMER TO NEW METER/DISCONNECT. SEE DETAIL 4/E-1 ONE-LINE DIAGRAM FOR FEEDER SIZING. SEE DETAIL 1/E-1 FOR PROPOSED ROUTING OF SECONDARY CONDUCTORS. COORDINATE CONNECTION AT TRANSFORMER WITH XCEL. PROVIDE ALL MATERIALS AND LABOR NOT FURNISHED BY XCEL.
- PROVIDE 2 1/2"C 2#3/0+1#1/0N+1#4G ROUTED U.G. FROM NEW UTILITY TRANSFORMER SECONDARY TO METER/DISCONNECT ON WALL.
- PROVIDE 2 1/2"C 2#3/0+1#1/0N+1#6G ROUTED U.G. FROM METER/DISCONNECT TO ILC.
- PROVIDE 2"C 2#3/0+1#1/0N+1#6G FROM ILC TO CAMLOC GENERATOR CONNECTOR MOUNTED ON SIDE OF SHELTER.
- TELCO ROUTE. PROVIDE TELCO RACEWAY REQUIREMENTS PER SPECIFICATIONS. SEE UTILITY SHEETS FOR TELCO INFORMATION.



3 SHELTER LOCATION PHOTO
SCALE: NONE



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



Buswell Companies, Inc.
16026 Minnetonka Blvd., St. 100
Minnetonka, MN 55345-1301
952-931-2111
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**MINC
STRAWBERRY**

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
ELECTRICAL SITE PLAN
AND DETAILS

DRAWN BY:	AB
DATE:	07-20-16
CHECKED BY:	DB
REV. A	06-10-16
REV. B	07-26-16

E-1

GENERAL ELECTRICAL NOTES:

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINE WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE.
5. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX,
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS,
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY U.L. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
8. CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES.
9. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.
10. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CONDUIT SHALL HAVE A PULL WIRE.

12. PROVIDE CONSTRUCTION MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
13. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
14. MULTI-WIRE CIRCUITS WITH COMMON NEUTRAL CONDUCTOR SHALL NOT BE ALLOWED.
15. ALL CONDUCTORS SHALL BE COPPER. WIRE SMALLER THAN #6 AWG TO BE STRANDED, THHN CONDUCTORS. EXCEPTION: AWG TELCO WIRE AND #12/#14 AWG WIRE USED FOR A.C. CONTROLS TO BE SOLID COPPER.
16. ALL ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
17. THE ELECTRICAL SYSTEM SHALL BE GROUNDED AND BONDED AS REQUIRED BY ALL APPLICABLE CODES. A SEPARATE GREEN GROUNDING CONDUCTOR SHALL BE "PIGTAILED" AT EACH J-BOX, WITH A SEPARATE PIGTAIL TO A GREEN GROUNDING SCREW ATTACHED TO THE "TAPPED" 10-32 HOLE IN THE BOX. ADDITIONALLY, ANOTHER GREEN PIGTAIL IS TO BE FASTENED TO ALL YOKES OF DEVICES, AND TO METAL CASES OF LIGHTING FIXTURES. THE USE OF GROUNDING CLIPS IS NOT ACCEPTABLE.
18. RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., SPECIFICATION GRADE, WHITE.
19. WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE.
20. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
21. CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED.
22. NOT USED.

23. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D CO. OR APPROVED EQUAL. IF HOST FACILITY REQUIRES THE NEW SERVICE TO BE SUB-METERED FROM THE EXISTING SERVICE, SUB-METER SHALL BE OF THE 10xOR 16x TYPE.
24. ALL MATERIALS SHALL BE U.L. LISTED.
25. CONDUIT:

A. SERVICE CONDUITS SHALL BE GRAY SCH.40 PVC BURIED MIN. 36", EXCEPT THAT SCH.80 SHALL BE USED UNDER ROADWAYS AND IN LOCATIONS SUBJECT TO IMPACTS. BENDS SHALL BE MADE USING "WIDE SWEEP" (12" MIN. RADIUS) ELBOW FITTINGS. ANY RIGID STEEL CONDUIT SHALL BE U.L. LABEL, MIN. 36" BELOW GRADE, WITH "SWEEP" ELBOWS (12"R.MIN.) ENDING IN PVC TRANSITION FITTINGS. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAP-WRAPPED WITH HUNTS PROCESS NO. 3 EXTENDING MIN. 12" ABOVE GRADE.

B. INTERIOR CONDUITS SHALL BE EMT; FITTINGS SHALL BE RING COMPRESSION TYPE.

C. SEALTITE FLEXIBLE METALLIC CONDUIT MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEALTITE CONDUIT SHALL EXCEED SIX FEET IN LENGTH. WHEN EXPOSED TO WEATHER, THEN USE UV RESISTANT FLEXIBLE NONMETALIC LIQUIDTITE CONDUIT.
26. ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
27. REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
28. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH LOCAL BUILDING CODE.
29. DRILLING OR CORING HOLES INTO CONCRETE WALLS, WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., REQUIRES THAT TENDONS OR REINFORCING STEEL MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT (X-RAY OR OTHER DEVICE) THAT CAN ACCURATELY LOCATE THEM. TENDONS OR REINFORCING MUST NOT BE DRILLED, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
30. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
31. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF BOTH TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
32. CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION OF ANY TOWER LIGHTING SYSTEM DESCRIBED IN THE RFQ.

33. WIRE:

A. ALL 20 AMP CIRCUITS TO HAVE #12 THHN WIRING.

B. ALL 40 AMP CIRCUITS TO HAVE #8 THHN WIRING.

C. ALL 60 AMP CIRCUITS TO HAVE #6 THHN WIRING.
34. ALL DC GROUNDING CONDUCTORS TO BE TERMINATED WITH 1/4" STUD RING TYPE TERMINALS FOR THE APPROPRIATE SIZE OF WIRE.
35. PANEL SCHEDULE SHALL BE ACCURATELY IDENTIFIED AND PRINTED WITH AN ADHESIVE TYPE LABEL MAKER (KROY, BROTHER, OR EQUAL). NOTE: EMBOSSED MARKER SHALL NOT BE USED.
36. USE FLEXIBLE LIQUIDTITE NONMETALLIC CONDUIT AND FITTINGS FOR FINAL CONNECTION TO RECTIFIER CIRCUITS TO ISOLATE THE CONDUIT GROUND (SEE ALSO NEC ARTICLE 2505, WHICH SPECIFIES ALL GROUND RINGS, REBAR AND/OR UFER GROUND, AND GROUND RODS TO BE EFFECTIVELY BONDED WITH "NON-REVERSING" TYPE SPLICES).
37. SMOKE DETECTORS TO SHUT DOWN AC UNIT AND EXHAUST FAN WHEN ACTIVATED.
38. EXTERIOR GROUNDING SYSTEM FOR METER AND SERVICE BY ELECTRICAL CONTRACTOR.
39. WHEN ONE-WAY FOOTAGE FROM THE UTILITY TRANSFORMER CONNECTIONS TO THE SERVICE DISCONNECT MEANS (LINE TERMINAL LUGS) IS LESS THAN 15' AND THE UTILITY TRANSFORMER IS 2% IMPEDANCE OR LOWER; USE A FUSED DISCONNECT WITH RK1 FUSES ("SQ D" D224NRB).



CERTIFICATION

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dennis D. Busse

DENNIS D. BUSSE
REG. NO. 20681



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PROJECT
20151187518
LOC. CODE# 380007

**MINC
STRAWBERRY**

1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
ELECTRICAL
GENERAL NOTES

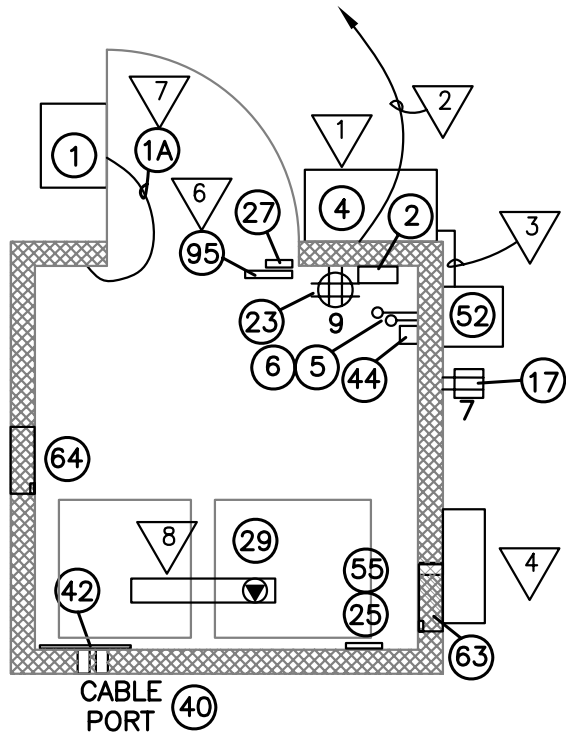
DRAWN BY:	AB
DATE:	07-20-16
CHECKED BY:	DB
REV. A	06-10-16
REV. B	07-26-16

GENERAL NOTES

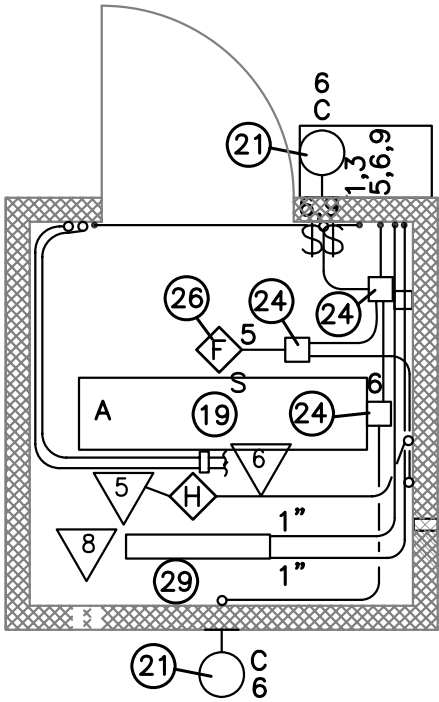
- A. REFER TO WALL ELEVATION SECTIONS SHEETS FOR MOUNTING HEIGHTS.
- B. CIRCLES WITH NUMBERS INSIDE REPRESENT EQUIPMENT NUMBERS. SEE EQUIPMENT LIST.
- C. SEE FIXTURE SCHEDULE FOR FIXTURE INFORMATION.
- D. ALL CONDUCTORS SHALL BE TYPE THHN.
- E. ALL CONDUITS TO BE 1/2" UNLESS NOTED OTHERWISE.

KEYED NOTES

- 1 PANELBOARD G1A (EQ#4).
- 2 1 1/2" EMT CONDUIT 2#3/0+1#1/0N+1#6G FROM EQ#4 UTILITY MAIN CIRCUIT BREAKER THRU LB TO METER/DISCONNECT. SEE SHEET E-1 FOR ROUTING INFORMATION.
- 3 2" EMT CONDUIT 2#3/0+1#1/0N+1#6G FROM 200A GENERATOR CIRCUIT BREAKER IN EQ#4 CABINET TO CAM-LOC MOUNTED ON SIDE OF SHELTER.
- 4 TELCO ENTRY. WALL PENETRATION LOCATION WILL BE DETERMINED ON SITE. SEE DETAIL 1/E1 FOR CONDUIT ROUTING.
- 5 HYDROGEN DETECTOR SYSTEM. MOUNT H2 SENSOR ON CEILING. MOUNT INTERFACE MODULE ON WALL. PROVIDE DC POWER FROM BATTERY CABINETS. CONNECT TO RELAY FOR CONTROL OF VENTING SYSTEM (SEE SHEET E5 CONNECTION DIAGRAM).
- 6 POWER DOOR LOCK FROM DC CABINETS. PROVIDE 4"X4" J-BOX ON CEILING WITH TWO 1/2"C FROM MASTER LOCK BOX MOUNTED ON WALL TO DC CABINETS.
- 7 CONNECT DOOR MOUNTED HVAC UNIT VIA 4' BLACK FLEXIBLE CORRUGATED SEAL TIGHT. PROVIDE 2#12+1#12G FROM UNIT TO J-BOX MOUNTED INSIDE NEXT TO DOOR. PROVIDE 4#12+1#12G FROM J-BOX TO HVAC SHUTDOWN RELAY. PROVIDE 2#12+1#12G TO CIRCUITS 1,3 IN PANEL G1A. PROVIDE 30A WP DISCONNECT IF REQUIRED BY AHJ.
- 8 PROVIDE WIREWAY WITH FOUR L6-30 TWIST LOCK RECEPTACLES MOUNTED INSIDE FOR PLUGGING IN RECTIFIERS. PROVIDE 2-1" CONDUITS FROM WIREWAY TO PANELBOARD RECTIFIER BREAKERS. LOCATE ON CEILING. SITE VERIFY EXACT LOCATION OF EQUIPMENT AND LOCATE WIREWAY ACCORDINGLY.



1 POWER PLAN
SCALE: 3/8" = 1'-0"



2 LIGHTING PLAN
SCALE: 3/8" = 1'-0"



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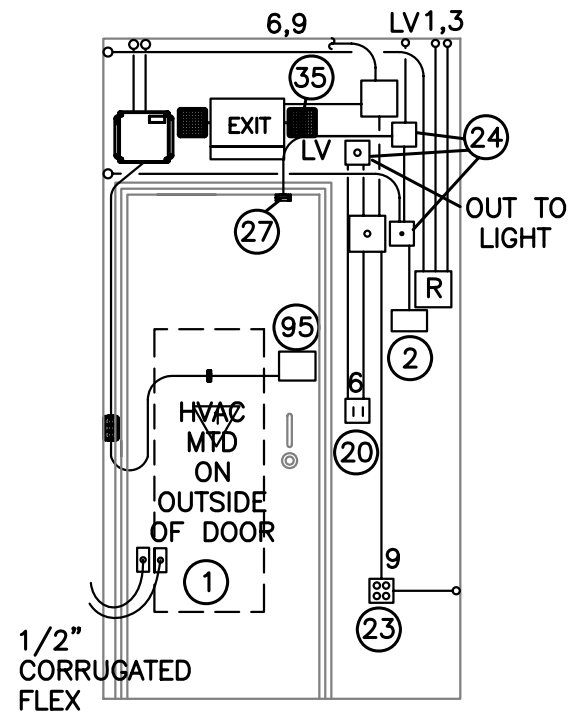
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20151187518
LOC. CODE# 380007

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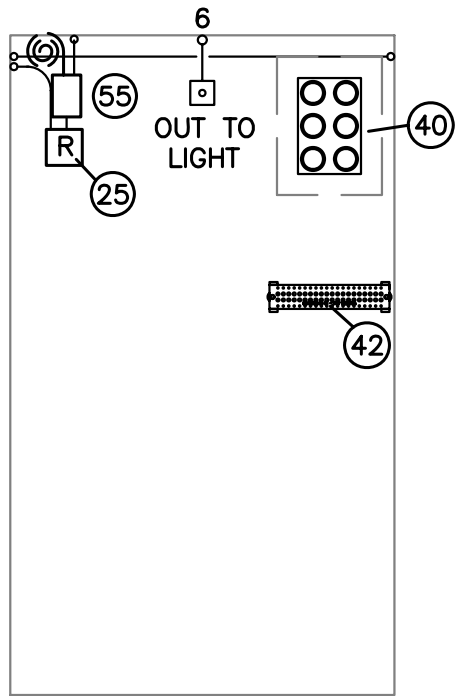
1000 SUPERIOR BLVD
WAYZATA, MN 55391

SHEET CONTENTS:
ELECTRICAL
POWER & LIGHTING
PLAN

DRAWN BY:	AB
DATE:	07-20-16
CHECKED BY:	DB
REV. A	06-10-16
REV. B	07-26-16



1 ELECTRICAL WALL ELEVATION "A"
SCALE: 3/8" = 1'-0"



3 ELECTRICAL WALL ELEVATION "C"
SCALE: 3/8" = 1'-0"

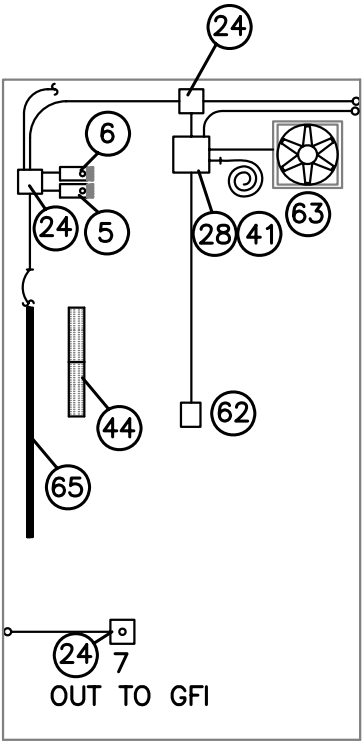


5 DOOR LOCK INSTALLATION PHOTOS
SCALE: NONE

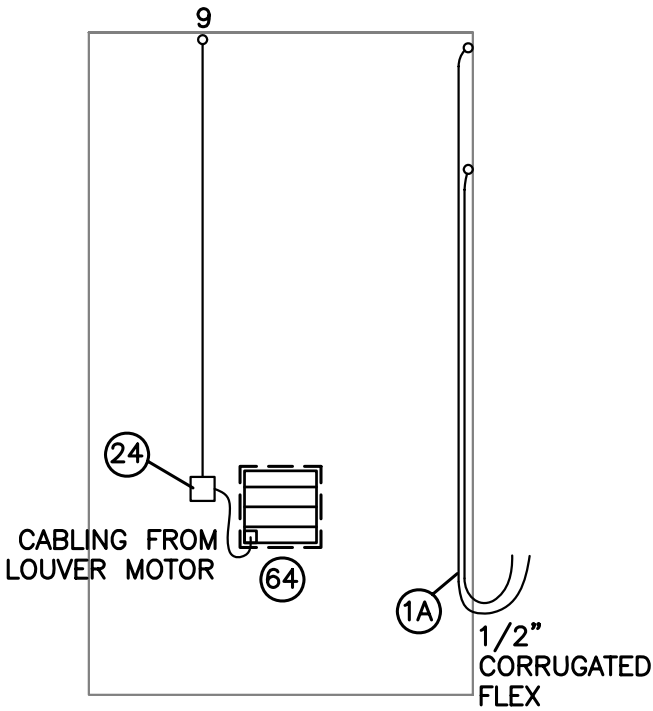


KEYED NOTES

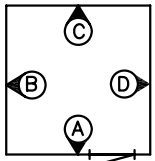
1 SEE DETAIL 5 FOR DOOR LOCK PHOTOS INDICATING APPROXIMATE INSTALLATION LOCATION.



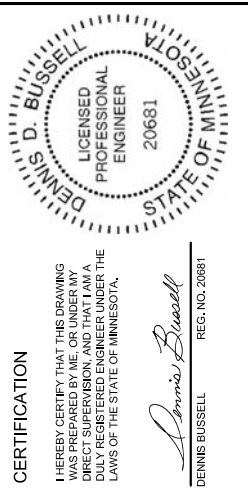
2 ELECTRICAL WALL ELEVATION "B"
SCALE: 3/8" = 1'-0"



4 ELECTRICAL WALL ELEVATION "D"
SCALE: 3/8" = 1'-0"



ELEVATION KEY



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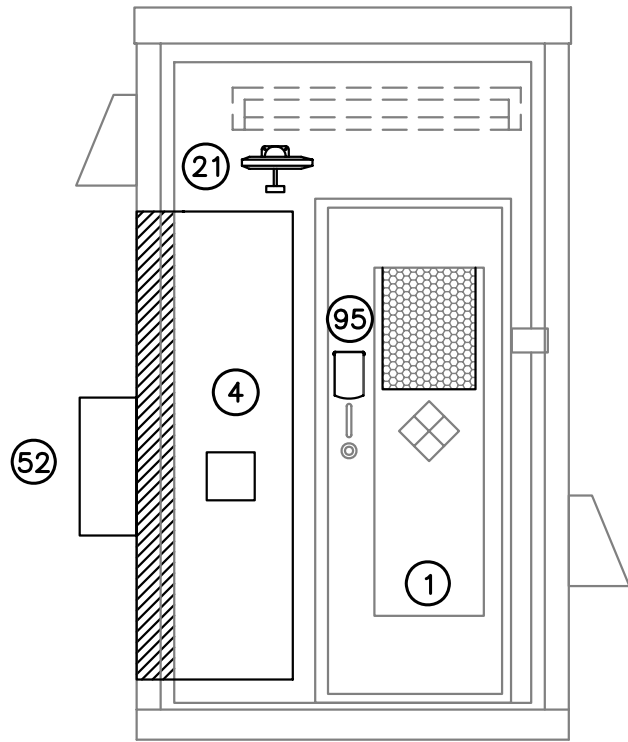
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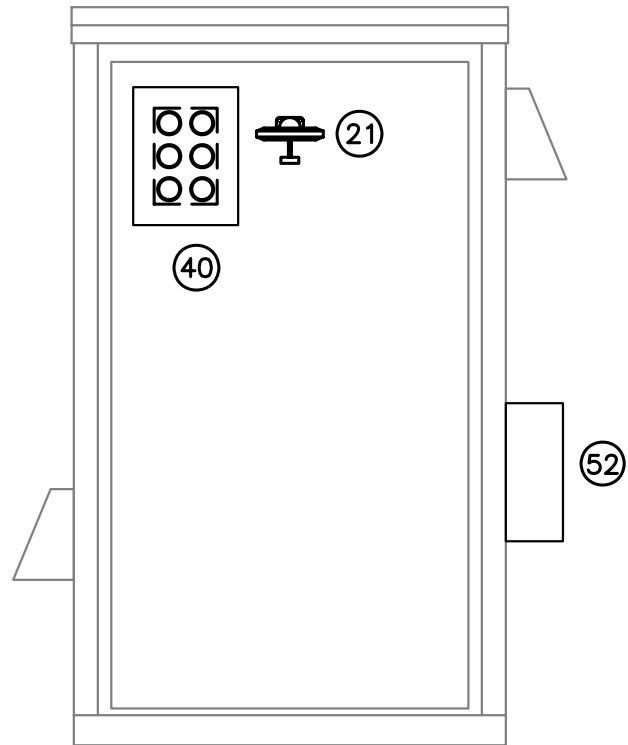
SHEET CONTENTS:
ELECTRICAL INTERIOR
WALL ELEVATIONS

DRAWN BY:	AB
DATE:	07-20-16
CHECKED BY:	DB
REV. A	06-10-16
REV. B	07-26-16

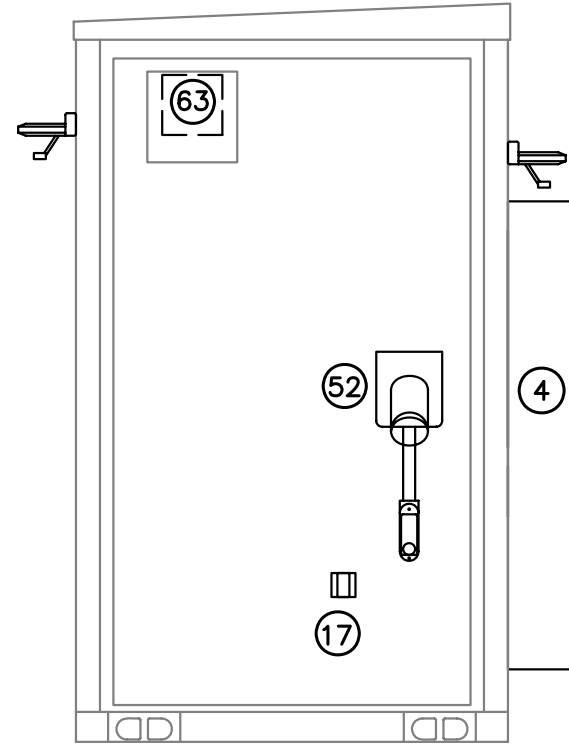
E-4



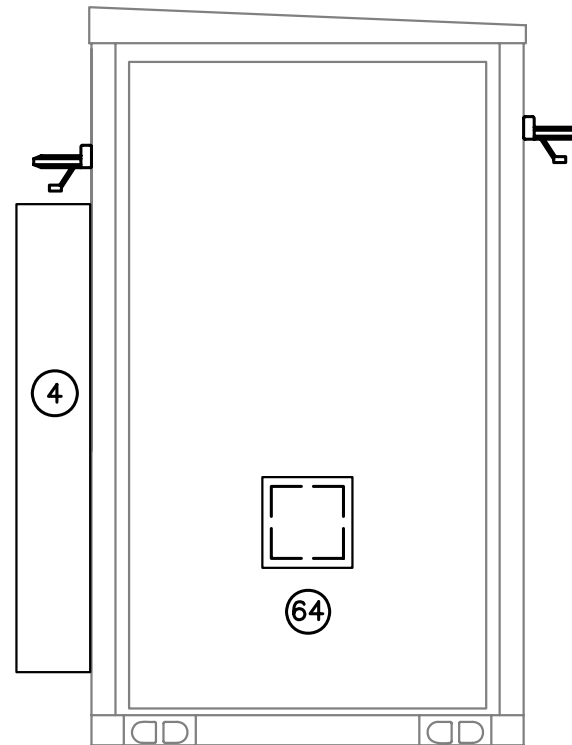
1 ELECTRICAL WALL ELEVATION "A"
SCALE: 3/8" = 1'-0"



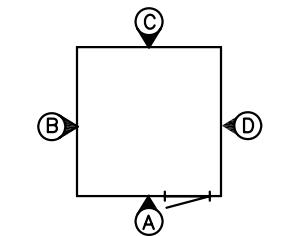
3 ELECTRICAL WALL ELEVATION "C"
SCALE: 3/8" = 1'-0"



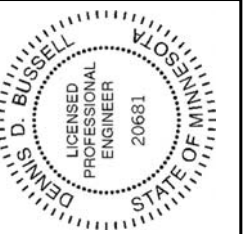
2 ELECTRICAL WALL ELEVATION "B"
SCALE: 3/8" = 1'-0"



4 ELECTRICAL WALL ELEVATION "D"
SCALE: 3/8" = 1'-0"



ELEVATION KEY



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Dennis D. Buswell
DENNIS D. BUSWELL REG. NO. 20681



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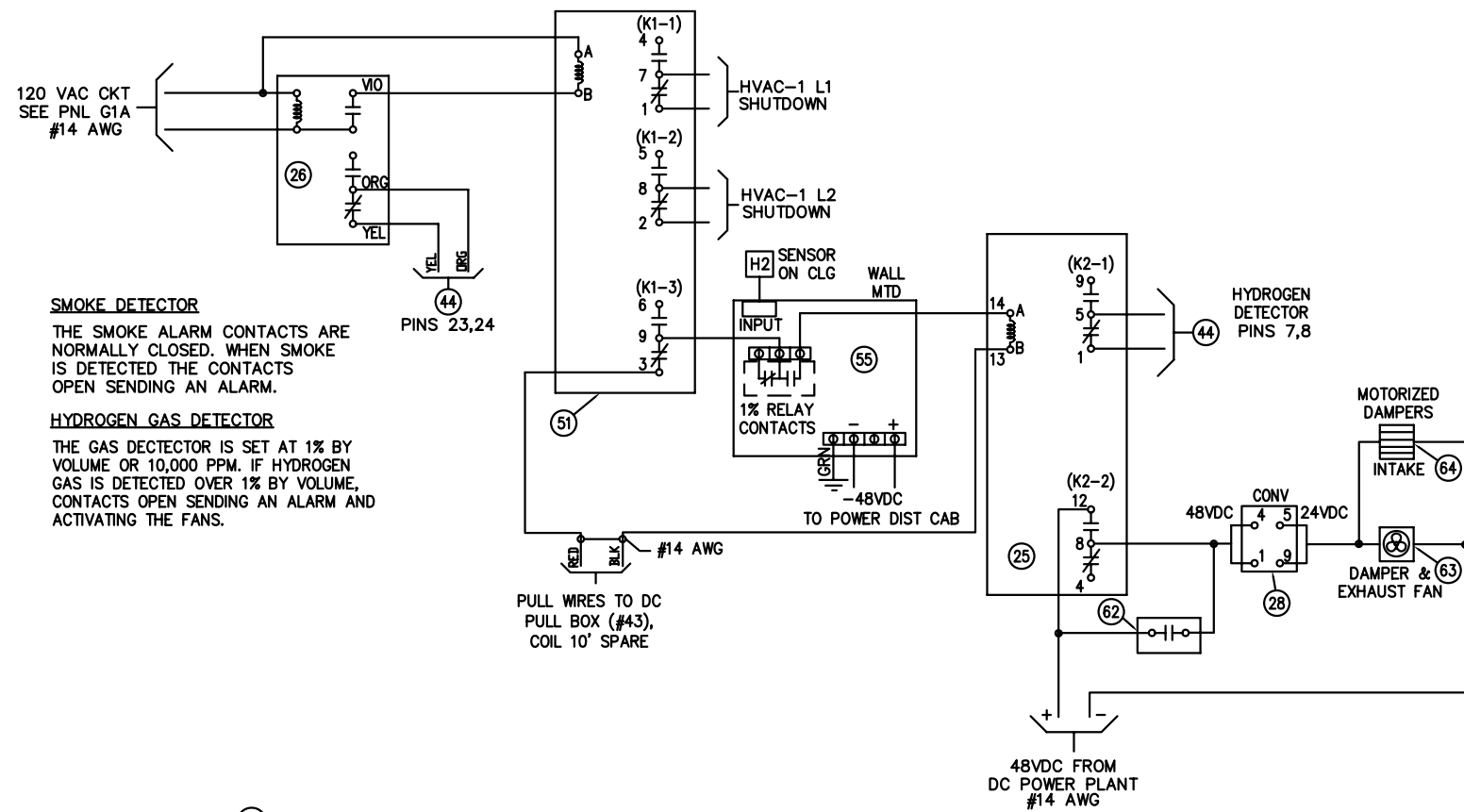
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SHEET CONTENTS:
ELECTRICAL EXTERIOR
WALL ELEVATIONS

DRAWN BY:	AB
DATE:	07-20-16
CHECKED BY:	DB
REV. A	06-10-16
REV. B	07-26-16

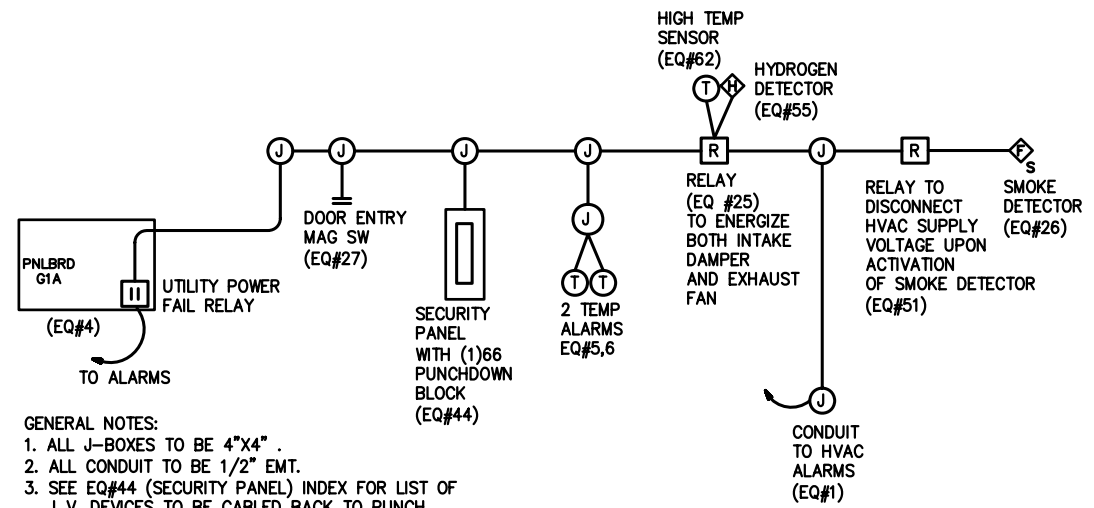
E-5



2 HVAC SHUTDOWN CONNECTION DIAGRAM
SCALE: NONE

ALARM BLOCK #1	
BATTERY DISCHARGE	1
COMMERCIAL POWER FAILURE	2
DOOR INTRUSION	3
HYDROGEN DETECTOR	4
LOW TEMPERATURE	5
HIGH TEMP	6
INVERTER FAILURE	7
MULTIPLE RECTIFIER FAILURE	8
RECTIFIER FAILURE	9
SMOKE/FIRE	10
SMOKE/FIRE DETECTOR FAILURE	11
SURGE SUPPRESSOR LIGHTNING ARRESTOR	12
TOWER LIGHT	13
TOWER LIGHT BEACON	14
TOWER LIGHT STROBE	15
TOWER LIGHT POWER FAILURE	16
TOWER LIGHT (SIDE)	17
CONVERTER FAILURE	18
TOWER MOUNTED AMPLIFIER	19
EXPLOSIVE GAS	20
HVAC-1 FAILURE	21
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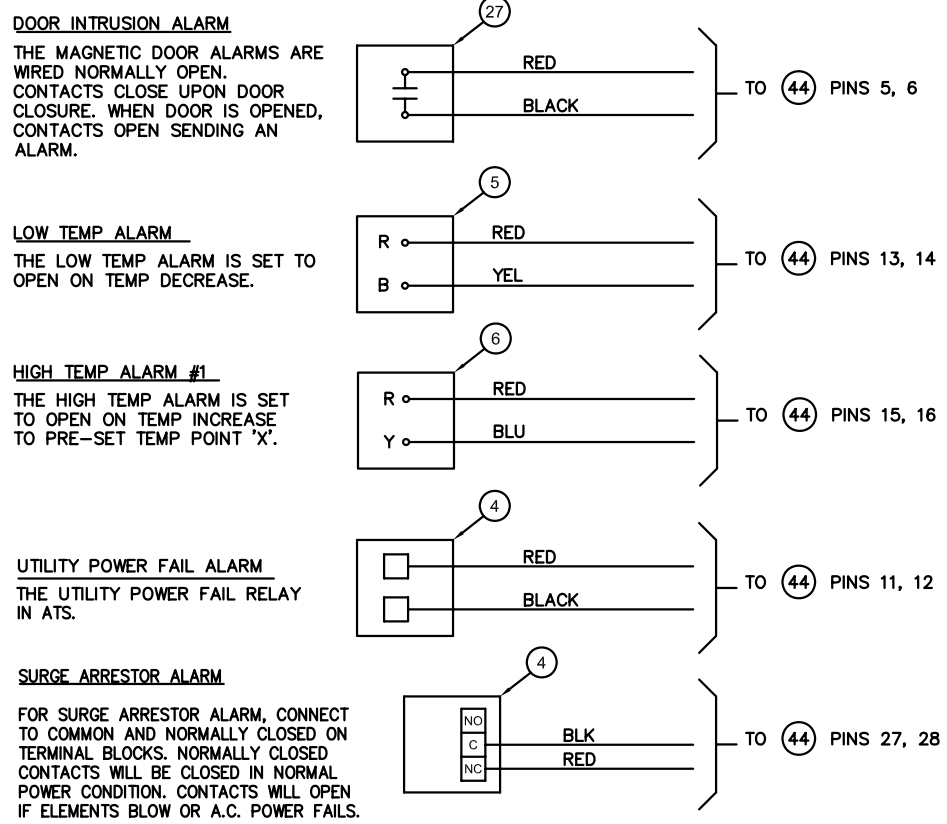
3 SECURITY PANEL - EQUIPMENT #44
SCALE: NONE



GENERAL NOTES:
1. ALL J-BOXES TO BE 4"x4" .
2. ALL CONDUIT TO BE 1/2" EMT.
3. SEE EQ#44 (SECURITY PANEL) INDEX FOR LIST OF L.V. DEVICES TO BE CABLED BACK TO PUNCH DOWN BLOCK.

NOTE:SEE PLAN VIEW DRAWINGS FOR LOCATIONS

4 TYPICAL ALARM CONDUIT SYSTEM
SCALE: NONE



1 SECURITY ALARM CABLING DIAGRAM
SCALE: NONE

DENNIS D. BUSSELL

LICENSED PROFESSIONAL ENGINEER

20681

STATE OF MINNESOTA

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Dennis Bussell

REG. NO. 20681

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20151187518

LOC. CODE# 380007

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1000 SUPERIOR BLVD

WAYZATA, MN 55391

SHEET CONTENTS:

ELECTRICAL

LOW VOLTAGE

CABLING DIAGRAMS

DRAWN BY:

AB

DATE:

07-20-16

CHECKED BY:

DB

REV. A

06-10-16

REV. B

07-26-16

E-6

1 PANELBOARD SCHEDULE

SCALE: NONE

2. FIXTURE SCHEDULE

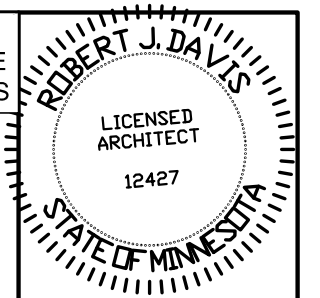
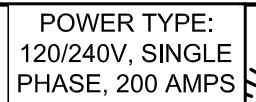
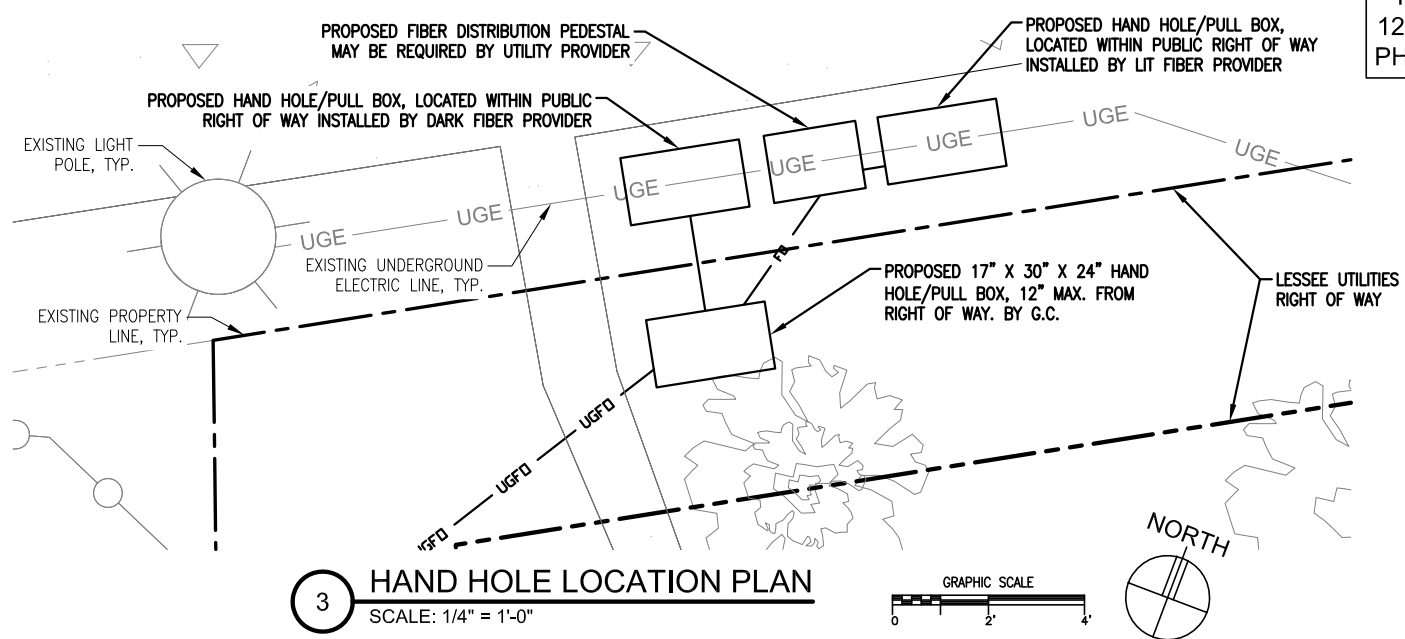
SCALE: NONE

3 EQUIPMENT LIST

4 ELECTRICAL SYMBOL SCHEDULE

SCALE: NONE





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

Signed: _____
Date: _____

DESIGN 1

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SHEET CONTENTS:
 SITE UTILITY PLAN
 ENLARGED SITE UTILITY PLAN
 HAND HOLE LOCATION PLAN

DRAWN BY:	DJS
DATE:	04-07-15
CHECKED BY:	MJS
REV. A	06-10-16
REV. B	07-26-16
REV. C	12-16-16

U-1

SITE SURVEY

LAND SPACE DESCRIPTION:

That part of Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet to the Point of Beginning of the land space to be described; thence South 20 degrees 41 minutes 53 seconds East, a distance of 14.00 feet; thence South 69 degrees 18 minutes 07 seconds West, a distance of 16.00 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 14.00 feet; thence North 69 degrees 18 minutes 07 seconds East, a distance of 16.00 feet to the Point of Beginning.

ANTENNA SPACE "A" DESCRIPTION:

That part of Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence North 71 degrees 43 minutes 45 seconds West, a distance of 11.87 feet to the Point of Beginning of the land space to be described; thence North 20 degrees 41 minutes 53 seconds West, a distance of 38.00 feet; thence North 69 degrees 18 minutes 07 seconds East, a distance of 14.00 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 38.00 feet; thence South 69 degrees 18 minutes 07 seconds West, a distance of 14.00 feet to the Point of Beginning.

ANTENNA SPACE "B" DESCRIPTION:

That part of Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence North 71 degrees 43 minutes 45 seconds West, a distance of 11.87 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 38.00 feet; thence North 69 degrees 18 minutes 07 seconds East, a distance of 14.00 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 38.00 feet; thence South 69 degrees 18 minutes 07 seconds West, a distance of 16.00 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 38.00 feet to the Point of Beginning.

ACCESS RIGHT OF WAY DESCRIPTION:

A 16.00 foot wide right of way for ingress and egress purposes over, under and across Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 6.00 feet to the Point of Beginning of the centerline to be described; thence North 69 degrees 18 minutes 07 seconds East, a distance of 91.01 feet to the East line of said Block 46 and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said East line of Block 46.

UTILITIES RIGHT OF WAY DESCRIPTION:

A 22.00 foot wide right of way for utility purposes over, under and across Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 14.00 feet; thence South 69 degrees 18 minutes 07 seconds West, a distance of 11.00 feet to the Point of Beginning of the centerline to be described; thence South 20 degrees 41 minutes 53 seconds East, a distance of 25.00 feet and said centerline there terminating.

AND

A 10.00 foot wide right of way for utility purposes over, under and across Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 14.00 feet; thence South 69 degrees 18 minutes 07 seconds West, a distance of 16.00 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 5.00 feet to the Point of Beginning of the centerline to be described; thence South 69 degrees 18 minutes 07 seconds West, a distance of 8.08 feet to the following described Line "A" and to a point hereinafter referred to as Point "C" and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said Line "A".

TOGETHER WITH

A 5.00 foot wide right of way for utility purposes over, under and across said Block 46, lying between 0.00 feet and 5.00 feet right of the following described Line "B":

Beginning at the previously described Point "C"; thence North 21 degrees 07 minutes 21 seconds West along said Line "A", a distance of 100.06 feet to the southeasterly right of way line of Superior Boulevard; thence North 60 degrees 16 minutes 58 seconds East along said southeasterly right of way line of Superior Boulevard, a distance of 24.31 feet; thence North 69 degrees 25 minutes 44 seconds East, a distance of 32.50 feet and said Line "B" there terminating.

Said Line "A" is described as follows:

Commencing at a point on the East line of said Block 46, 160 feet North from the southeast corner of said Block 46; thence southwesterly, parallel with the southerly line of said Block 46, a distance of 100 feet to the Point of Beginning of said Line "A" also to a point hereinafter referred to a Point "A"; thence northwesterly to the following described Point "B" and said line "A" there terminating.

Said Point "B" is described as follows:

Beginning at the previously described Point "A"; thence southwesterly, parallel with the southerly line of Block 46, a distance of 140 feet; thence northwesterly at a right angle to the southerly line of said Block 46, to the southeasterly right of way of Superior Boulevard, formerly known as Wayzata Boulevard; thence northeasterly along said southeasterly right of way of Superior Boulevard, a distance of 140 feet to said Point "B".

CABLE SPACE DESCRIPTION:

A 3.00 foot wide right of way for utility purposes over, under and across Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence North 71 degrees 43 minutes 45 seconds West, a distance of 11.87 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 4.00 feet to the Point of Beginning of the centerline to be described; thence South 69 degrees 18 minutes 07 seconds West, a distance of 5.27 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 11.46 feet and said centerline there terminating.

AND

A 3.00 foot wide right of way for utility purposes over, under and across Block 46, MINNETONKA ARLINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northeast corner of the Government Lot 4 of Section 6, Township 117 North, Range 22 West of the Fifth Principal Meridian, said Hennepin County; thence South 88 degrees 36 minutes 12 seconds West along the North line of said Government Lot 4, a distance of 442.19 feet; thence South 1 degree 23 minutes 48 seconds East, a distance of 196.08 feet; thence North 71 degrees 43 minutes 45 seconds West, a distance of 11.87 feet; thence North 20 degrees 41 minutes 53 seconds West, a distance of 38.00 feet; North 69 degrees 18 minutes 07 seconds East, a distance of 14.00 feet; thence South 20 degrees 41 minutes 53 seconds East, a distance of 34.00 feet to the Point of Beginning of the centerline to be described; thence North 69 degrees 18 minutes 07 seconds East, a distance of 70.71 feet and said centerline there terminating.

SHEET 1 OF 3 SHEETS



SITE NAME:
MINC STRAWBERRY

Hennepin County, MN

No.	Date	REVISIONS			By	CHK	APPD
FIELD WORK:		4/27/16, 5/3/16 & 7/21/16	CHECKED BY: SMK		DRAWN BY: JMB		

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

SIGNATURE: 
SHAWN M. KUPCHO, L.S.
DATE: 7/28/16
LICENSE # 49021

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"
0494A1891.000



WIDSETH SMITH NOLTING

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SITE SURVEY

PROPERTY DESCRIPTION:(per U.S. Title Solutions File No. 53847-MN1604-5020, effective date April 8, 2016.)

That part of Block 46, Minnetonka Arlington Heights, described as follows:

Beginning at a point on the East line of said Block distant 160 feet North from the Southeast corner of said Block; thence Southwesterly parallel with the Southerly line of said Block a distance of 100 feet to a point hereinafter referred to as "Point A" thence continuing Southwesterly parallel with said Southerly line a distance of 140 feet; thence at right angles Northwesterly to the Southeasterly line of Wayzata Boulevard as established by agreement dated March 29, 1922, between J. Douglas Winter and the State of Minnesota; thence Northeasterly along the Southeasterly line of said boulevard a distance of 140 feet to a point hereinafter referred to as "Point B" thence continuing Northeasterly along said Southeasterly line of said boulevard to the East line of said Block; thence South along said East line to the point of beginning, EXCEPT that part thereof lying Southwesterly of a line drawn from said "Point A" to said "Point B".

SCHEDULE "B" EXHIBITS:(per U.S. Title Solutions File No. 53847-MN1604-5020, effective date April 8, 2016.)

1-6.) Not related to the survey.

7.) Quit Claim Deed of Easement by State Bond and Mortgage Life Insurance Company, a corporation under the laws of Minnesota to City of Wayzata, dated 6/4/1992 recorded 3/17/1995 in Instrument No: 6407974.

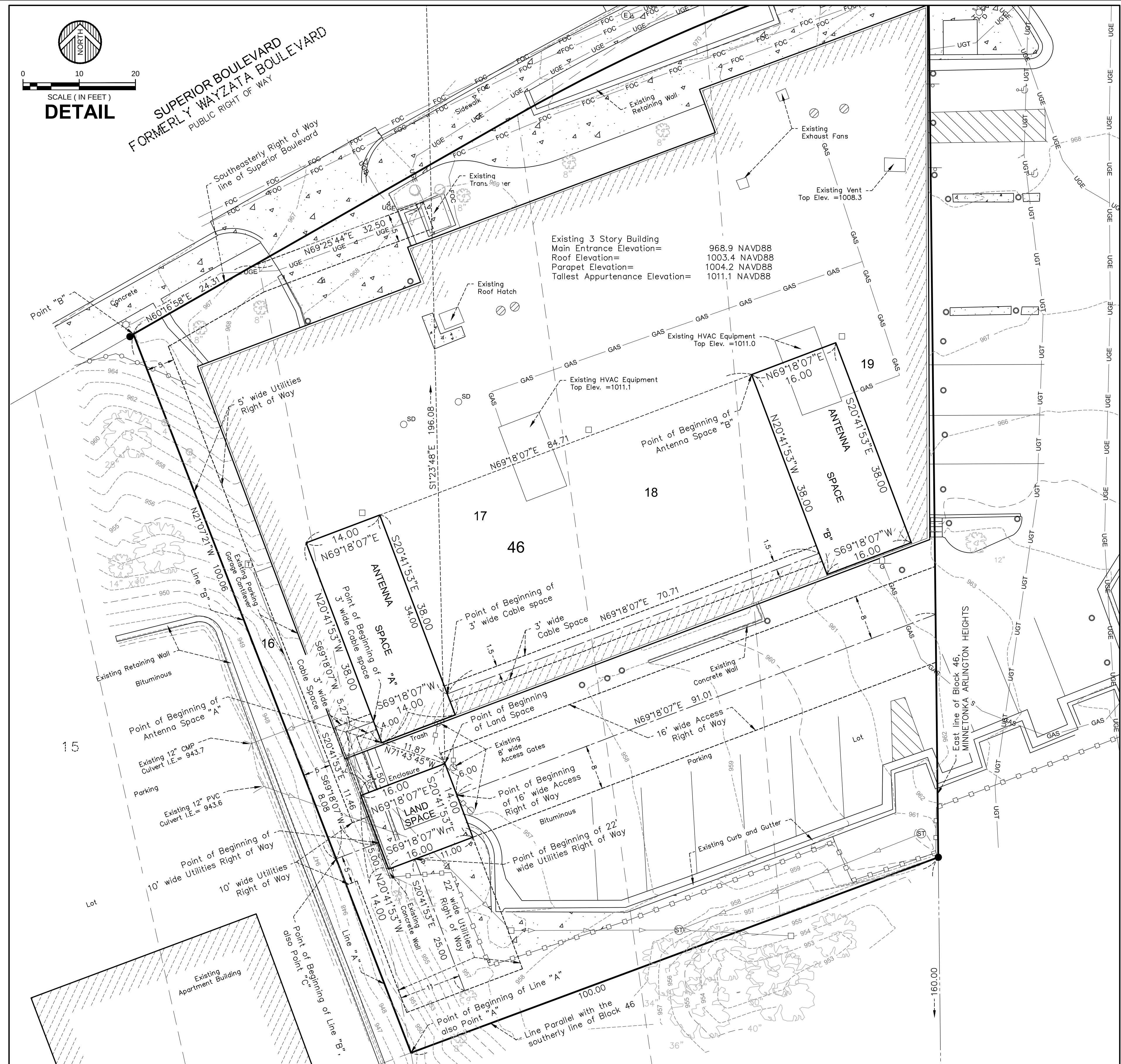
This document describes an easement for highway purposes over part of Block 46 of MINNETONKA ARLINGTON HEIGHTS. This easement does affect the surveyed area and is shown on the survey.

8.) Plat of Minnesota Arlington Heights recorded 10/20/1888 in book 29 page 14.

Block 45 and 46 from MINNETONKA ARLINGTON HEIGHTS are as shown on the survey.

9.) Plat of Maple Crest recorded 1/2/1910 in book 89 page 8.

The plot of MAPLE CREST does not affect the surveyed area and is shown on the survey.



SHEET 2 OF 3 SHEETS

SITE NAME:
MINC STRAWBERRY

Hennepin County, MN

No.	Date	REVISIONS					By	CHK	APP'D
FIELD WORK:		4/27/16, 5/3/16 & 7/21/16	CHECKED BY: SMK			DRAWN BY: JMB			

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

SIGNATURE: Shawn M Kupcho
SHAWN M. KUPCHO, L.S.
DATE: 7/28/16 LICENSE # 49021

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"

0494A1891.000



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SE 1/4 - NE 1/4

NW 1/4 - NW 1/4

SW 1/4 - NW 1/4

GOV'T LOT 1

GOV'T LOT 2

GOV'T LOT 3

GOV'T LOT 4

LAKE MINNETONKA

1"=600'

VICINITY MAP

SEC. 6

TWP. 117 N

RNG. 22 W

U.S.

HIGHWAY NO. 12

CENTRAL AVENUE N.

SITE

GRID NORTH
MAGNETIC NORTH
GEODETIC NORTH

0°05'06"

0°31'

SCALE (IN FEET)

0 20 40

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD83 (1996)

● = DENOTES A FOUND SECTION CORNER MONUMENT
● = DENOTES A FOUND IRON MONUMENT

SURVEYOR NOTES:

- 1.) Utilities are per observed evidence and markings and per GOPHER STATE ONE CALL, Locate Request Ticket No. 161111649, dated April 20, 2016. Also per markings per Hance Private Locating Service.
- 2.) The Proposed Land Space together with all Access and Utilities Rights of Way are within the area described in the Property Description contained herein.

LEGEND:

- SIGN
- CLEANOUT
- GAS METER
- ELECTRIC LIGHT POLE
- ELECTRIC METER
- TREE DECIDUOUS
- SHRUB
- STORM MANHOLE
- CATCH BASIN / ROOF DRAIN
- SANITARY MANHOLE
- HANDICAP SYMBOL
- ROOF VENT
- GATE POST
- GUARD POST
- SATELLITE DISH
- ELECTRIC MANHOLE
- SIGNAL POLE
- WATER VALVE
- WATER HYDRANT
- UNDERGROUND GAS
- UGT
- FOC
- UGE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- LOT LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- LAND SPACE
- DESCRIPTION LINE
- BUILDING WALL HATCH
- CONCRETE SURFACE

DESIGN 1

Hennepin County, MN

No.	Date	REVISIONS					By	CHK	APP'T
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