

AGENDA
MAPLE PLAIN CITY COUNCIL – REGULAR MEETING
MAPLE PLAIN CITY HALL
JULY 9, 2018
7:00 P.M.

- 1. WELCOME**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPT AGENDA**
- 5. CONSENT AGENDA**
 - A. Hiring Aubrey Soukup to the Maple Plain Fire Department
- 6. NEW BUSINESS**
 - A. Resolution 18-0625-02 Request for a Conditional Use Permit Amendment to Allow Additional Antennas to be Placed on the Existing Tower Located at 5115 Industrial Street
 - B. Resolution 18-0625-03 Request for a Conditional Use Permit Amendment to Allow for a Paint Booth and Additional Parking at 5060 U.S. Hwy 12
- 7. COUNCIL REPORTS & OTHER BUSINESS**
 - A. City Council Reports
- 8. VISITORS TO BE HEARD**
 - A. *Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.*
- 9. ADJOURNMENT**

Memo

To: Maple Plain City Council

From: Justin McCoy, Fire Chief

Via: Robert Schoen, City Administrator

Date: June 25, 2018

RE: Firefighter Hiring Recommendation



Background

Aubrey Soukup, resident of the City of Maple Plain has applied to be a Firefighter with the Maple Plain Fire Department. Ms. Soukup has completed and successfully passed all hiring requirements set forth in section 1501.1.2 of the Maple Plain City Handbook.

Recommendation

As Fire Chief, I offer my recommendation to hire Aubrey Soukup as a Probationary Firefighter with the Maple Plain Fire Department, effective June 25, 2018.

City of Maple Plain

Request for a Conditional Use Permit Amendment to Allow Additional Antennas to be Placed on the Existing Tower Located at 5115 Industrial Street

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	June 25, 2018
<i>Applicant:</i>	SAC Wireless
<i>Owner:</i>	American Tower Asset Sub, LLC
<i>Location:</i>	5115 Industrial Street

Request:

SAC Wireless on behalf of AT&T, (Applicant) and American Tower Asset Sub, LLC (Owner) request that the City consider the following action for the property located at 5115 Industrial Street (PID No. 25-118-24-13-0014).

- a. A conditional use permit amendment to allow three (3) additional antennae/radios to be located on the existing tower.

Property/Site Information:

The property is located south of Industrial Street and north of Willow Street. There is an existing cellular communications tower located on the subject property. The remainder of the property is utilized by the existing industrial business. The property has the following characteristics:

Property Information: **5115 Industrial Street**

Zoning: *I - Industrial*

Comprehensive Plan: *Industrial*

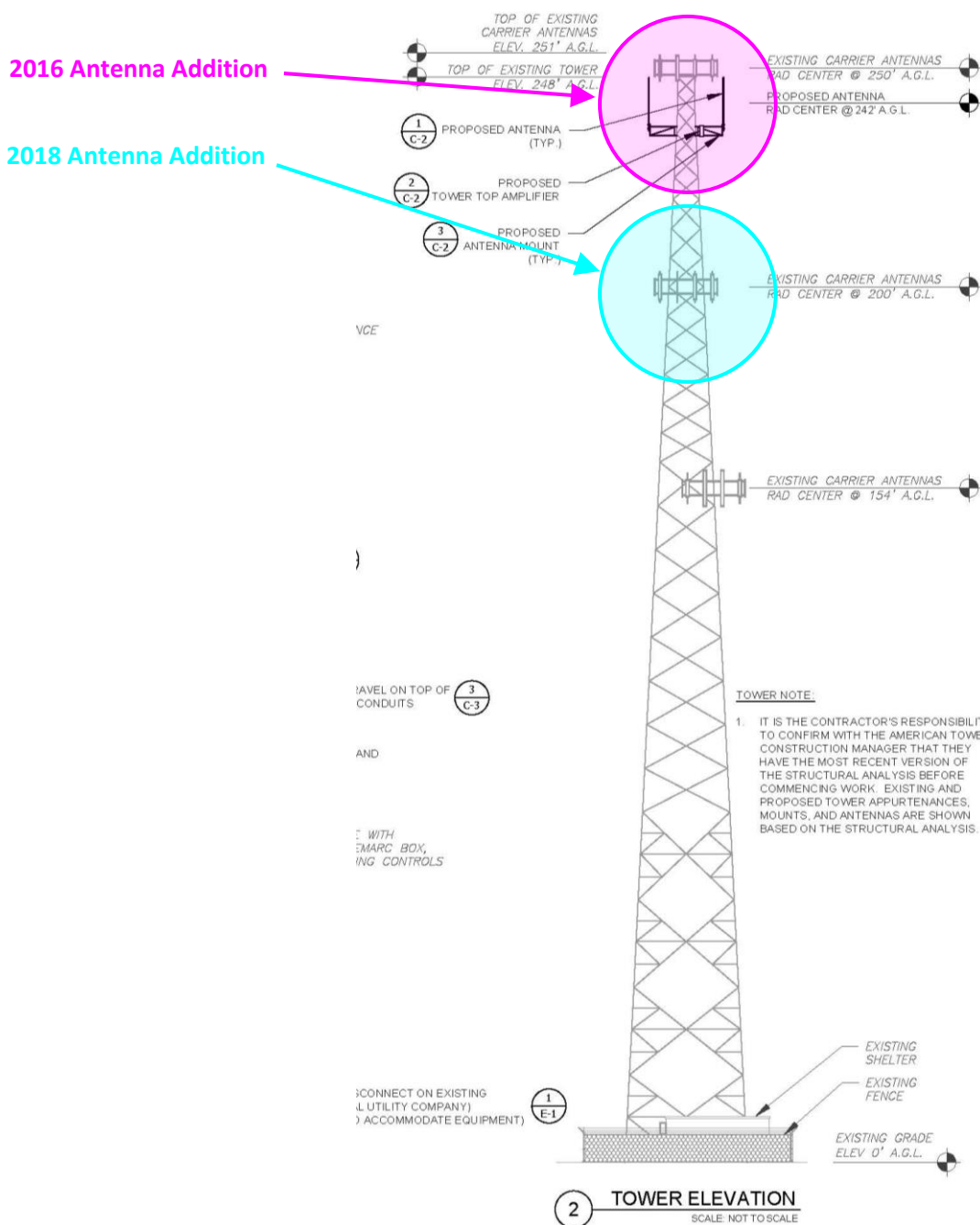
Acreage: *4.51 Acres*

5305 Pioneer Creek Drive Aerial Photograph



Discussion:

There is an existing cellular communications tower located on the subject property. The tower was permitted by a conditional use permit (CUP) that was initially granted by the City in 1996. The original CUP allowed up to twelve (12) antennas to be located on the tower. In 2016, the City granted an amendment to the conditional use permit to allow a maximum of thirty-six (36) antennas to be located on the tower. The 2016 approval allowed three (3) additional antennas to be located on the very top bank of antennas on the tower. The applicant is seeking approval to locate three (3) new antennas on the tower which would enhance the signal to users connected to the tower and increase the total number of antennas to 39. The location of the proposed antennas is in the second bank of antennas from the top of the tower (see image below). In addition to the proposed antennas, the applicant is proposing to add a new main trunk line cable between the ground mounted equipment and the antenna bank on the tower.



Cellular antennas are permitted as a conditional use permit in the I-Industrial zoning district. Any alteration or expansion of the use requires an amendment to the conditional use permit. The City has established criteria for granting a conditional use permit for antenna towers. The criteria for permitting an antenna tower are as follows:

Antenna towers, provided that:

(a) All antennas and towers shall be in compliance with all state building and electrical code requirements and as applicable shall require related permits. Applications to erect new antennas and/or towers shall be accompanied by any required federal, state, or local agency licenses;

(b) Structural design, mounting and installation of the antenna shall be in compliance with manufacturer's specifications and as may be necessary, as determined by the City Engineer, shall be verified and approved by a professional engineer;

(c) When applicable, written authorization for antenna and/or tower erection shall be provided by the property owner;

(d) Antennas and/or towers shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety;

(e) If a new tower of 75 feet or greater in height is to be constructed, it shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and antennas for at least one additional use, including but not limited to other personal wireless service communication companies, local police, fire and ambulance companies. Towers shall be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights;

(f) Towers shall be painted a non-contrasting color consistent with the surrounding area such as blue, gray, brown, or silver or have a galvanized finish to reduce visual impact, unless otherwise required by a governmental agency;

(g) All antennas and towers shall be reasonably posted and secured to protect against trespass, including appropriate measures to prevent unauthorized persons from climbing any tower;

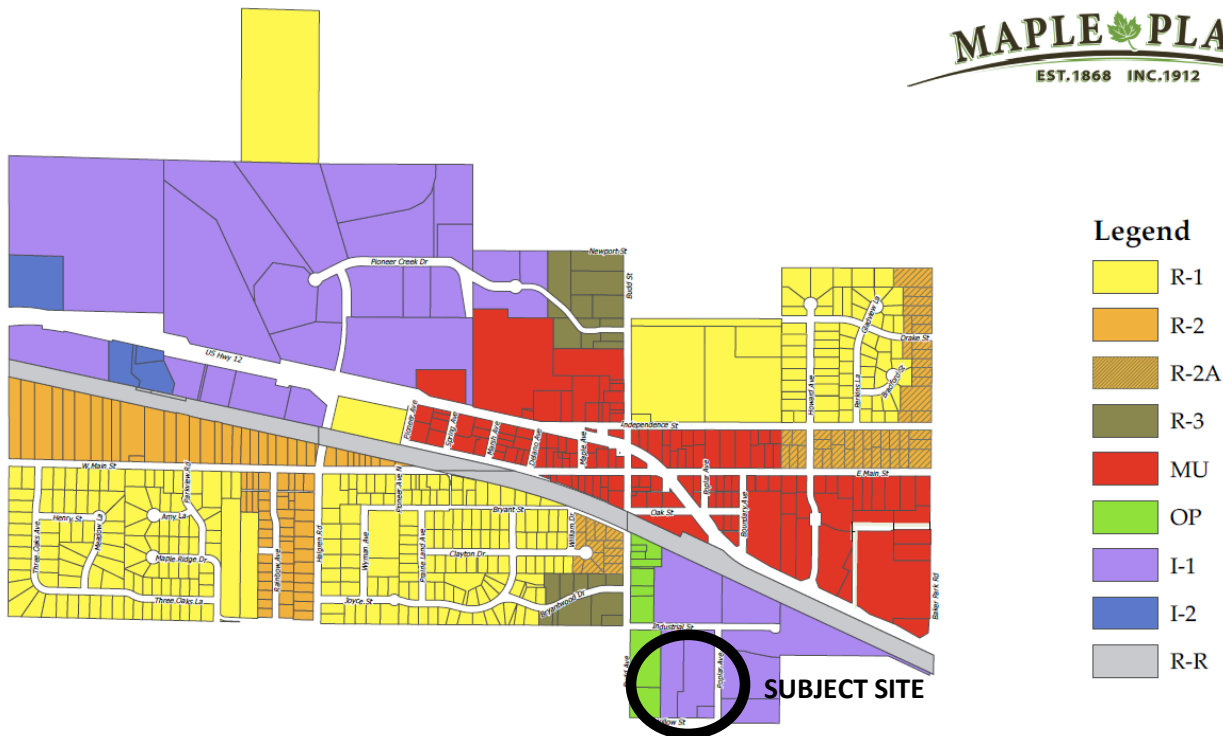
(h) Towers shall comply with all applicable Federal Aviation Administration (FAA) regulations;

(i) All towers, antenna support structures, and related equipment or structures shall be kept and maintained in good condition, order, and repair so as not to menace or endanger the life or property of any person; and

(j) The city shall have authority to enter onto the property upon which a tower is located to inspect the tower for the purpose of determining whether it complies with the State Building Code and all other construction standards provided by the city's code, federal and state law. The city reserves the right to conduct such inspections at any time, upon reasonable notice to the owner. All expenses related to such inspecting by the city shall be borne by the owner

The proposed additional antennas and cable would be located in a manner that appears to have little impact on the surrounding properties. The additional antennas are being located "in line" with the existing antenna bank and would likely be difficult to recognize as new given the number and height of the existing antennas. The existing tower is located on a heavily used industrial property. The proposed tower has a wide array of existing antennas. The applicant has included a structural analysis which confirms that the

tower can support the additional antennas as proposed. Planning Commissioners will need to consider whether or not the proposed expansion of the base equipment and additional antennas will have any additional impacts on the surrounding properties.



Planning Commission Discussion:

Commissioners discussed the proposed amendment and asked questions of staff relating to the proposed new antennas. Commissioners clarified the new improvements and discussed the added condition that if minor changes are made, staff can administratively approve those changes without a conditional use permit amendment. Commissioners found that the amendment to the CUP was consistent with the requirements set forth in the ordinance and recommended approval to the City Council.

Recommendation:

The Planning Commission recommended approval of the request for an amendment to the conditional use permit to the City Council with the following findings and conditions.

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.

2. The Conditional Use Permit Amendment shall include the following conditions which will be in addition to the previously approved conditions. The number of antennas permitted in the previous approval will be increased in accordance with the conditions below:
 - a. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations.
 - b. The conditional use permit shall allow thirty-six (39) antennas to be located on the existing tower. Thirty-three (36) existing antennas and three (3) new antennas in accordance with the approved tower elevation attached hereto as Exhibit B.
 - c. Any expansion of the existing ground equipment, buildings or antenna will be subject to the City's review and an amendment to the conditional use permit.
 - d. The City can administratively approve replacement of existing antennas as long as the size and location are consistent with the existing equipment. Any expansion or increase to the size or area of the existing antennas or similar mounted transmission equipment, ground equipment, buildings or number of antennas will be subject to the City's review and require an amendment to the conditional use permit.
3. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

Attachments:

1. Aerial Images
2. Tower plans
3. Application

Image of Tower and Base Buildings



**CITY OF MAPLE PLAIN
RESOLUTION NO.18-0625-02**

**A RESOLUTION APPROVING AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR ALLOWING AN EXPANSION TO THE NUMBER OF ANTENNAS AND
GROUND EQUIPMENT FOR THE EXISTING CELLULAR ANTENNA TOWER
LOCATED AT 5115 INDUSTRIAL STREET**

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

WHEREAS, the City adopted a comprehensive plan in 2008 to guide the development of the community; and

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

WHEREAS, SAC Wireless/American Tower Asset Sub, LLC (the “Applicants/Owner”) submitted an application seeking an amendment to the existing conditional use permit for the property located at 5115 Industrial Street (the “Property”); and

WHEREAS, the Property is zoned I-Industrial; and

WHEREAS, the requested amendment to the conditional use permit meets all requirements, standards and specifications of the City of Maple Plain Zoning Ordinances for property zoned Industrial; and

WHEREAS, the Planning Commission held a public hearing on June 7, 2018 to review the application for an amendment to the existing conditional use permit following mailed and published noticed as required by law; and

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the application by SAC Wireless/American Tower Asset Sub, LLC for an amendment to the existing conditional use permit per the City’s zoning regulations with the following conditions:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.

2. The conditional use permit shall be reviewed annually by the City to ensure conformance with the approved conditions. The annual inspection will include a count of the existing antennas.
3. The Conditional Use Permit amendment shall include the following conditions which will be in addition to the previously approved conditions. The number of antennas permitted in the previous approval will be increased in accordance with the conditions below:
 - a. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations.
 - b. The conditional use permit shall allow thirty-nine (39) antennas to be located on the existing tower. Thirty-six (36) existing antennas and three (3) new antennas in accordance with the approved tower elevation attached hereto as Exhibit B.
 - c. Any expansion of the existing ground equipment, buildings or antenna will be subject to the City's review and an amendment to the conditional use permit.
 - d. The City can administratively approve replacement of existing antennas as long as the size and location are consistent with the existing equipment. Any expansion or increase to the size or area of the existing antennas or similar mounted transmission equipment, ground equipment, buildings or number of antennas will be subject to the City's review and require an amendment to the conditional use permit.
4. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

This resolution was adopted by the City Council of the City of Maple Plain on this 25th day of June 2018, by a vote of ____ayes and ____nays.

Julie Mass-Kusske, Mayor

ATTEST:


Robert Schoen, City Administrator

Exhibit A
Legal Description

Exhibit B
Tower Plans

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SITE PHOTO



PROJECT INFORMATION

SITE NAME: MAPLE PLAIN

COUNTY: HENNEPIN

ADDRESS: 5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

JURISDICTION: CITY OF MAPLE PLAIN

SITE NUMBER: MNL01443

FA NUMBER: 10116086

PTN: 3511A0C076

PACE: MRUMW021618

ATC ASSET #: 305842

USID: 87783

LATITUDE: 45° 00' 06.88" N 45.0019

LONGITUDE: 93° 39' 14.51" W -93.6540

TOWER OWNER: AMERICAN TOWER COMPANY
10 PRESIDENTIAL WAY
WOBURN, MA 01801

GROUND OWNER: AMERICAN TOWER COMPANY
10 PRESIDENTIAL WAY
WOBURN, MA 01801

LANDLORD CONTACT: RITA MORITZ
ACCOUNT PROJECT MANAGER
PHONE: (781)-926-4549
RITA.MORITZ@AMERICANTOWER.COM

APPLICANT: AT&T WIRELESS
901 S. MARQUETTE AVE.
MINNEAPOLIS, MN 55402

AT&T PROJECT MANAGER: VERNA GARRISON
EMAIL: VG4733@ATT.COM

AT&T CONSTRUCTION MANAGER: MIKE VANSTEEL
EMAIL: MV5267@ATT.COM

PROJECT CONSULTANTS

PROJECT MANAGEMENT: SAC WIRELESS
540 W. MADISON ST. 17TH FLOOR
CHICAGO, ILLINOIS 60661
CONTACT: AMY HUTCHINGS
EMAIL: AMY.HUTCHINGS@SACW.COM

SITE ACQUISITION EMAIL: SAC WIRELESS
540 W. MADISON ST. 17TH FLOOR
CHICAGO, ILLINOIS 60661
CONTACT: ERIKA FOLTYS
EMAIL: ERIKA.FOLTYS@SACW.COM

ARCHITECT: NESTOR POPOWYCH, A.I.A.
SAC AE DESIGN GROUP, INC.
540 W. MADISON ST. 16TH FLOOR
CHICAGO, ILLINOIS 60661
CONTACT: KEVIN ALLEN
PHONE: (312)-895-4977 EXT.4362
EMAIL: KEVIN.ALLEN@SACW.COM

CONSTRUCTION SAC WIRELESS
540 W. MADISON ST. 16TH FLOOR
CHICAGO, ILLINOIS 60661
CONTACT: RITA STOLZ
EMAIL: RITA.STOLZ@SACW.COM

AT&T
MOBILITY

PROJECT : LTE 3C

SITE # : MNL01443

FA # : 10116086

PTN # : 3511A0C076

PACE # : MRUMW021618


ATC ASSET#: 305842

JURISDICTION : CITY OF MAPLE PLAIN

SITE NAME : MAPLE PLAIN

ADDRESS : 5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

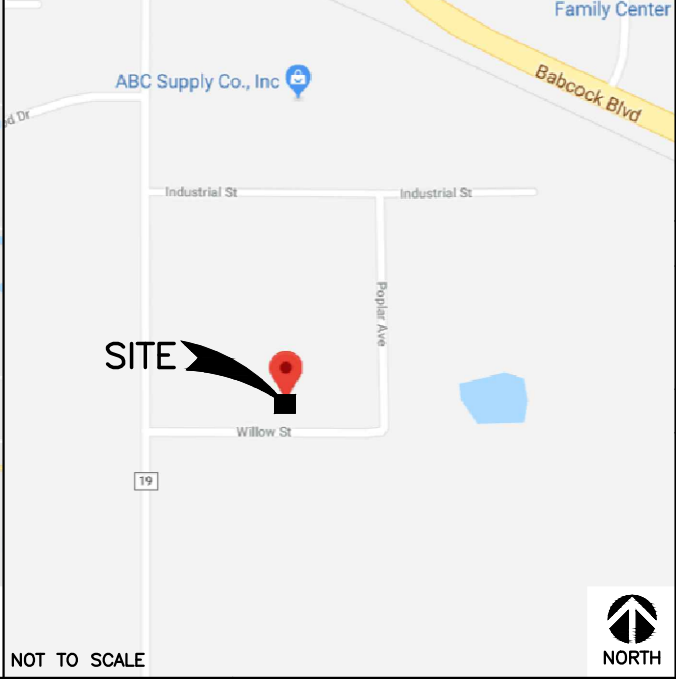
VICINITY MAP



NOT TO SCALE

NORTH

LOCAL MAP



NOT TO SCALE

NORTH

DRIVING DIRECTIONS

DIRECTIONS FROM: 901 SOUTH MARQUETTE AVENUE, MINNEAPOLIS, MN 55402

1. ROAD NAME CHANGES TO (N) 9TH ST [9TH ST N]

2. BEAR LEFT (WEST) ONTO HAWTHORNE AVE

3. ROAD NAME CHANGES TO W LINDEN AVE

4. TAKE RAMP (LEFT) ONTO I-394 [WAYZATA BLVD]

5. ROAD NAME CHANGES TO US-12

6. BEAR LEFT (WEST) ONTO CR-19 [MAIN ST E]

7. TURN LEFT (SOUTH) ONTO CR-19 [BUDD AVE]

8. TURN LEFT (EAST) ONTO INDUSTRIAL ST

9. ARRIVE AT DESTINATION

811

Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN MINNESOTA, CALL GOPHER STATE
ONE CALL

TOLL FREE: 1-800-252-1166 OR
FAX A LOCATE: 1-800-236-4967

www.gopherstateonecall.org

MINNESOTA STATUTE
REQUIRES MIN OF 48 HOURS
NOTICE BEFORE YOU
EXCAVATE

DRAWING INDEX

T1 TITLE SHEET

SP1 NOTES & SPECIFICATIONS

A1 COMPOUND PLAN

A2 EQUIPMENT PLAN

A3 TOWER ELEVATION

A4 ANTENNA PLAN

A5 ANTENNA & CABLE CONFIGURATION

A6 ANTENNA, RRH AND MOUNTING DETAILS

A7 CABLE NOTES & COLOR CODING

E1 GROUNDING DETAILS

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

LTE 3C SCOPE:

- INSTALL (3) PROPOSED AT&T LTE 3C (WCS) RRH'S WITH BACK TO BACK MOUNTS.

(1) PER SECTOR IN POSITION 2.
(TYP. OF 3 SECTORS)

- INSTALL (1) PROPOSED RAYCAP FC12-PC6-10E.

- INSTALL (3) PROPOSED RAYCAP DC2.

LTE 3C GROUND SCOPE:

- INSTALL (1) PROPOSED DC TRUNK LINE.

- INSTALL (1) PROPOSED DC12-48-60-0-25E RAYCAP SURGE PROTECTION UNIT.

- INSTALL (3) PROPOSED 15A BREAKERS IN EXISTING POWER PLANT.

- INSTALL (1) PROPOSED RECTIFIER IN EXISTING POWER PLANT.

- INSTALL (1) PROPOSED ABIA.

- SWAP SECTOR FRAMES

CODE COMPLIANCE

• 2015 MINNESOTA STATE BUILDING CODE

• 2014 NATIONAL ELECTRIC CODE

• TIA/EIA-222-G

REFERENCE MATERIALS

• THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 11/13/17

• REVISED RFDS PENDING. CONTRACTOR TO USE LATEST VERSION WITH CD'S PER SCOPE OF WORK.

SPECIAL NOTES

• ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.


• EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

• THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.

• STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.


DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.




AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



540 W. MADISON ST.
16TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977



540 W. MADISON ST.
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312.895.4977

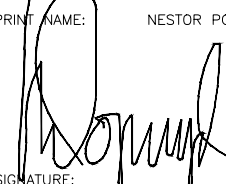
REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	12/07/17	ISSUED FOR REVIEW	BN
B	01/19/18	ISSUED FOR REVIEW	AR
0	01/25/18	FOR CONSTRUCTION	ST

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: NESTOR POPOWYCH



SIGNATURE:

DATE:01/26/18 LICENSE # 47725

EXP. 06/30/18

LTE 3C
10116086
MAPLE PLAIN
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

SAC File: C:\Users\stalgarenco\apdata\local\temp\AcPublish_7976\10116086.AE203.LTE3C.Rev0.180125.dwg 01/26/18 08:18

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR/CM – SAC WIRELESS
SUB–CONTRACTOR – PER TRADE
OWNER – AT&T WIRELESS
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A:OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE


- EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- ANTENNA MOUNTING
40. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
41. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
42. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
43. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
44. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
45. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
46. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50–OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
47. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS. REFER TO ND–00246.
48. JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
49. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
50. TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
- TORQUE REQUIREMENTS
51. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.

52. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.

A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
- FIBER & POWER CABLE MOUNTING
53. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
54. THE TYPE TC–ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC–ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
55. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC–ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.
- 56–61 RESERVED FOR ADDITIONAL NOTES.
- COAXIAL CABLE NOTES
62. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
63. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
64. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
65. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'–0".
66. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
67. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
68. CONTRACTOR SHALL GROUND ALL EQUIPMENT. INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
69. CONTRACTOR SHALL PROVIDE STRAIN–RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN–RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
70. CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH NEW SNAP IN HANGERS IF APPLICABLE.
- GENERAL CABLE AND EQUIPMENT NOTES
71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMA'S, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
74. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED. EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:


A. TEMPERATURE SHALL BE ABOVE 50° F.
B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.

A. GROUNDING AT THE ANTENNA LEVEL.
B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'–0", ADDITIONAL CABLE GROUNDING REQUIRED.
C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
77. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.




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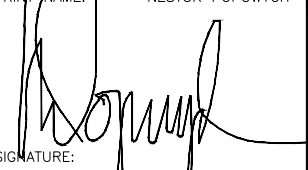
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SIGNATURE:

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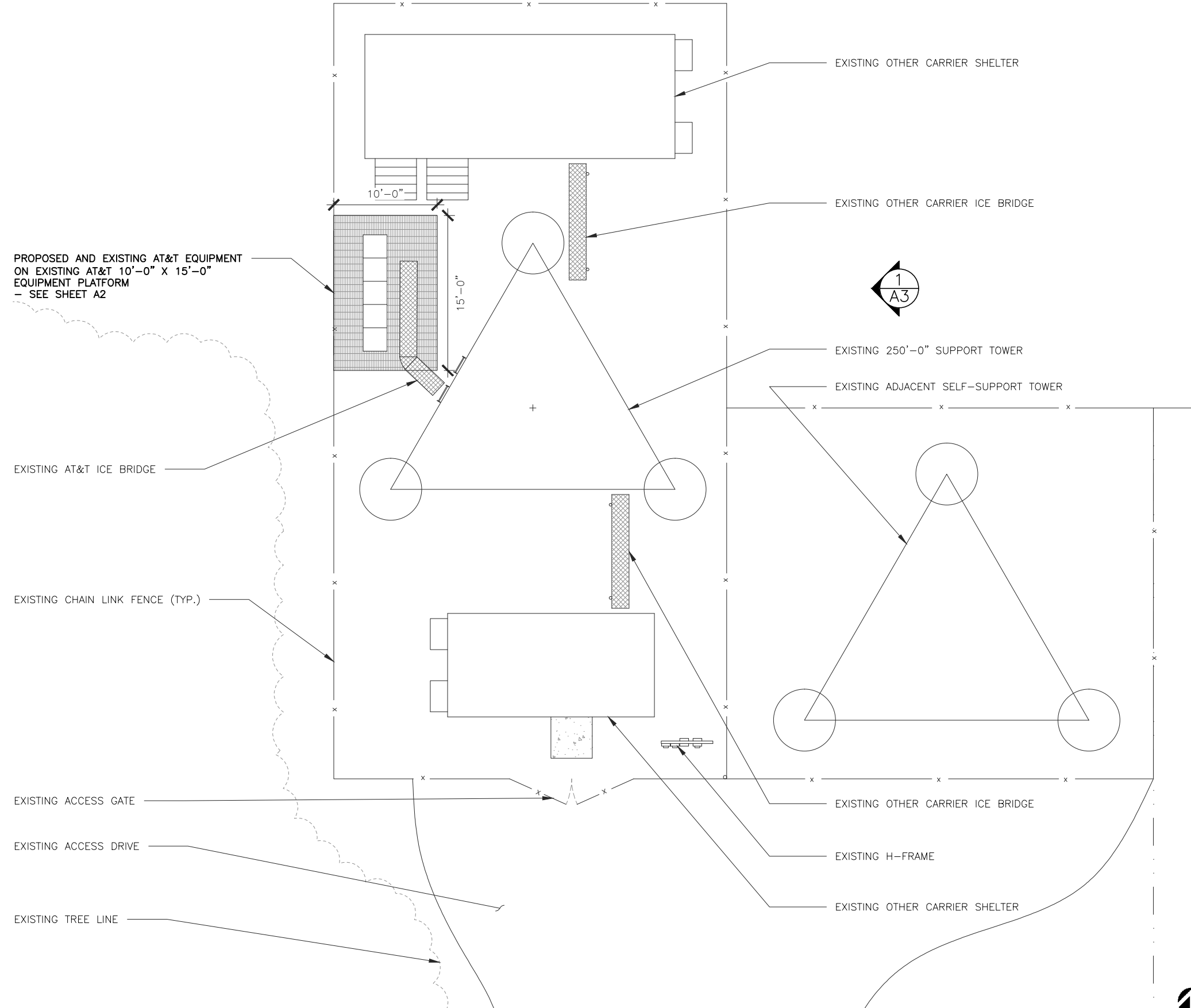
SHEET TITLE

NOTES & SPECIFICATIONS

SHEET NUMBER

SP1

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SITE PHOTO 2

2



SITE PHOTO 1

1



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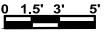
SHEET TITLE

COMPOUND
PLAN

SHEET NUMBER

A1

COMPOUND PLAN



SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)



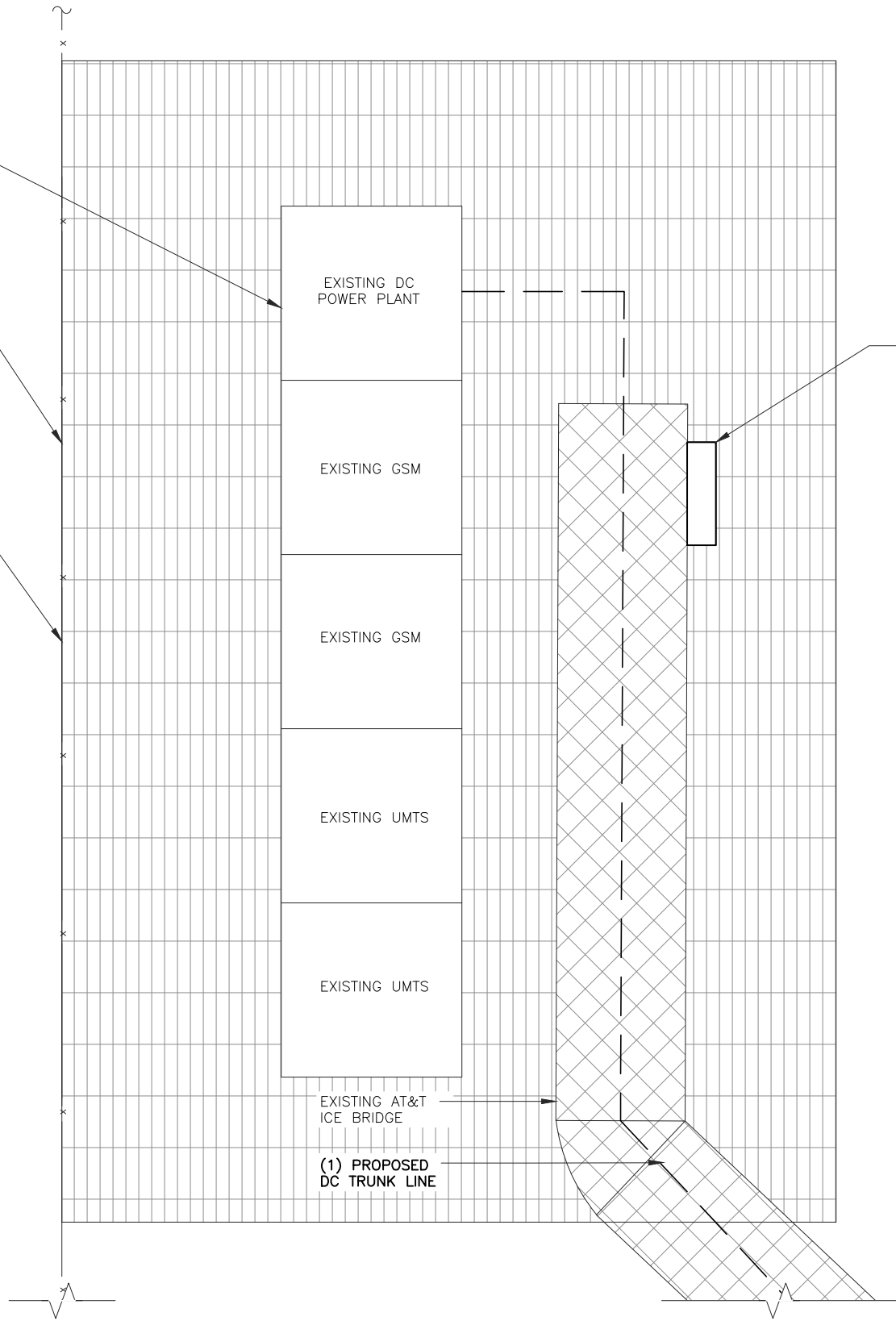
3

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(3) PROPOSED 15A BREAKERS, W/(1)
PROPOSED RECTIFIER TO BE INSTALLED
IN EXISTING POWER PLANT.

PROPOSED AND EXISTING AT&T
EQUIPMENT ON EXISTING AT&T 10'-0"
X 15'-0" EQUIPMENT PLATFORM

EXISTING CHAIN LINK FENCE (TYP.)



(1) PROPOSED DC12-48-60-0-25E
RAYCAP SURGE PROTECTION UNIT

- GROUND SCOPE:**
- INSTALL (1) PROPOSED DC TRUNK LINE.
 - INSTALL (1) PROPOSED DC12-48-60-0-25E RAYCAP SURGE PROTECTION UNIT.
 - INSTALL (3) PROPOSED 15A BREAKERS IN EXISTING POWER PLANT.
 - INSTALL (1) PROPOSED RECTIFIER IN EXISTING POWER PLANT.
 - INSTALL (1) PROPOSED ABIA.
 - SWAP SECTOR FRAMES.



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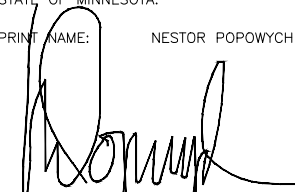


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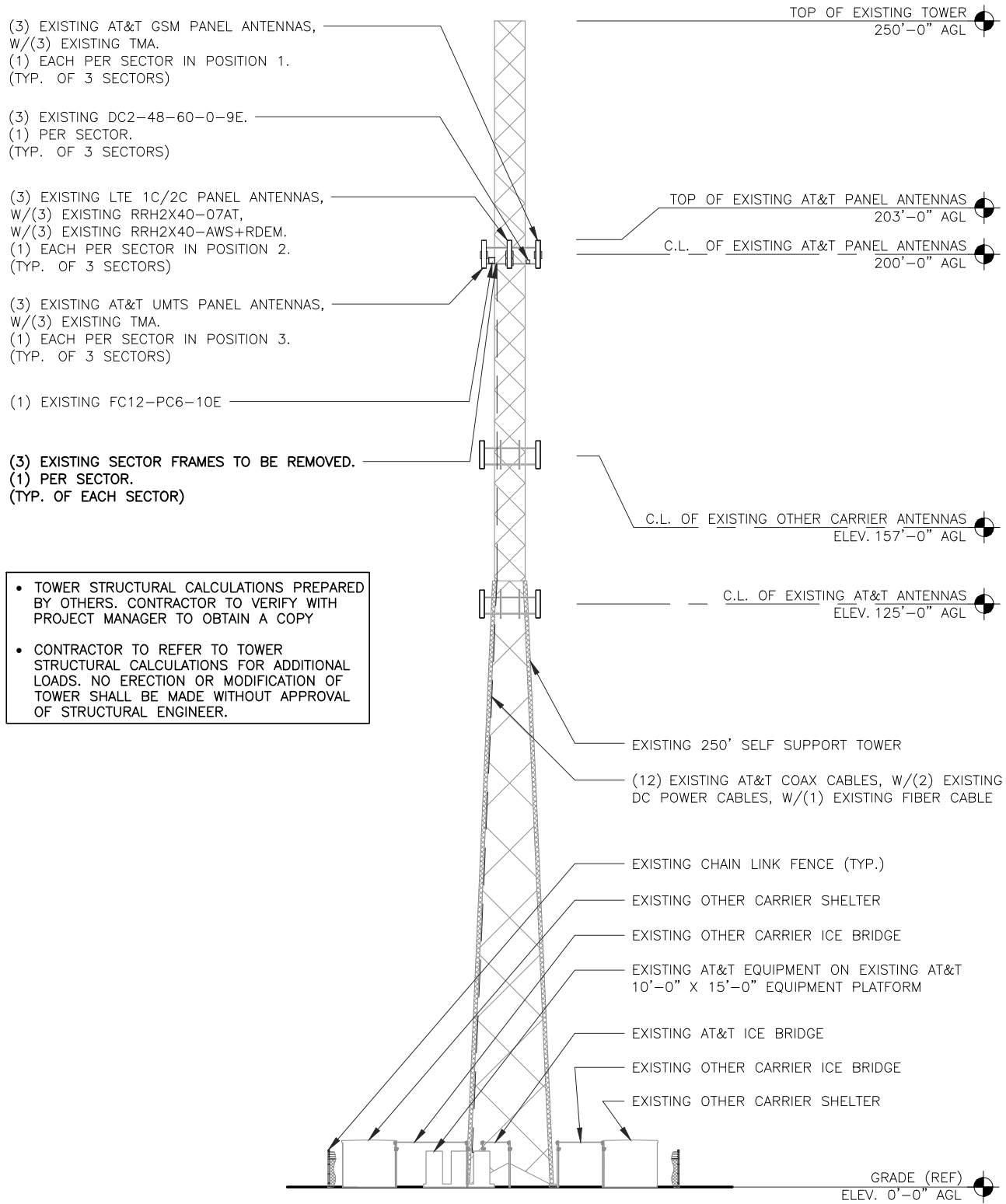
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EQUIPMENT
PLAN

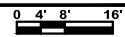
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A2

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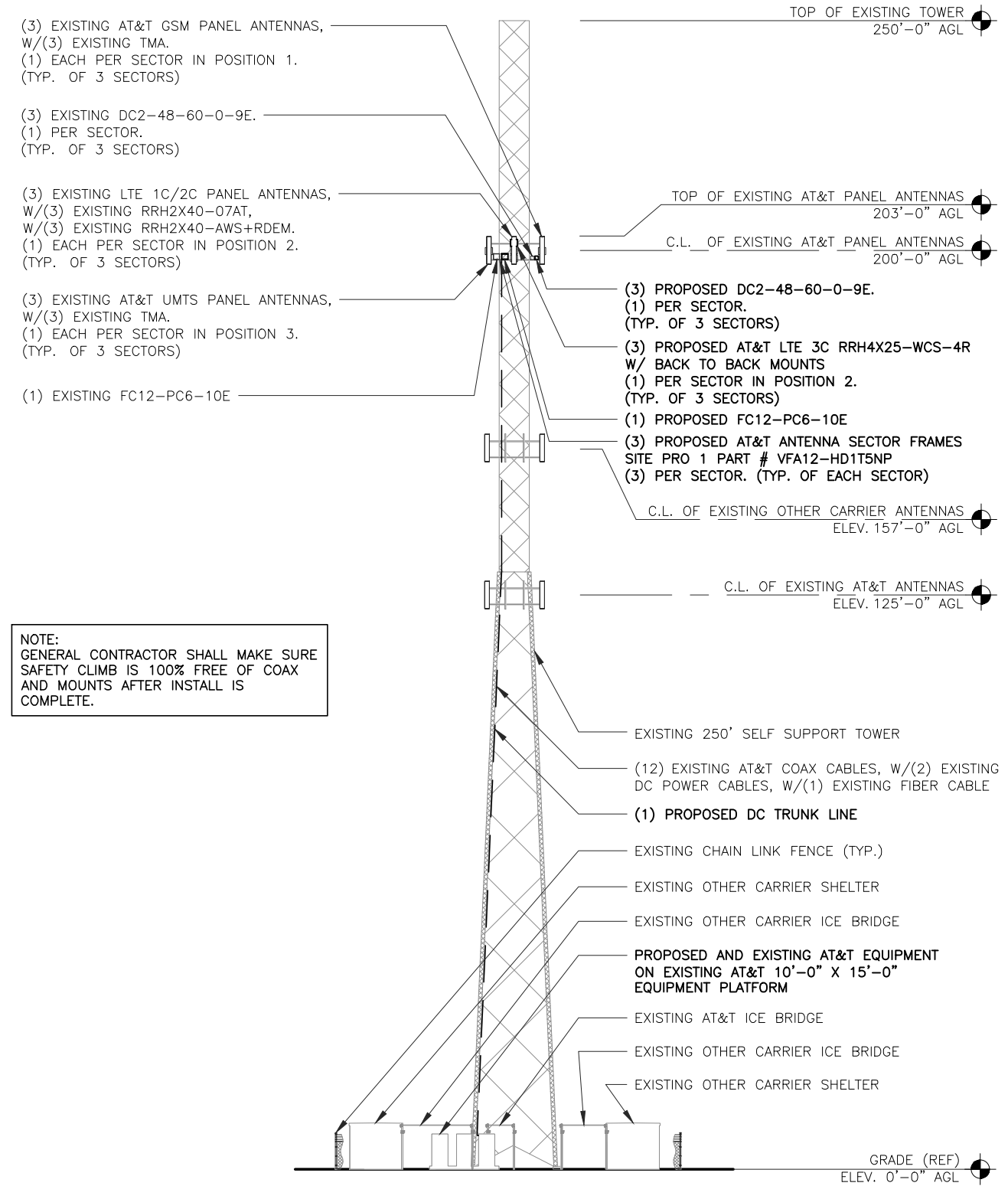


EXISTING TOWER ELEVATION

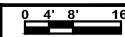


SCALE: 1/16" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17)

2



PROPOSED TOWER ELEVATION



SCALE: 1/16" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17)

1



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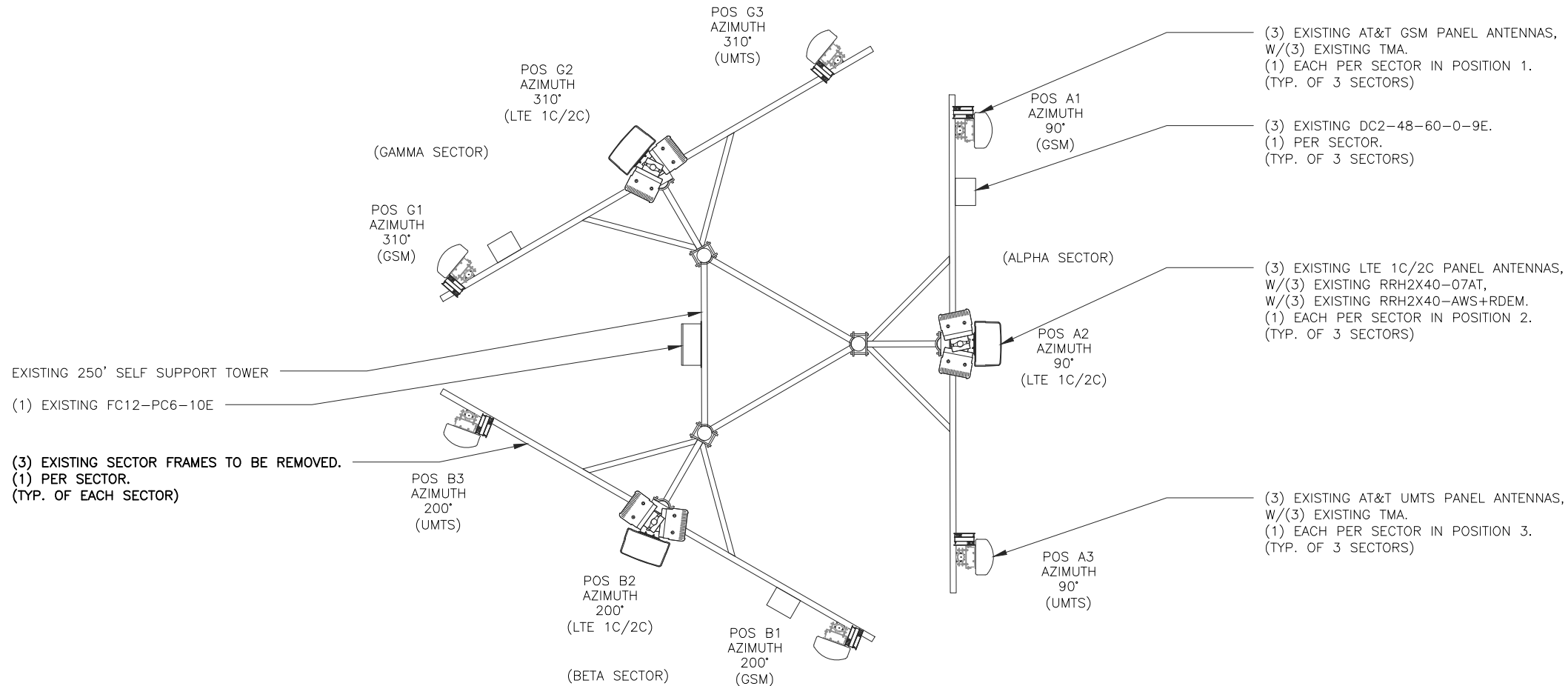
SHEET TITLE

TOWER
ELEVATION

SHEET NUMBER

A3

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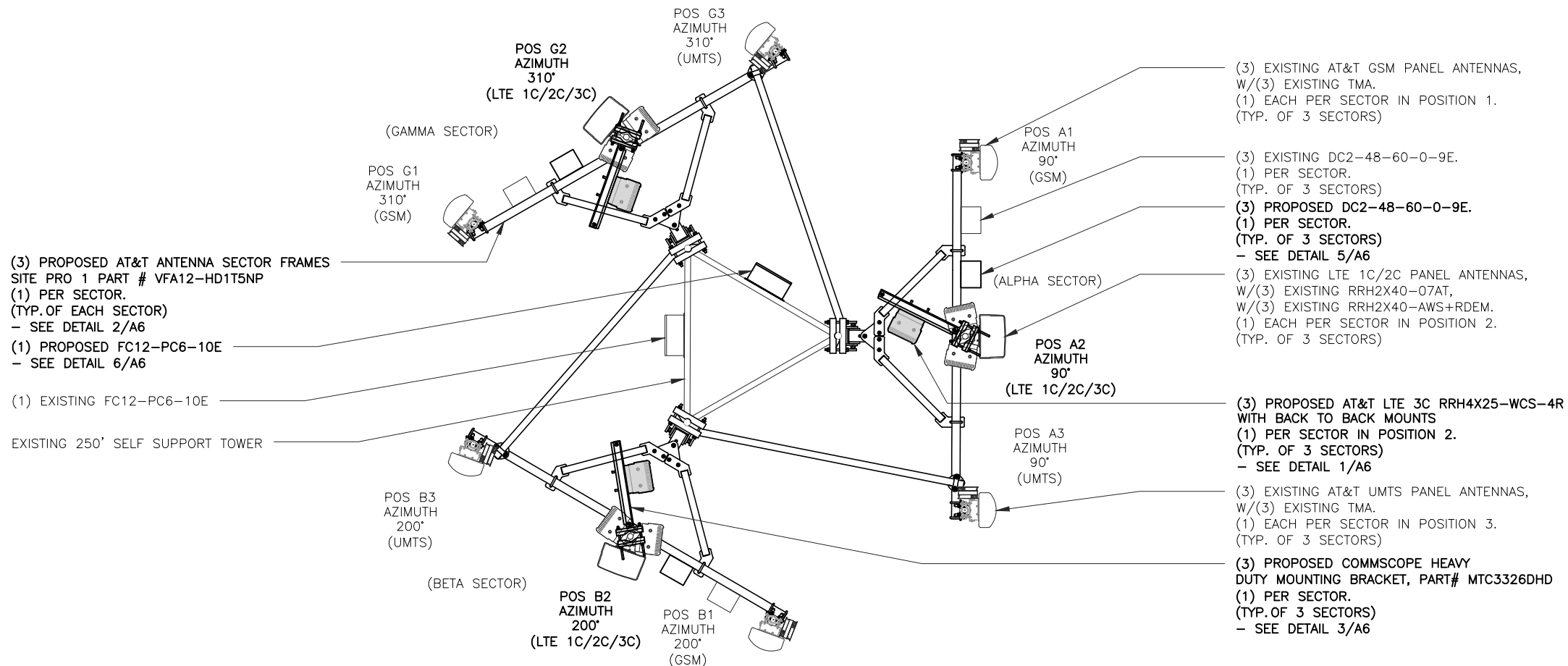


EXISTING ANTENNA PLAN

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)



2



PROPOSED ANTENNA PLAN

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)



1



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ANTENNA
PLAN

SHEET NUMBER

A4

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PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE										
SECTOR	POS	TECH	ANTENNA	ANTENNA \angle HEIGHT	AZIMUTH	TMA/RRU MODEL#	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH (+20%)	DOWNTILTS
A	1	GSM	80010764 (X)	200' AGL	90°		(1) FC12-PC6-10E (X) (1) FC12-PC6-10E (N) (3) DC2-48-60-0-9E (X) (3) DC2-48-60-0-9E (N)	(2) COAX LINES (X)	250'	0
	2	LTE 1C/2C/3C	80010892 (X)		90°	(1) RRH2X40-07AT (X) (1) RRH2X40-AWS+RDEM (X) (1) RRH4X25-WCS-4R (N)		(2) DC TRUNK LINES (X) (1) DC TRUNK LINE (N) (1) FIBER LINE (X)		0
	3	UMTS	80010764 (X)		90°			(2) COAX LINES (X)		0
B	1	GSM	80010764 (X)	200' AGL	200°			(2) COAX LINES (X)	250'	0
	2	LTE 1C/2C/3C	80010892 (X)		200°	(1) RRH2X40-07AT (X) (1) RRH2X40-AWS+RDEM (X) (1) RRH4X25-WCS-4R (N)		DC TRUNK LINES (SHARED W/A2) FIBER LINE (SHARED W/A2)		0
	3	UMTS	80010764 (X)		200°			(2) COAX LINES (X)		0
C	1	GSM	80010764 (X)	200' AGL	310°			(2) COAX LINES (X)	250'	0
	2	LTE 1C/2C/3C	80010892 (X)		310°	(1) RRH2X40-07AT (X) (1) RRH2X40-AWS+RDEM (X) (1) RRH4X25-WCS-4R (N)		DC TRUNK LINES (SHARED W/A2) FIBER LINE (SHARED W/A2)		0
	3	UMTS	80010764 (X)		310°			(2) COAX LINES (X)		0

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN).
CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER
AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW
(X) = EXISTING
(XR) =
EXISTING/RELOCATED
(E) = ELECTRICAL
(M) = MECHANICAL



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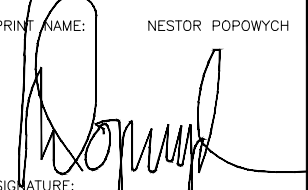


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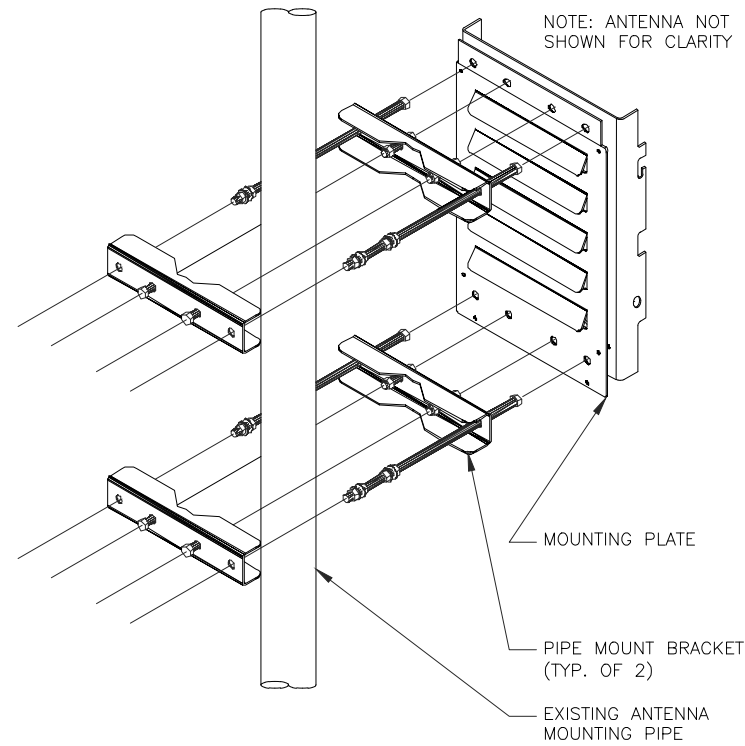
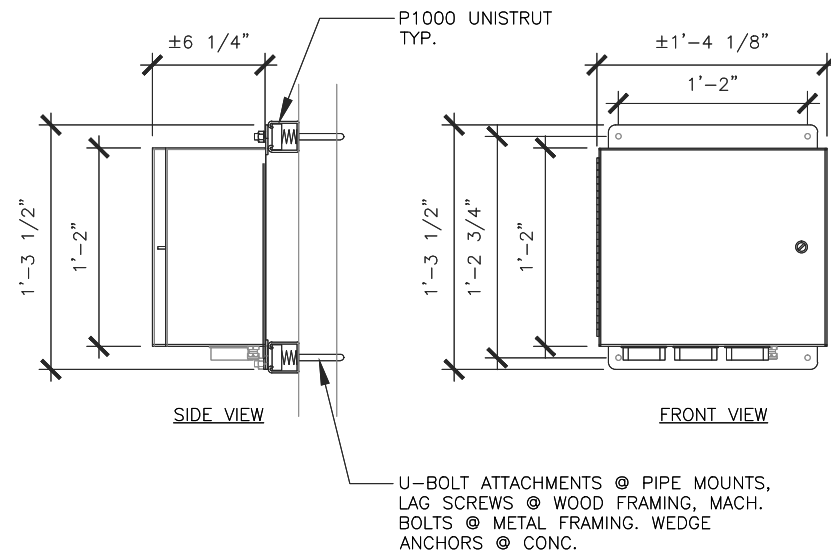
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ANTENNA &
CABLE
CONFIGURATION

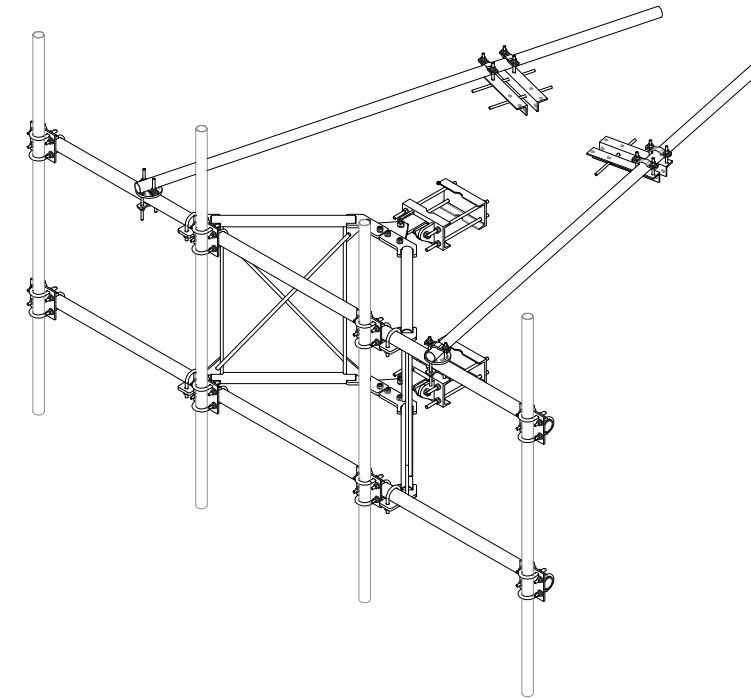
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A5

WEIGHT, WITHOUT
MOUNTING KIT: ±24 kg (52.9 lbs)



VALMONT SITE PRO 1 SECTOR FRAME KIT
MODEL # VFA12-HD1T5NP



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	12/07/17	ISSUED FOR REVIEW	BN
B	01/19/18	ISSUED FOR REVIEW	AR
O	01/25/18	FOR CONSTRUCTION	ST

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: NESTOR POPOWYCH

SIGNATURE: _____

DATE: 01/26/18 LICENSE # 47725

EXP. 06/30/18

LTE 3C
10116086
MAPLE PLAIN
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

SHEET TITLE

ANTENNA, RRH AND MOUNTING DETAILS

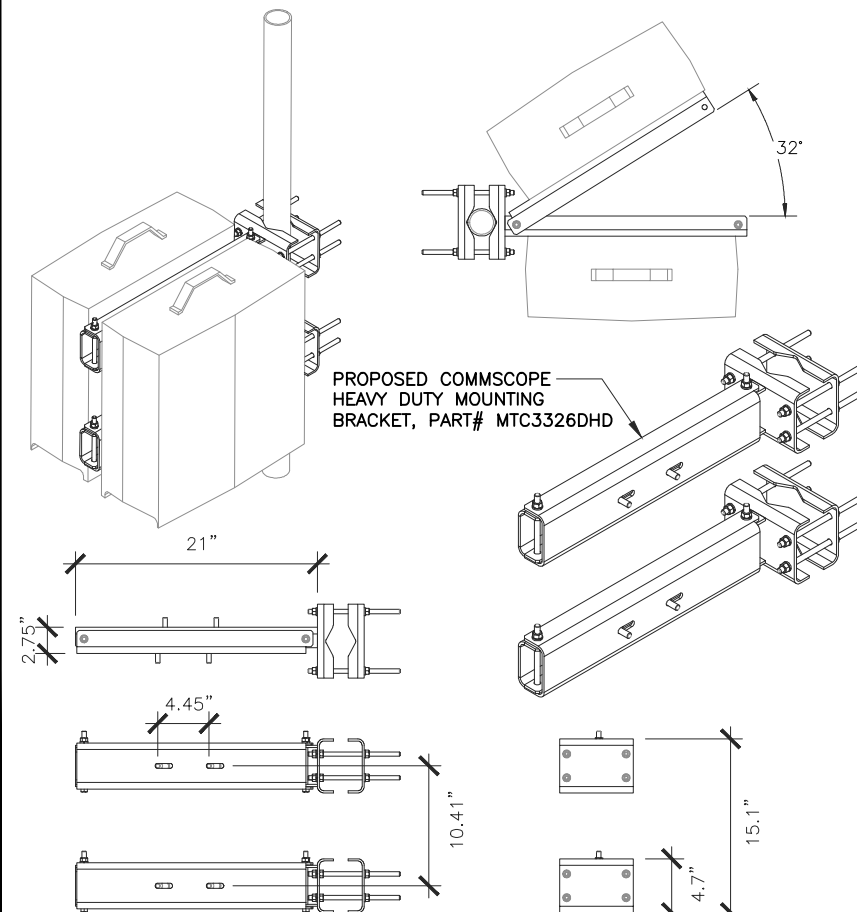
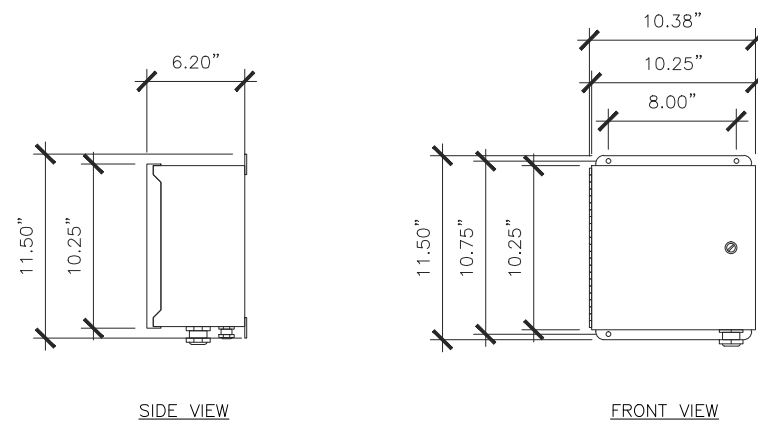
SHEET NUMBER

A6

RAYCAP DC2-48-60-9 DC SURGE SUPPRESSOR

DIMENSIONS, HxWxD: 10.25"x10.25"x6.20"

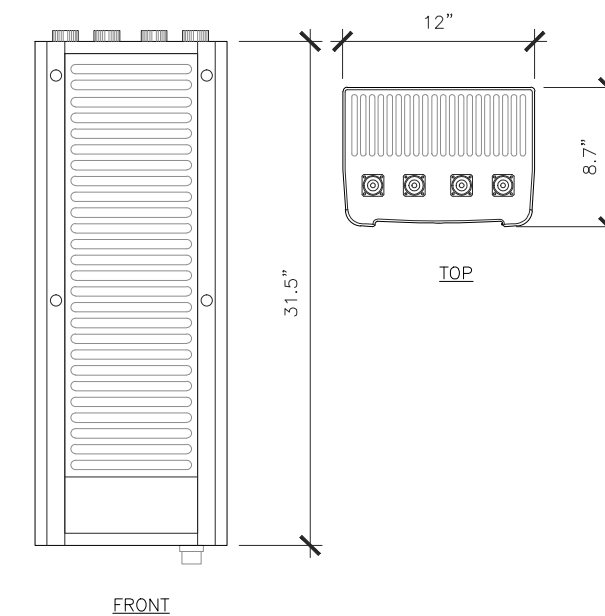
WEIGHT, WITHOUT
MOUNTING KIT: ± 16.0 lbs



ALCATEL-LUCENT RRH4X25-WCS-4R

DIMENSIONS, HxWxD: 31.5"x12"x8.7"

WEIGHT, WITHOUT
MOUNTING KIT: 31.5 kg (70 lbs)



FC12 RAYCAP DETAIL

NOT TO
SCALE

6

RRH MOUNTING DETAIL

NOT TO
SCALE

4

SECTOR FRAME DETAIL

NOT TO
SCALE

2

DC2 RAYCAP DETAIL

NOT TO
SCALE

5

HEAVY DUTY MOUNTING BRACKET

NOT TO
SCALE

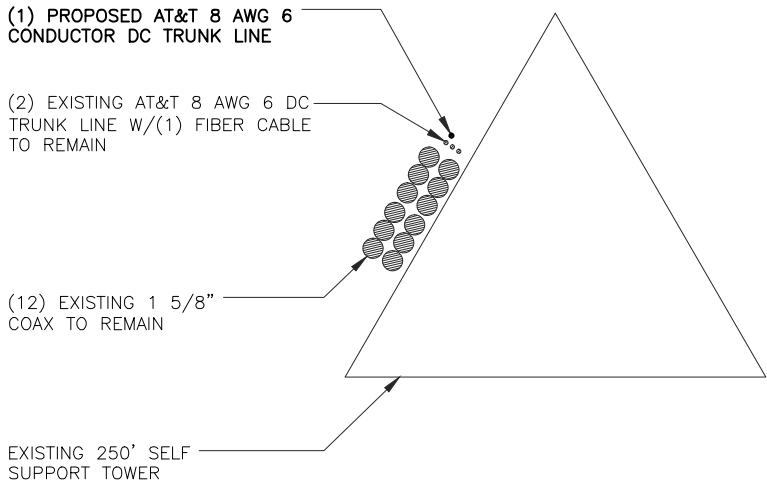
3

LTE 3C (WCS) RRH DETAIL

NOT TO
SCALE

1

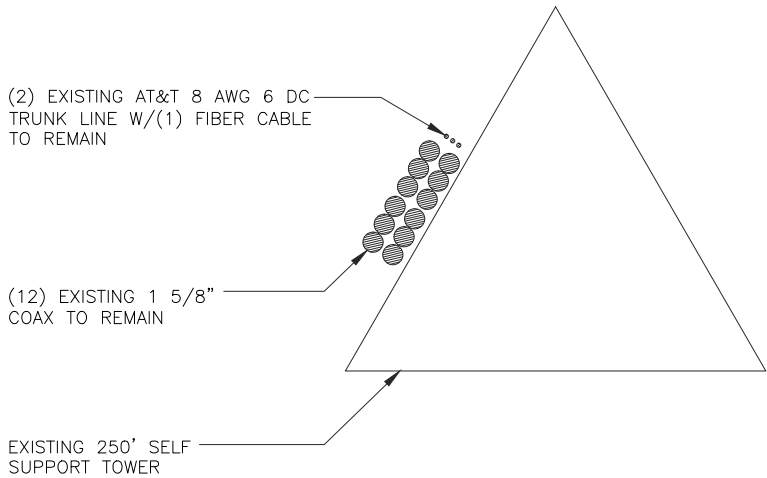
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROPOSED CABLE ROUTING PLAN

SCALE: 1/16" = 1'-0"

6



EXISTING CABLE ROUTING PLAN

SCALE: 1/16" = 1'-0"

5

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
4. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
5. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.
6. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
7. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
8. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.
9. CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
10. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA & CABLING NOTES

NO SCALE

4

RF, DC, & COAX CABLE MARKING LOCATIONS TABLE

NO	LOCATIONS
①	EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
②	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
③	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
④	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
⑤	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

CABLE MARKING DIAGRAM

NO SCALE

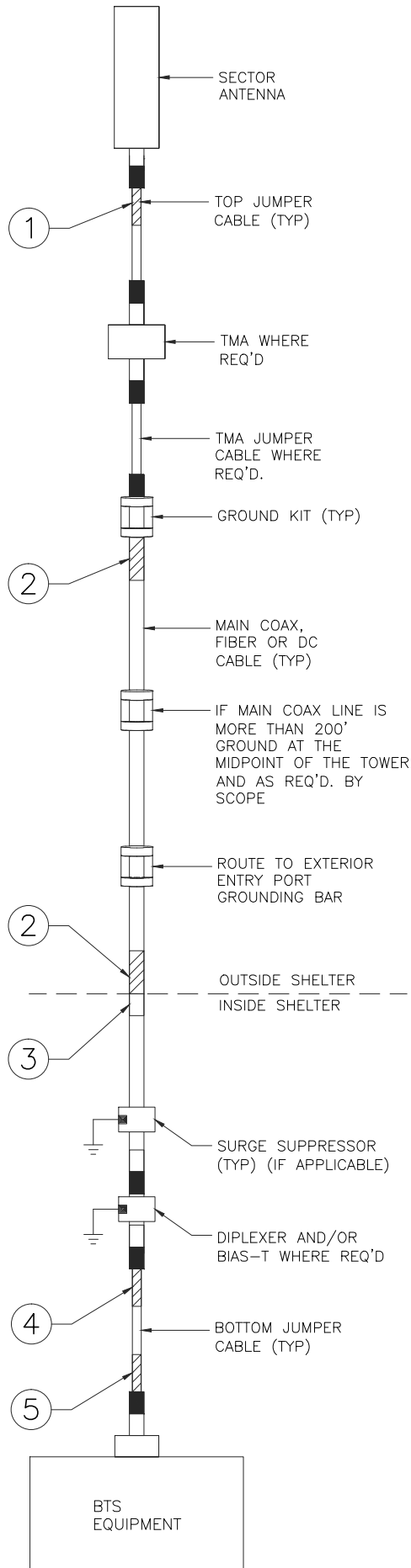
3

1. THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
2. THE STANDARD IS BASED ON EIGHT COLORED TAPES-RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE.
3. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
4. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN TECHNOLOGIES IS ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COLOR CODING AND TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
5. ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) THREE WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
6. ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE, AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
7. ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
8. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE NEW TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

CABLE MARKING NOTES

NO SCALE

2



CABLE COLOR CODING DIAGRAM

NO SCALE

1



REVISIONS			
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B	01/19/18	ISSUED FOR REVIEW	AR
0	01/25/18	FOR CONSTRUCTION	ST
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PRINT NAME: NESTOR POPOWYCH

SIGNATURE:

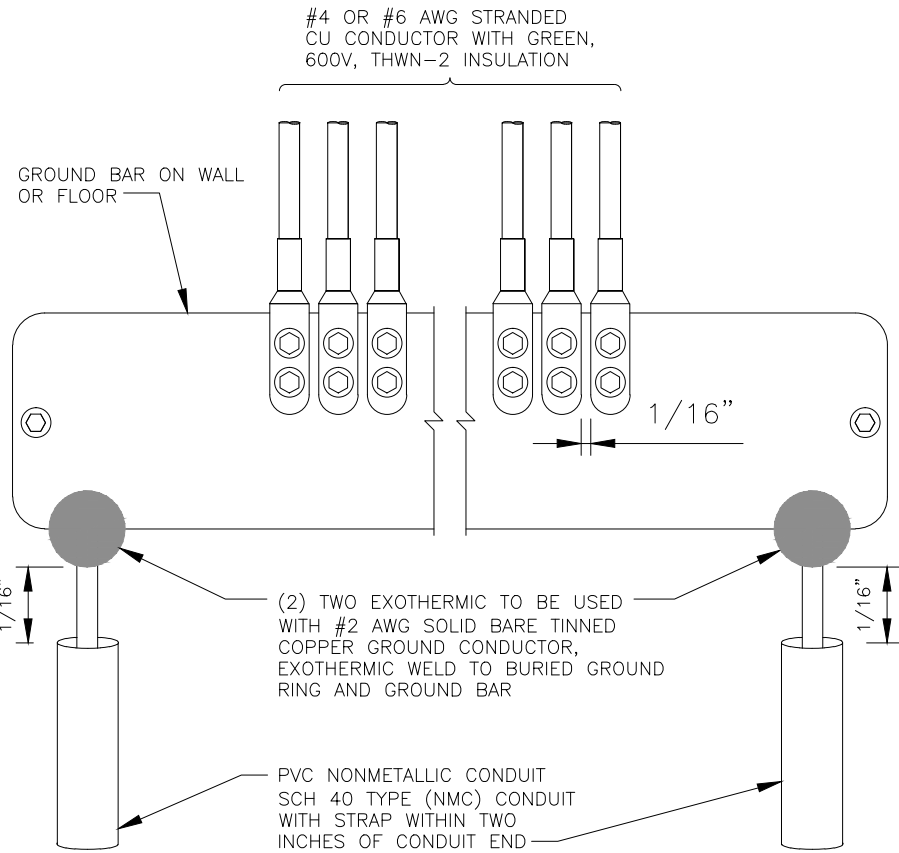
DATE: 01/26/18 LICENSE # 47725 EXP. 06/30/18

LTE 3C
10116086
MAPLE PLAIN
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

SHEET TITLE
**CABLE NOTES
& COLOR
CODING**

SHEET NUMBER
A7

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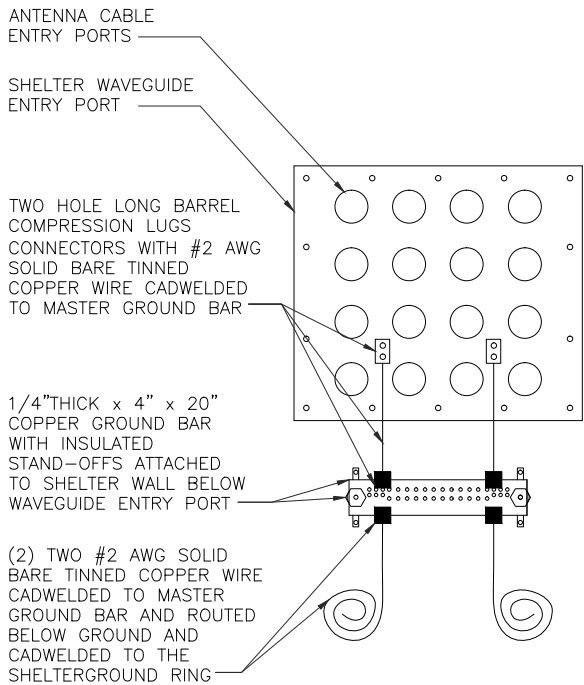
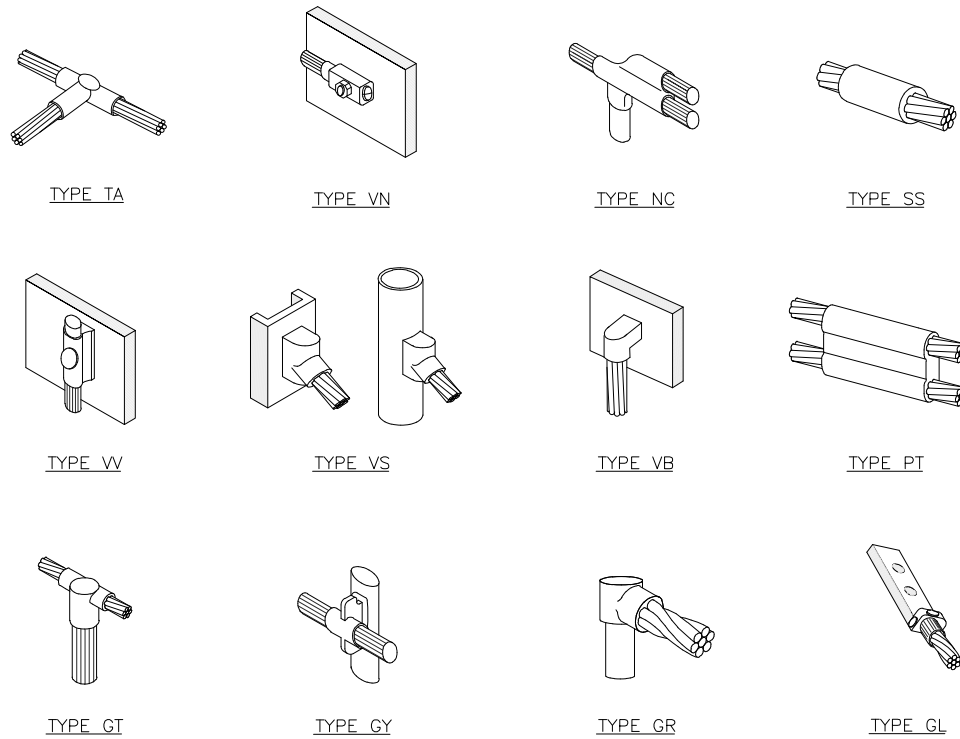


GROUND BAR DETAILS

NO SCALE

5

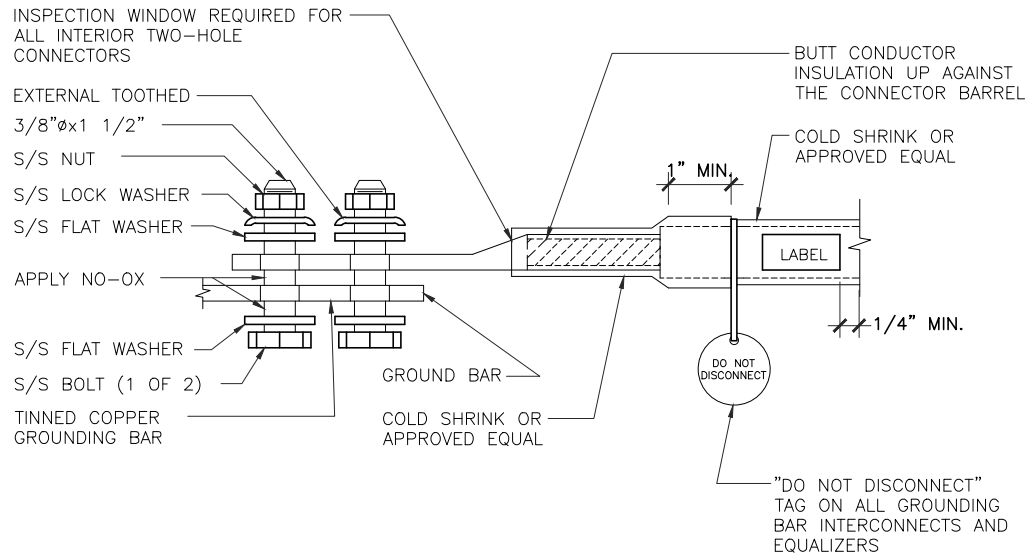
CALDWELD DETAILS



COAX GROUND KIT DETAIL

NO SCALE

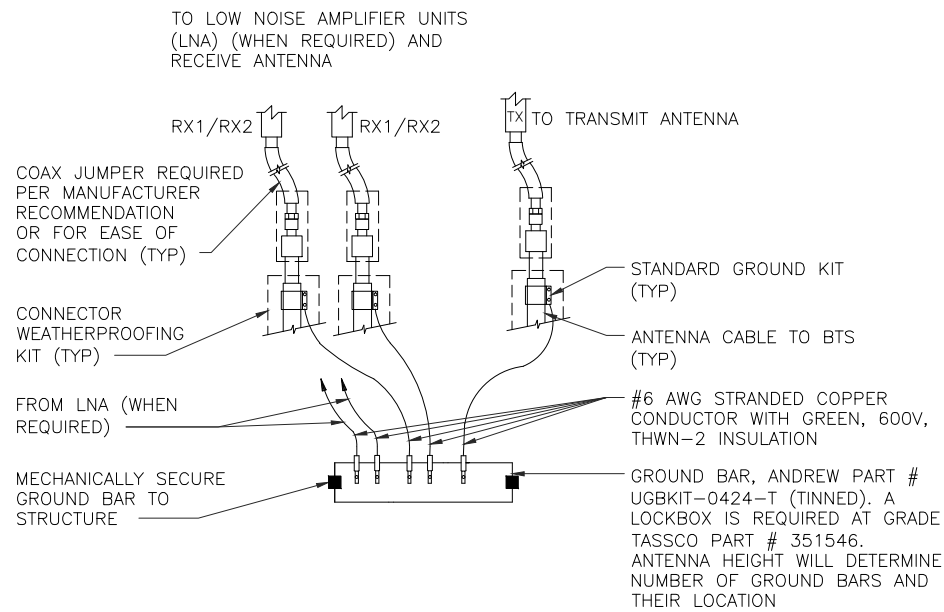
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EXTERIOR TWO HOLE LUG DETAIL

NO SCALE

2



ANTENNA GROUND BAR DETAIL

NO SCALE

1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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A DULY LICENSED PROFESSIONAL
ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

PRINT NAME: NESTOR POPOWYCH

SIGNATURE:

DATE:01/26/18 LICENSE # 47725

EXP. 06/30/18

LTE 3C
10116086
MAPLE PLAIN
5115 INDUSTRIAL STREET
MAPLE PLAIN, MN 55359

SHEET TITLE
**GROUNDING
DETAILS**

SHEET NUMBER
E1



City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

ZONING & LAND USE APPLICATION

APPLICANT INFORMATION

Applicant Name Josh Edwards	Company, if applicable SAC Wireless on behalf of AT&T
Address 540 W Madison Street	Phone Number (312) 967-4329
City, State, Zip Chicago, IL 60661	Email josh.edwards@sacw.com
Are you the owner of the property? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. (If not, property owner information is required.)	

Tower Owner Name American Tower Asset Sub, LLC	Company, if applicable
Address 10 Presidential Way	Phone Number
City, State, Zip Woburn, MA 01801	Email Michael.harold@americantower.com

Applicant Signature *Josh Edwards*

Tower Owner Signature

By:

Margaret Robinson, Senior Counsel, American Tower Asset Sub, LLC

Date 4/24/18

Date 4/18/18

PROJECT INFORMATION

Site Address or Property Identification Number 5115 INDUSTRIAL STREET MAPLE PLAIN, MN
Type of Request (Check all that apply.)

	Fee	Escrow		Fee	Escrow
<input type="checkbox"/> Appeal Administration Decision	\$250	\$250			
<input type="checkbox"/> Concept Plan Review	\$500				
Residential Application	Fee	Escrow	Commercial Application	Fee	Escrow
<input type="checkbox"/> Conditional Use Permit	\$500	\$1500	<input checked="" type="checkbox"/> Conditional Use Permit	\$1000	\$2500
<input type="checkbox"/> Interim Use Permit	\$500	\$1500	<input type="checkbox"/> Interim Use Permit	\$1000	\$2500
<input type="checkbox"/> Site Plan	\$500	\$1500	<input type="checkbox"/> Site Plan	\$1000	\$2500
<input type="checkbox"/> Minor Subdivision	\$500	\$1500	<input type="checkbox"/> Minor Subdivision	\$1000	\$2500
<input type="checkbox"/> Variance	\$500	\$1500	<input type="checkbox"/> Variance	\$1000	\$2500
<input type="checkbox"/> Rezoning	\$500	\$1500	<input type="checkbox"/> Rezoning	\$1000	\$2500
<input type="checkbox"/> Text Amendment	\$500	\$1500	<input type="checkbox"/> Text Amendment	\$1000	\$2500
<input type="checkbox"/> Vacation of Property	\$500	\$1500	<input type="checkbox"/> Vacation of Property	\$1000	\$2500
			<input type="checkbox"/> Home Occupation	\$200	\$1000
Residential/Commercial					
Industrial/Office					
Planning and Zoning Application	Fee	Escrow	Grading and Excavation	Fee	Escrow

<input type="checkbox"/> Preliminary Plat	\$500	\$3000	<input type="checkbox"/> <100 Cubic Yards	N/C	
<input type="checkbox"/> Subdivision Application	\$500	\$3000	<input type="checkbox"/> >100 Cubic Yards	\$500	
<input type="checkbox"/> Rezoning	\$500	\$3000	<input type="checkbox"/> >1000 Cubic Yards	\$1000	Per Council
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	\$500
<input type="checkbox"/> Planned Unit Development	\$1000	\$3000	<input type="checkbox"/> Park Dedication Fee	\$3750 per unit	
<input type="checkbox"/> Final Plat	\$500	\$3000	<input type="checkbox"/> Park Dedication Fee (other)	\$0.258 per square foot	
			<input type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	\$250

Brief Project Narrative / Overview (Use additional paper if necessary. Please be thorough.)

Add (3) radios, add new radio mounts to tower.

NOTICE TO APPLICANT

The Maple Plain City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in the City's pre-application workshop prior to submitting a formal land use application. The workshop is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the pre-application process does not provide approval, or guarantee of approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of Maple Plain often uses consulting firms to assist in the review of projects. City staff and consultant review costs are billed hourly; all other costs are billed at cost. Applicants shall be billed directly for incurred expenses upon receipt by the City. The City reserves the right to request an applicant to submit a development escrow in advance of the formal project review.

Please refer to the City's Fee Schedule for information on planning review fees and deposits, and other applicable costs.

By signing this form, the applicant recognizes his/her responsibility for any and all fees associated with the land use application from project review through to construction and release of financial guarantees for an approved project. All fees associated with a project that is denied or withdrawn remain the sole responsibility of the applicant and shall be paid upon receipt of invoice.

I hereby understand the fee statement and responsibilities associated with this land use application:

Applicant Signature



Tower Owner Signature

By:



Margaret Robinson, Senior Counsel, American Tower
Asset Sub, LLC

4/24/18
Date

Date

4-18-18

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties.

Please review the corresponding checklist that goes with the request as all materials are required unless waived by the City. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date shown may result in a delay of the review by the Planning Commission and City Council.

DEADLINES

Planning Commissioning meetings are held on the first Thursday of the month at 7:00 P.M.
All applications are due 30 days prior to meeting.

OFFICE USE ONLY

Application Type	Review Deadline
	<input type="checkbox"/> 15 Business Days: _____
	<input type="checkbox"/> 60 Day Review: _____
	<input type="checkbox"/> 120 Day Review: _____
Fees Collected	Received by
<input type="checkbox"/> Application Fee Collected: \$ _____	<input type="checkbox"/> Name: _____
<input type="checkbox"/> Escrow: \$ _____	<input type="checkbox"/> Signature: _____
<input type="checkbox"/> Total Receipt: \$ _____	<input type="checkbox"/> Date: _____
Receipt	Application Complete

☐ Receipt Number(s)

Are there any missing materials?

☐ Yes. ☐ No.

If yes, was the application accepted?

☐ Yes. ☐ No.



City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

SITE PLAN CHECKLIST & PROCEDURE

APPLICATION REQUIREMENTS

The following materials are required in order for each application to receive consideration. The City reserves to waive certain requirements. An application that is missing materials may not be accepted.

- | | |
|--|---|
| <input type="checkbox"/> Completed Land Use Application and pay all applicable fees. | |
| <input type="checkbox"/> All materials as required by City Zoning Code regarding Site Plans. | |
| <input type="checkbox"/> Address labels of property owners within 350 feet (available through Hennepin County). | |
| <input type="checkbox"/> Certified survey of property (8 full size, 10 reduced) plus CAD and PDF electronic files. | |
| <input type="checkbox"/> Written narrative of outlining project and purpose of request. | |
| <input type="checkbox"/> Wetland report by Certified Wetland Specialist. | |
| <input type="checkbox"/> Scaled site plan showing dimensions & distances | <input type="checkbox"/> Parking plan |
| <input type="checkbox"/> Existing & proposed property conditions (page 2) | <input type="checkbox"/> Lighting plan |
| <input type="checkbox"/> Four-sided architectural plans and elevations | <input type="checkbox"/> Landscape plan |
| <input type="checkbox"/> Specifications for exterior finishes | <input type="checkbox"/> Utility plan |

- | | |
|---|--|
| <input type="checkbox"/> Grading, erosion control & drainage plans (page 2) | <input type="checkbox"/> Tree Preservation plan |
| <input type="checkbox"/> Location of fire suppression, if applicable | <input type="checkbox"/> Signage plan |
| <input type="checkbox"/> Soil borings, if applicable | <input type="checkbox"/> Storage & waste enclosure |

APPROVALS & PERMITS

Project applications may require review and comment from the following agencies. Applicants should allow for enough time for agency review. The City encourages applicants to contact each state and county agency and the appropriate watershed district prior to submitting formal application to understand agency requirements.

- | | |
|--|---|
| <input type="checkbox"/> City of Maple Plain | <input type="checkbox"/> MN Pollution Control Agency (NPDES) |
| <input type="checkbox"/> Hennepin County | <input type="checkbox"/> Minnehaha Creek Watershed District |
| <input type="checkbox"/> MN Department of Transportation | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |

Upon completion of the formal review period, the following permits may be required for an approved project. The City, county, state and other jurisdictional agencies each have a review period for all permit requests.

- | | |
|---|--|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Hennepin County Right of Way Permit |
| <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> MnDOT Right of Way Permit |
| <input type="checkbox"/> Excavation & Grading Permit | <input type="checkbox"/> Minnehaha Creek Watershed District Permit |
| <input type="checkbox"/> Right of Way Permit | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |
| <input type="checkbox"/> Sewer Availability Charges (SAC) | <input type="checkbox"/> MnPCA Storm Water (NPDES) Construction Permit |
| <input type="checkbox"/> Water Availability Charge (WAC) | <input type="checkbox"/> Wetland Conservation Act requirements |
| <input type="checkbox"/> Sign Permit | |

NOTICE TO APPLICANT

In order to receive consideration, the applicant must complete a number of steps.

1. Meet with City staff to discuss the proposed use, whether permitted or conditional, obtain a land use application packet, and schedule a pre-application meeting.
2. Assemble information outlining the request.
3. Submit a completed application packet, including all materials as required by City Zoning Code related to the type of request, to City Hall by the dates noted on the Land Use Application.
4. Participate in the review process by attending City staff and public meetings.
5. Attend all Public Hearings, and Planning Commission and City Council meetings.

By law, the City of Maple Plain must notify adjacent property owners of proposed projects that may impact their properties. This notification is mailed to property owners within 350 feet of the project area at least 10 days prior to the public hearing. A Certified List of Property Owners is available from Hennepin County (612) 348-5910.

ADDITIONAL INFORMATION

Drawings of Existing & Proposed Conditions should include:

- gross and net acreages of the proposed development
- location, width and name of all existing streets and highway, public property, railroad, utility rights of way, & easements within the proposed development
- location and size of existing buildings & infrastructure (water, sewer and storm sewer lines)
- wetlands, wooded areas & other natural features
- tree inventory, including trees to be removed & saved
- layout of proposed streets, rights of way and appropriate street information
- layout proposed sidewalks, trails and pedestrian ways
- location and dimension of all easements
- minimum building setback lines.

Grading & Erosion Control & Drainage Plans must show the following:

- existing & proposed topography
- existing natural features, such as trees, wetlands, ponds, swales, drainage channels, etc.
- existing and proposed storm sewer facilities
- proposed storm water improvements
- flood elevations based on a 100-year flood plain
- spot elevations & directional arrows representing drainage patterns
- wetland delineation & mitigation plan at 2:1 ratio

ACKNOWLEDGEMENT

By signing this form, the applicant hereby acknowledges the receipt of the checklist and procedure for the project to be submitted for consideration. It is the responsibility of the applicant to submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature



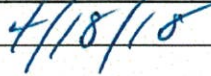
Tower Owner Signature

By:

Margaret Robinson, Senior Counsel, American Tower
Asset Sub, LLC

Date 4/24/18

Date



City of Maple Plain

Request by Collision Corner for a Conditional Use Permit Amendment to Modify the Previously Approved CUP on the Property Located at 5060 US Highway 12

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 25, 2018
<i>Applicant:</i>	Kurt and Michelle Kroll
<i>Owner:</i>	Kurt and Michelle Kroll
<i>Location:</i>	5060 US Highway 12

Request:

Kurt and Michelle Kroll, (Applicants/Owners) request that the City consider the following action for the property located at 5060 US Highway 12 (PID No's. 25-118-24-12-0049, 25-118-24-12-0044, 25-118-24-12-0045, 25-118-24-12-0046).

- a. Conditional use permit amendment to revise the site plan and allow for the expansion of the existing building.

Property/Site Information:

The property is located just north of Highway 12 at the intersection of Boundary Avenue and US Highway 12. There is an existing building and detached accessory building located on the property. The subject property is accessed via Boundary Avenue. The property has the following characteristics:

Property Information: 5060 US Highway 12
Zoning: *MU-G Mixed Use – Gateway*
Comprehensive Plan: *Mixed Use*
Acreage: 0.89 Acres

5060 US Highway 12 Aerial Photograph



Discussion:

In 2015, the City granted a conditional use permit amendment to the owners of Collision Corner in an effort to update the CUP and clean up ongoing violations on the property. The City adopted a resolution stipulating all conditions of the CUP approval. The City has continued to work with the property owners following approval of the 2015 CUP amendment to monitor parking and storage and complete all applicable conditions. The applicant experienced a fire in their paint booth at the end of 2017 and is now seeking to amend the conditional use permit and site plan approval to allow for the construction of a new attached paint booth on the subject property. The applicant has submitted a revised site plan along with building plans and elevations detailing the proposed building and its site impacts.

This property was initially granted a Conditional Use Permit by the City in 1988. The CUP was subsequently amended by the City several times with the most recent amendment occurring in 2015. The current CUP has the following provisions:

Part 1 (Oak Street is not improved)

- a. Approval of the existing site improvements shall include:
- i. Perimeter fence
 - ii. Landscaping
 - iii. Building and street lighting
 - iv. No parking signage
 - v. Provide emergency vehicle/public safety access route as designated on plan
 - vi. Parking lot striping
 - vii. Parking and storage in designated areas only
 - viii. Total Parking on Site as follows:
 1. Oak Street ROW – no parking or use
 2. Boundary Avenue – 15 spaces
 3. In Front of Building – 5 spaces (customer parking)
 4. Behind Building – 31 spaces
 5. For Sale Vehicle Parking – 10 spaces

Total Spaces: 61 Spaces

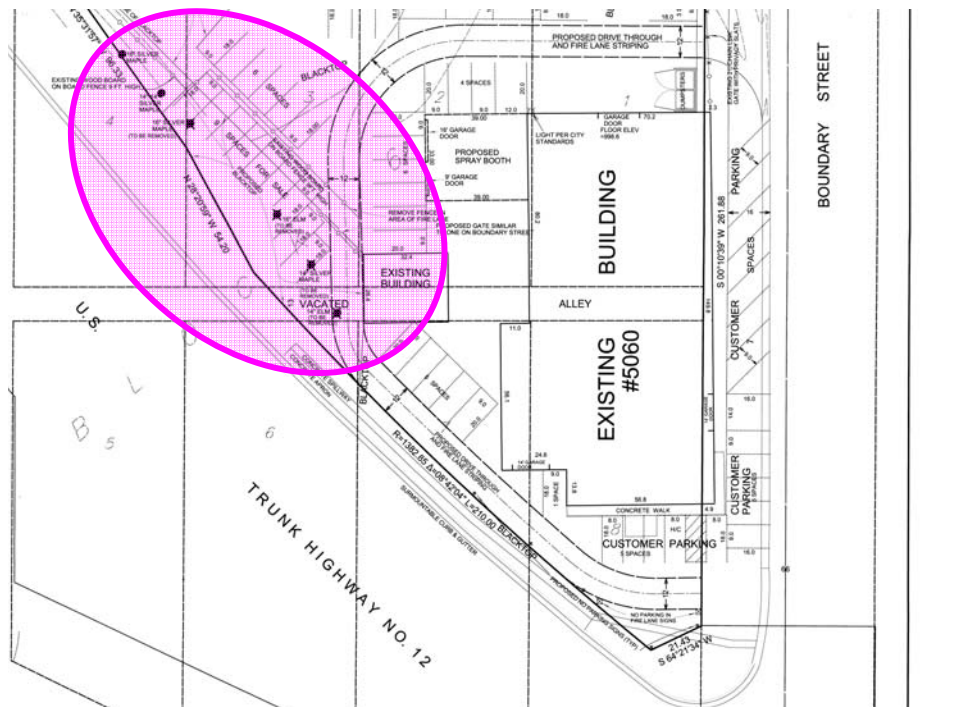
Staff has reviewed the proposed site and building plans and provided comments and feedback to the applicant. Staff is seeking additional direction from the City relating to the proposed building addition and various site configuration components:

1. The plan amendment shows the location of the proposed attached paint building. The building is located to the west of the existing building near the northwest corner. The proposed building is approximately 1,000 square feet in overall size. The proposed building would be a metal pole type construction with exterior finish materials (veneer finish) that would be similar (essentially match) those on the existing building. There would be one overhead door and one access door located on the west elevation of the proposed paint building addition. No mechanical equipment is shown on the proposed plans. All mechanical equipment is required to be screened from view including anything that projects through the roof. The proposed building addition appears to comply with general requirements. The petitioner will need to submit a screening plan for all roof mounted equipment.
2. As it relates to the revised site plan, the following comments should be considered:
 - a. Parking – the applicant has revised the site plan to incorporate the proposed paint building into the plans. The applicant shows a reconfigured parking space and site layout with the following number of parking spaces as follows:
 - i.
 1. Boundary Avenue: 14 spaces – decrease of 1 space

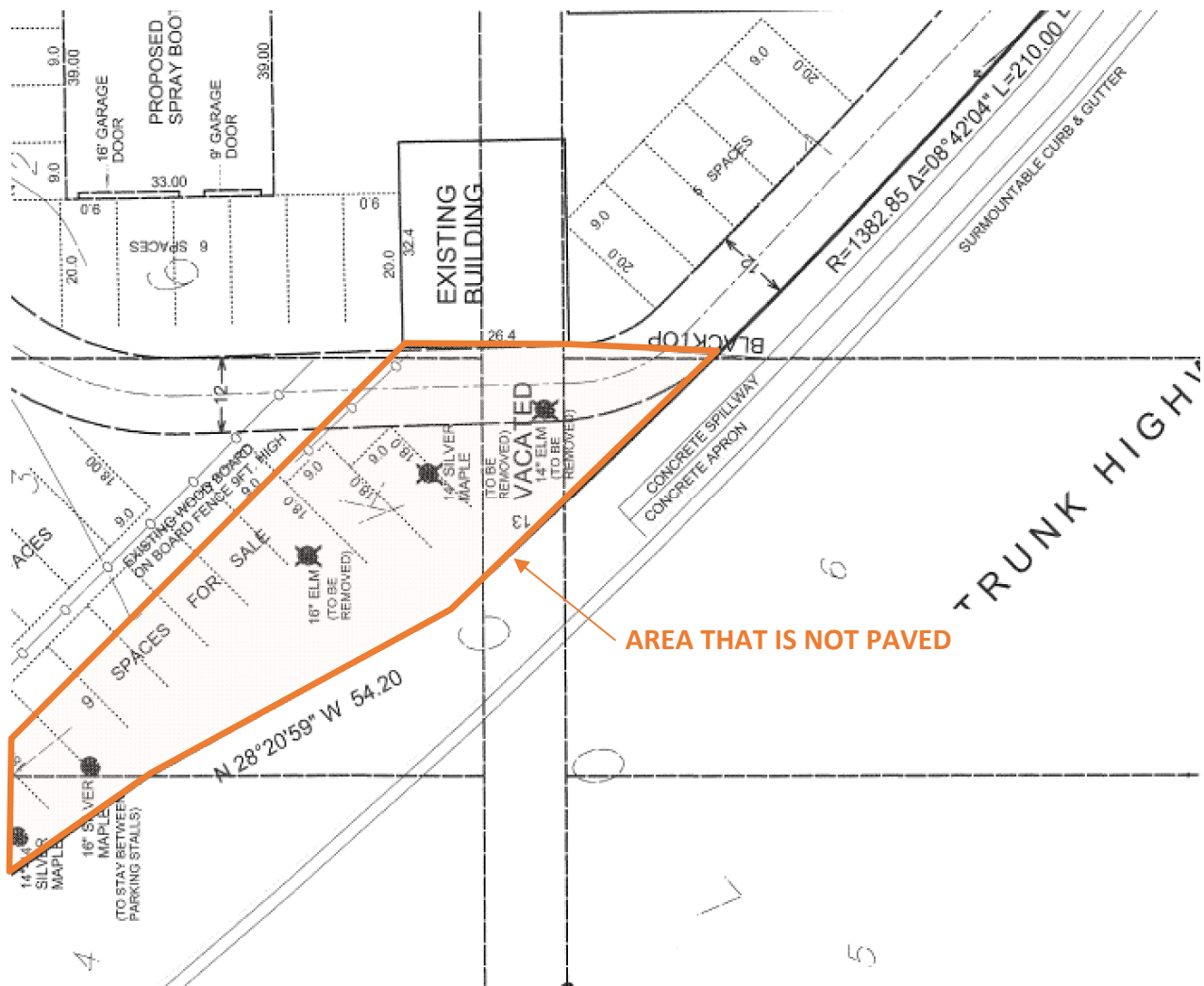
- | | |
|--------------------------|--|
| 2. In Front of Building: | 11 spaces - additional 6 spaces |
| 3. Behind Building: | 37 spaces – additional 6 spaces |
| 4. For Sale Parking: | 9 spaces – decrease of 1 space |
| Total Spaces: | 71 Spaces – increase of 10 spaces |

ii. Staff would like feedback and direction from the Planning Commissions relating to the following parking issues:

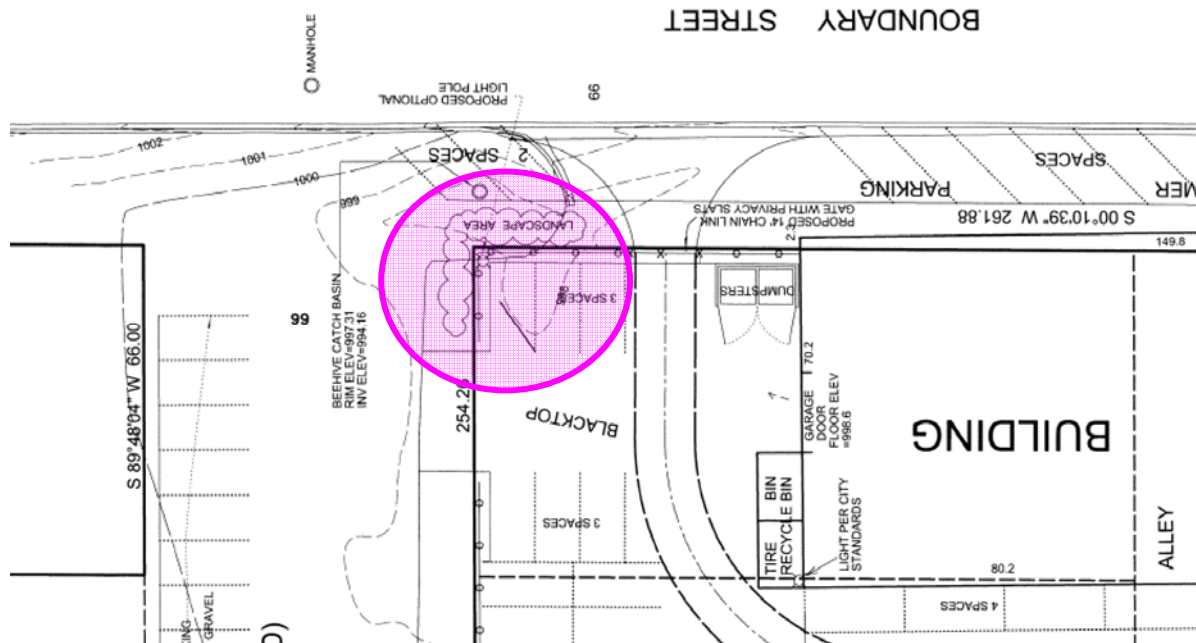
1. The applicant has provided the City with updated survey information relating to the south property line, edge of pavement and the right of way for TH 12. The applicant is showing 9 “for sale” parking spaces along the south property line. These spaces do not have enough space to be accessed via the site and require the applicant to drive on a dirt path within the MNDOT right of way. Planning Commissioners recommended that the applicant revise the plans to show how the spaces can be accessed without encroaching onto MNDOT right of way. The applicant is now proposing to pave the area that is used for “for sale” parking spaces. This includes the driveway that allows access to the spaces. Staff is seeking feedback from the Council relating to whether or not additional paving of this site should be permitted along with the 9 “for sale” spaces. In addition, the applicant will need to remove 4 existing trees to allow the “for sale” spaces.



2. The proposed parking plan shows a fire lane/access road around the perimeter of the site. A portion of this proposed road is located to the west of the existing detached shed/accessory building. In order to construct this road, one existing tree would need to be removed. The area to the west of the shed is not currently paved. The plans show that this area would be paved. The plans have been revised to show that a portion of fence would be removed and a new gate installed at this location. It is recommended that this route be striped so that no parking or temporary parking is permitted within the access route. The plans indicate that the fire lane would be striped. An additional striping/signage detail should be provided to the City.



3. A review of the site identified several conditions that have not been completed since the approval of the CUP in 2015. The following items were required and do not appear to be completed:
 - a. Parking Lot Striping: All parking spaces shown on the approved site plan were required to be striped. The fire/access lane was also required to be striped.
 - b. No parking signage relating to the fire lane was required to be installed.
 - c. Some required landscaping was installed on the north side of the Oak Street right of way. Landscaping around the northeast corner of the fence to screen that portion of the site was required as follows:
 - i. To screen the northeast corner of the site, the applicant should include seven - 6' height arborvitae, nine - 36" height dwarf burning bush or similar and twenty five - one gallon feather reed grass or similar ornamental grasses along the fence. In order to achieve this planting, the applicant will need to remove existing asphalt.



- d. The applicant was required to install/sign one accessible parking stall in the front of the building. This space does not currently meet the ADA requirements for a single-space. The plans show that the area will be re-striped to meet minimum ADA standards.

Planning Commission Discussion:

The Planning Commission reviewed the request and asked questions of staff and the petitioner. Commissioners discussed the proposed building addition. Commissioners recommended that the applicant be required to screen the roof chimney and ventilation equipment. Commissioners discussed the parking spaces that are proposed to be located in front of the overhead doors and felt that the applicant would be able to manage moving cars in front of doors to the rear of the site. Commissioners reviewed the number of cars that are being requested in the front of the building and ultimately recommended 10 cars be permitted versus 5 that are currently allowed. Commissioners recommended that a gate be installed to the west of the accessory building to screen the rear of the site from Highway 12. Ultimately Commissioners recommended approval of the CUP amendment to the City Council.

Planning Commission Recommendation:

The Planning Commission recommended approval of the conditional use permit amendment with the the following findings and conditions:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. Approval of the conditional use permit is subject to the applicant providing additional information and receiving City approval for the following items:
 - a. The Applicant shall revise the plans to show a striping and signage detail relating to the no parking signage and fire/access lane.
 - b. The Applicant shall provide the City with a roof plan showing the proposed chimney, vent, mechanical equipment and a detail and plan of the proposed screening.
 - c. The Applicant shall prepare a grading/restoration and erosion control plan for review by the City relating to the proposed access lane paving to the west of the existing accessory building.
 - d. The Applicant shall revise the plans to show the number of parking spaces recommended by the City Council.
 - e. The Applicant shall address all comments made by the City Council.
3. The Conditional Use Permit will be amended to include the following additional or revised conditions. All other conditions of the conditional use permit shall be maintained.

- a. Parking shall be limited to the approved number and type of spaces as identified on the site plan and further defined within the conditions of approval. The total number of vehicles permitted on the site shall be as follows:

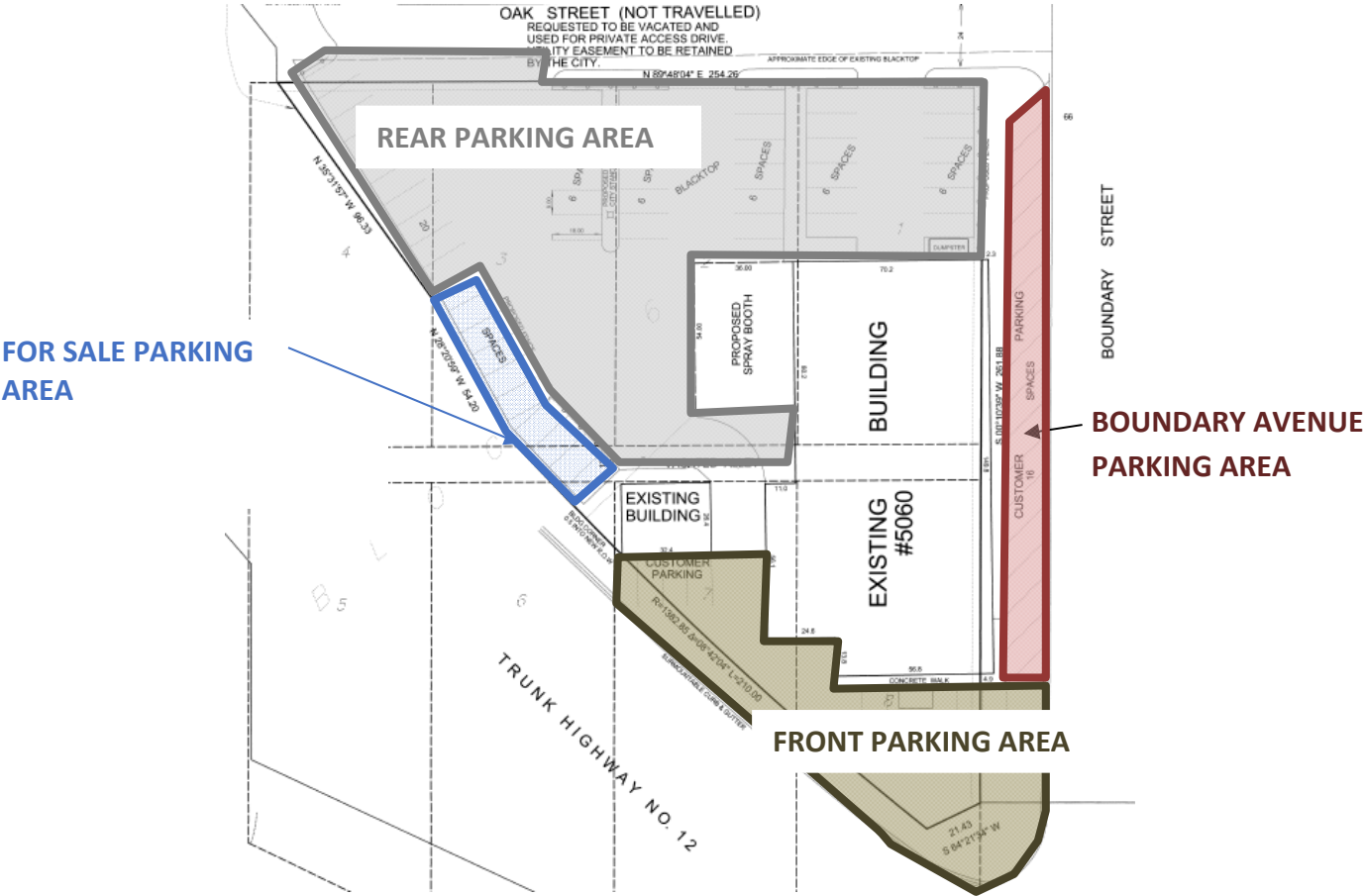
1. Boundary Parking:	14	spaces
2. Front of Building:	10	spaces (to include 1 ADA space, customer parking)
3. Rear of Building:	37	spaces
4. <u>For Sale Parking:</u>	<u>9</u>	<u>spaces</u>
Total Spaces:	70	spaces

4. All conditions of the CUP relating to the site improvements, landscaping and parking, shall be fully satisfied prior to issuance of a building permit for the paint building.
5. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

Attachments:

1. General Parking Areas Exhibit
2. Applicable Standards
3. Building Façade Image
4. Amended Site Plan
5. Building Elevations
6. 2015 CUP Resolution

General Parking Areas Exhibit



Applicable Standards

CONDITIONAL USE PERMITS

' 153.140 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of a conditional use permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

(B) *Pre-application meeting.* Prior to the submission of a conditional use permit for consideration by the Planning Commission, the applicant shall meet with the City Administrator and Planner as necessary to explain the application and obtain the necessary requirements.

(C) *Staff analysis.* Upon receiving a complete application, as determined by the City Planner, copies of the conditional use permit and all related documents shall be submitted to city staff and other applicable public agencies as needed. The City Planner shall instruct the appropriate staff person to:

- (1) Coordinate an analysis of the application;
- (2) Prepare technical reports; and
- (3) Assist in preparing a recommendation to the Planning Commission and City Council.

(D) *Notice.* Written notice of the application shall be sent by the City Administrator to all adjoining property owners within 350 feet of the boundary of the property in question. The notice shall be mailed not less than 10 days prior to approval of the minor subdivision, and shall contain a description of the application and the legal description of the property. Notice of the hearing, including a description of the request and the legal description of the property, shall be published in the city=s official newspaper at least 10 days prior to the hearing. Failure of a property owner to receive mailed notice or defects in the notice shall not invalidate subsequent approval of the conditional use permit.

(E) *Application requirements.* A request for a conditional use permit shall be filed with the City Administrator or Planner on an official application form. The application shall be accompanied by a fee established by resolution by the City Council. The application shall also be accompanied by detailed written and graphic materials, the number and size as prescribed by the City Planner, fully explaining the purpose of the proposal, and including any proposed development. For conditional use permits requiring site improvements of any kind, a full set of plans following ' 153.045 shall be submitted as part of the review process. The applicant shall also submit a set of mailing labels of all property owners located within 350 feet of the site in a format prescribed by the Planner. The application shall be considered as being officially submitted and complete when the applicant has complied with all the specified submittal requirements, as described in this section.

(F) *Conditional use permit criteria.* The Planning Commission shall review the conditional use permit for its conformance with the City Code and shall not recommend approval unless all the following conditions are met:

(1) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;

(2) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area;

(3) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;

(6) That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use; and

(7) The proposed use is in compliance with this chapter and Comprehensive Plan of the city.

(G) *Planning Commission consideration.* The Planning Commission shall consider the request for a conditional use permit and hold a public hearing. The Planning Commission shall consider possible adverse effects of the proposed conditional use following the review criteria outlined in this section and create findings of fact based on its review of the conditional use.

(H) *City Council consideration.* The City Council shall consider the conditional use and recommendations of the Planning Commission and staff. The Council shall have the option of receiving additional testimony on the matter if they so choose. The Council shall either approve or deny the application, for which approval shall require passage by a 2/3 vote of the full City Council. If the conditional use is denied by the City Council, the reasons for the action shall be recorded in the Council proceedings and transmitted to the applicant.

(I) *Revocation.* The Planning Commission may recommend, and the City Council may direct, the revocation of any conditional use permit for cause upon determination that the authorized conditional use is not in conformance with the conditions of the permit or is in continued violation of City Codes, or other applicable regulations. The City Council or Planning Commission shall initiate an application and

Image of Building Façade



**CITY OF MAPLE PLAIN
RESOLUTION NO.18-0625-03**

**A RESOLUTION APPROVING THE REQUEST BY COLLISION CORNER FOR AN
AMENDEMENT TO THE EXISTING CONDITIONAL USE PERMIT FOR THE
PROPERTY LOCATED AT 5060 US HIGHWAY 12**

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

WHEREAS, the City adopted a comprehensive plan in 2008 to guide the development of the community; and

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

WHEREAS, Kurt and Michelle Kroll (the “Applicants/Owner”) submitted an application seeking an amendment to the existing conditional use permit for the property located at 5060 US Highway 12 (the “Property”); and

WHEREAS, the Property is zoned Mixed Use – Gateway (MU-G); and

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

WHEREAS, the requested amendment to the conditional use permit meets all requirements, standards and specifications of the City of Maple Plain Zoning Ordinances for property zoned MU-G; and

WHEREAS, the Planning Commission held a public hearing on May 3, 2018 to review the application for an amendment to the existing conditional use permit following mailed and published noticed as required by law; and

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the application by Kurt and Michelle Kroll for an amendment to the existing conditional use permit per the City’s zoning regulations with the following conditions:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.

2. Approval of the conditional use permit is subject to the applicant providing additional information and receiving City approval for the following items:
 - a. The Applicant shall revise the plans to show a striping and signage detail relating to the no parking signage and fire/access lane.
 - b. The Applicant shall provide the City with a roof plan showing the proposed chimney, vent, mechanical equipment and a detail and plan of the proposed screening.
 - c. The Applicant shall prepare a grading/restoration and erosion control plan for review by the City relating to the proposed access lane paving to the west of the existing accessory building.
 - d. The Applicant shall revise the plans to show the number of parking spaces recommended by the City Council.
 - e. The Applicant shall address all comments made by the City Council.
3. The Conditional Use Permit will be amended to include the following additional or revised conditions. All other conditions stated in **Resolution 15-1026-01** approving an amendment to the conditional use permit shall be maintained in full force.
 - a. Parking shall be limited to the approved number and type of spaces as identified on the site plan and further defined within the conditions of approval. The total number of vehicles permitted on the site shall be as follows:

1. Boundary Parking:	14	spaces
2. Front of Building:	10	spaces (to include 1 ADA space, customer parking)
3. Rear of Building:	37	spaces
4. For Sale Parking:	<u>9</u>	<u>spaces</u>
Total Spaces:	70	spaces
4. All conditions of the CUP relating to the site improvements, landscaping and parking, shall be fully satisfied prior to issuance of a building permit for the paint building.
5. The applicant shall construct all improvements in accordance with the approved site and building plans attached hereto as **Exhibit B**.
6. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

This resolution was adopted by the City Council of the City of Maple Plain on this 25th day of June 2018, by a vote of ____ ayes and ____ nays.

Julie Mass-Kusske, Mayor

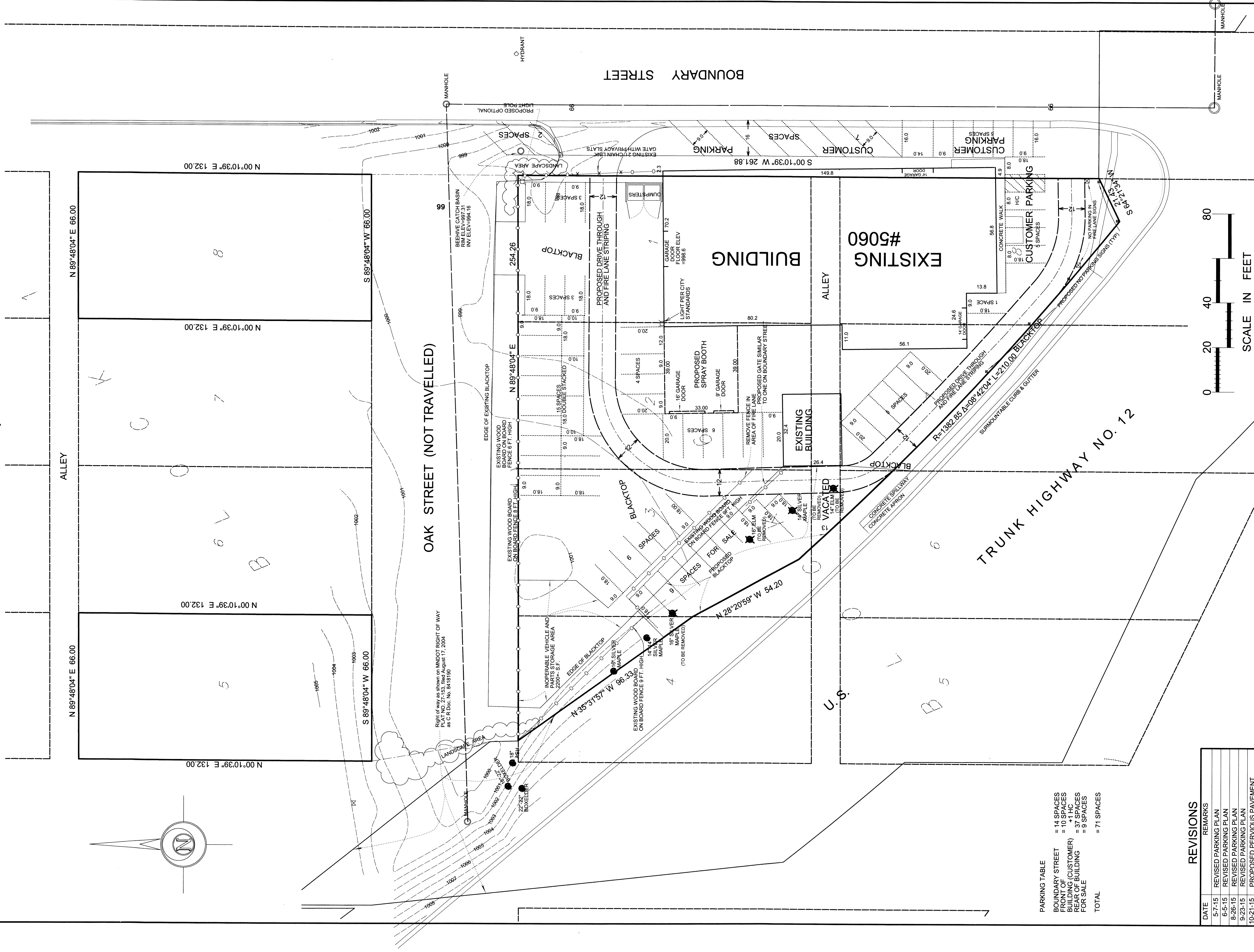
ATTEST:

Robert Schoen, City Administrator

Exhibit A
Legal Description

Exhibit B
Site and Building Plans

PROPOSED PARKING FOR
KURT & MICHELLE KROLL
IN BLOCKS 1 AND 6, MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA



PARKING TABLE	
BOUNDARY STREET	= 14 SPACES
FRONT OF BUILDING (CUSTOMER)	= 10 SPACES
REAR OF BUILDING	= 11 HC
FOR SALE	= 37 SPACES
TOTAL	= 71 SPACES

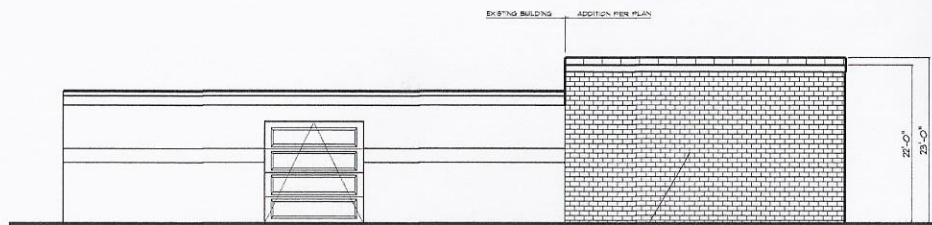
REVISIONS

DATE	REMARKS
5-7-15	REVISED PARKING PLAN
6-5-15	REVISED PARKING PLAN
8-26-15	REVISED PARKING PLAN
9-23-15	REVISED PARKING PLAN
10-21-15	PROPOSED PREVIOUS PAYMENT
12-14-15	REVISED PARKING PLAN
8-4-16	REVISED PARKING PLAN
9-26-16	REVISED
2-27-18	ADDED PROPOSED SPRAY BOOTH AND REVISED ACCESS DRIVE AND PARKING
3-16-18	REVISED EXISTING CONDITIONS
4-6-18	ADDITIONAL INFORMATION
6-15-18	REVISIONS PER CITY

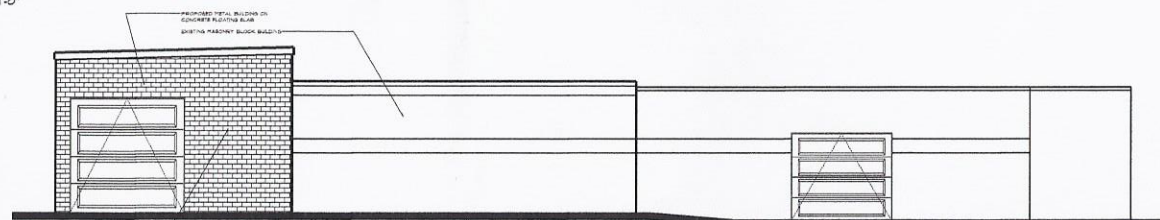
DESIGNED
DRAWN
CHECKED

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 Professional Engineer under the laws of the State of Minnesota.

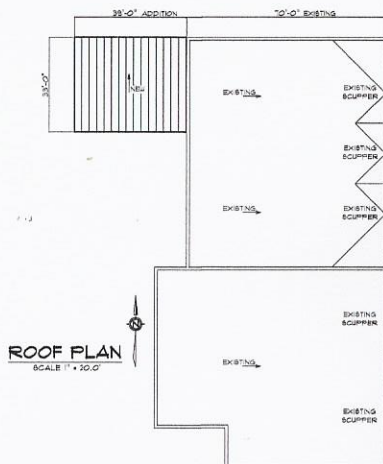
GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



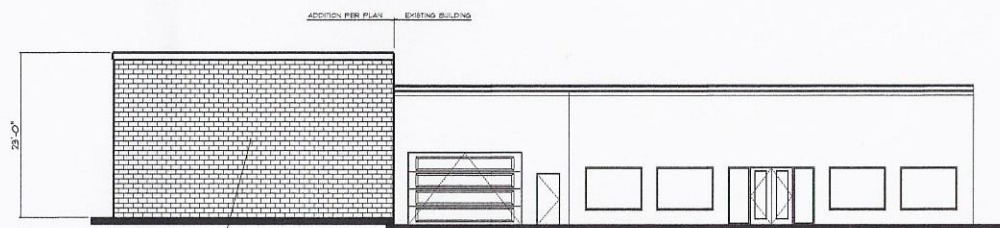
NORTH ELEVATION
SCALE 1/8" = 1'-0"



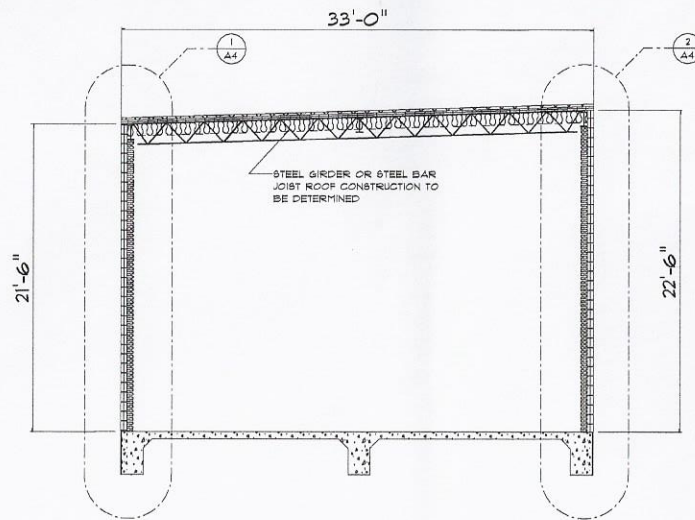
WEST ELEVATION
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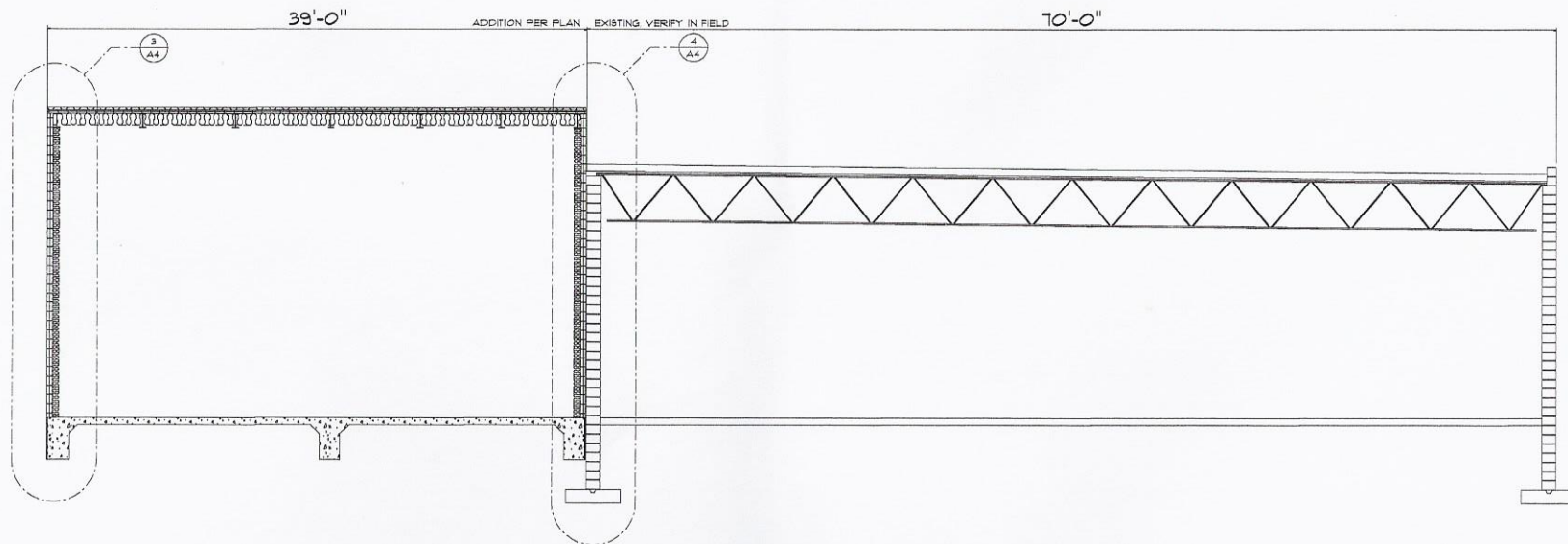
ROOF PLAN
SCALE 1" = 20'-0"



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



1
A3
ADDITION CROSS SECTION
SCALE 1/4" = 1'-0"



2
A3
BUILDING SECTION
SCALE 1/4" = 1'-0"

**JIM
MACKEY
ARCHITECT**

**JIM MACKEY
ARCHITECT**
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drawing and home design

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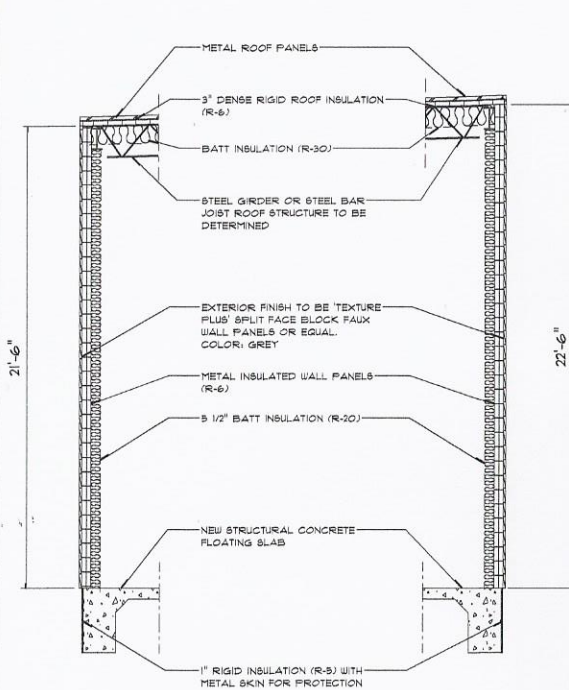
Plan Date
FEB. 11, 2013
FEB. 11, 2013

COLLISION CORNER
80040 U.S. Highway 10
Tipton, MN

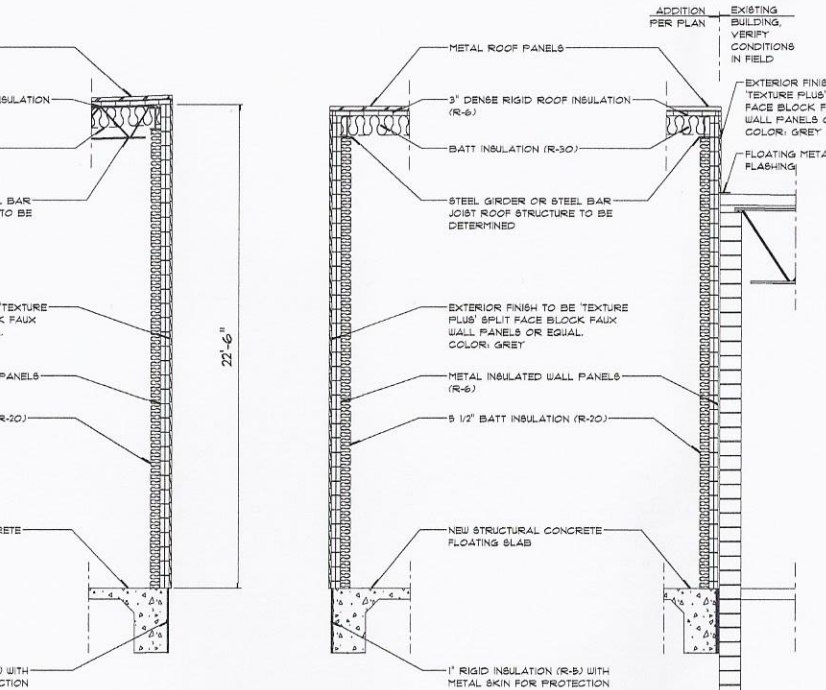
TCO DESIGN
drawing and home design

Design #
tco201790

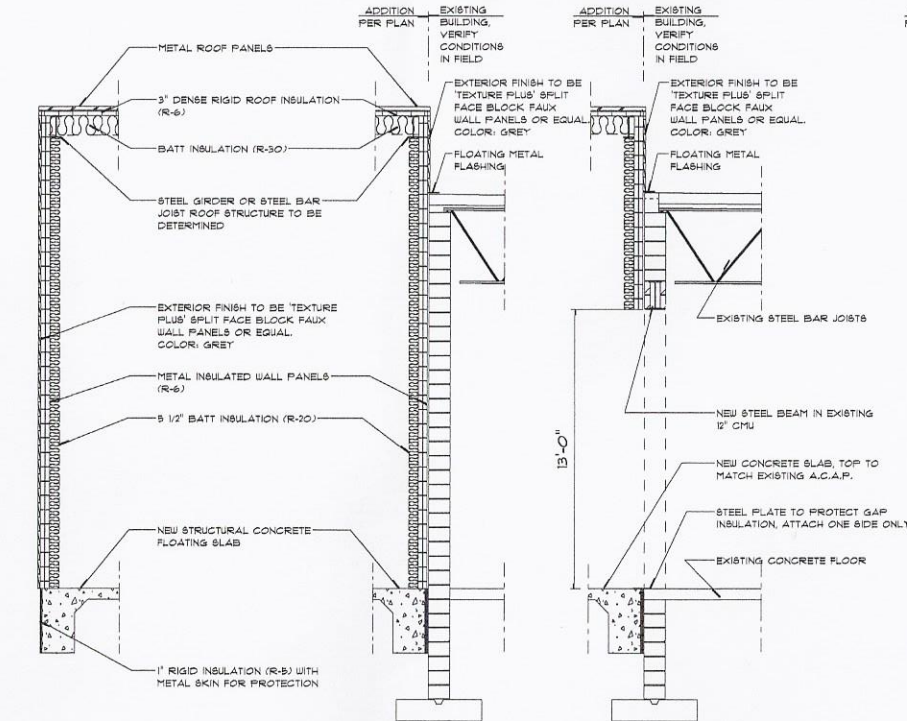
A3
A3 OF 4



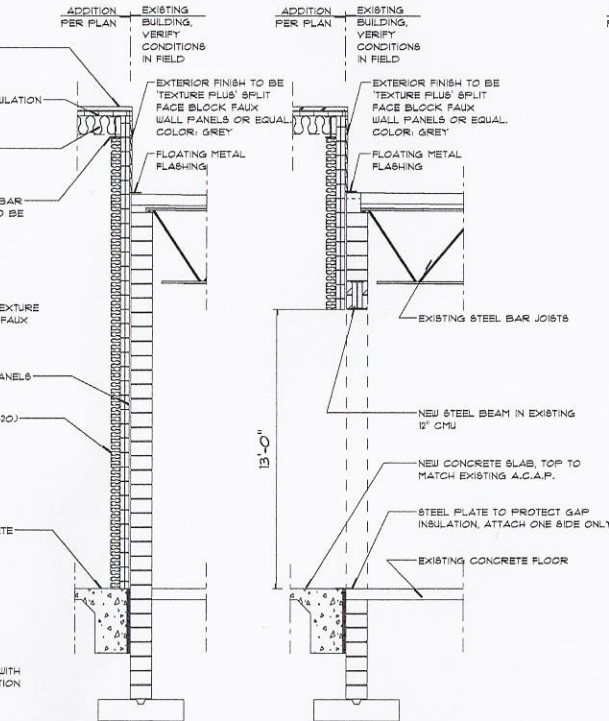
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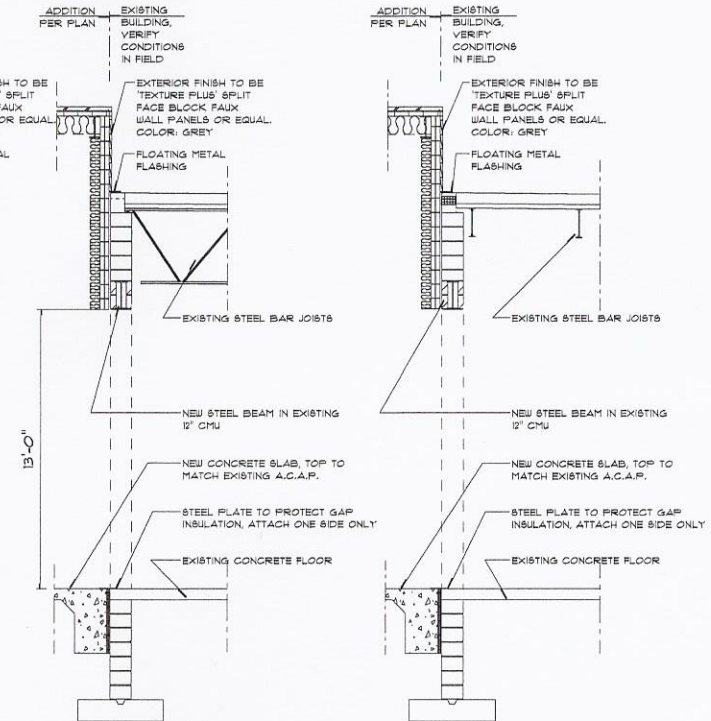
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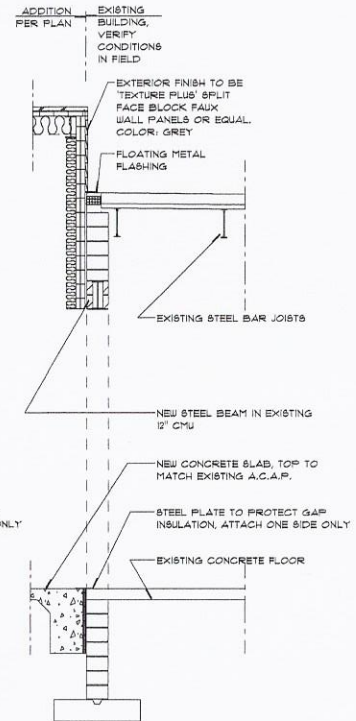
3 WALL SECTION
SCALE 3/8" = 1'-0"



4 WALL SECTION
SCALE 3/8" = 1'-0"



5 WALL SECTION
SCALE 3/8" = 1'-0"



6 WALL SECTION
SCALE 3/8" = 1'-0"



SUBMITTAL SET DS	REVISION -
ORDER / SERIAL NUMBER U87234-DS-GL	
SHEET 1 of 1	

IMPORTANT NOTE: The price and all information contained therein is the sole property of Global Imaging Solutions, LLC ("GIS"). It is not to be used or reproduced in any manner or for any purpose for resale without the express written approval of GIS pursuant to a fully-executed contract or purchase order for GIS-manufactured equipment. Customer may make and retain copies of the price for information and reference in connection with an equipment order; however, this price is not intended or represented to be suitable for reuse by Customer or others on subsequent orders for GIS or on any other product. Any use without written verification is at Customer's sole risk and without liability to GIS.

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RESOLUTION NO.15-1026-01

A RESOLUTION APPROVING THE REQUEST BY COLLISION CORNER FOR AN
AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT FOR THE PROPERTY
LOCATED AT 5060 US HIGHWAY 12

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

WHEREAS, the City adopted a comprehensive plan in 2008 to guide the development of the community; and

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

WHEREAS, Kurt and Michelle Kroll (the “Applicants/Owner”) submitted an application seeking an amendment to the existing conditional use permit for the property located at 5060 US Highway 12 (the “Property”); and

WHEREAS, the Property is zoned Mixed Use – Gateway (MU-G); and

WHEREAS the requested amendment to the conditional use permit meets all requirements, standards and specifications of the City of Maple Plain Zoning Ordinances for property zoned MU-G; and

WHEREAS the Planning Commission held a public hearing on July 1, 2015 to review the application for an amendment to the existing conditional use permit following mailed and published noticed as required by law; and

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA that it should and hereby does approve the application by Kurt and Michelle Kroll for an amendment to the existing conditional use permit per the City’s zoning regulations with the following conditions:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.

2. Approval of the conditional use permit is subject to the applicant providing additional information and receiving City approval for the following items:
 - a. The applicant shall enter into a licensing agreement with the City pertaining to the use of the Oak Street right of way.
 - b. The Applicant shall submit a grading and drainage plan and requisite storm water calculations. Based on the calculations, the applicant shall meet all applicable standards pertaining to storm water, grading and drainage.
 - c. The applicant shall obtain all requisite approvals from Minnehaha Creek Watershed District.
 - d. The applicant shall revise the plans to provide a 25' wide drive aisle and 20' long spaces within the Oak Street right of way.
 - e. The applicant shall revise the plans to indicate the detailed locations of the no parking signage and fire lane striping.
 - f. The Applicant shall address all comments made by the Planning Commission relating to building architecture, color and materials.
 - g. The applicant shall revise the parking plan to include an accessible parking stall in the front of the building.
 - h. The Applicant shall provide the City with a revised lighting plan that includes the detailed photometric information for the lights proposed. The applicant shall provide new building lighting as indicated on the approved site plan along with a new decorative light pole at the northeast corner of the property. The new light pole shall match the City's approved standards as indicated in the Downtown Design Guidelines.
 - i. The applicant shall provide the City with a revised landscaping plan to include landscaping as follows:
 - a. To screen the northeast corner of the site, the applicant should include seven - 6' height arborvitae, nine - 36" height dwarf burning bush or similar and twenty five - one gallon feather reed grass or similar ornamental grasses along the fence. In order to achieve this planting the applicant will need to remove existing asphalt.
 - b. To screen the western edge of the Oak Street right of way, the applicant should include five 6' height evergreen trees (i.e. Black Hills Spruce or similar).
 - c. To further screen the improved Oak Street right of way, the applicant shall provide three additional 6' height evergreen trees on the north side of the right of way. The applicant will work with the City to identify the best locations.

- j. The applicant shall address and satisfy all Fire Department comments relating to the building and site.
3. The Conditional Use Permit will be amended to include the following conditions:

Part 1 (Oak Street is not improved)

- a. Approval of the existing site improvements shall include:
 - i. Building addition
 - ii. Perimeter fence
 - iii. Landscaping
 - iv. Building and street lighting
 - v. No parking signage
 - vi. Provide emergency vehicle/public safety access route as designated on plan
 - vii. Parking lot striping
 - viii. Parking and storage in designated areas only
 - ix. Total Parking on Site as follows:
 - 1. Oak Street ROW – no parking or use
 - 2. Boundary Avenue – 15 spaces
 - 3. In Front of Building – 5 spaces (customer parking)*
 - 4. Behind Building – 30 spaces
 - 5. For Sale Vehicle Parking – 10 spaces

Total Spaces: 60 Spaces

** Delivery service vehicles, vehicle carriers, mail carrier vehicles and other similar vehicles which are in the active process of dropping off or picking up items or customers from the business shall not be subject to the total number of vehicles provided that they meet the following conditions:*

- *A maximum of 5 additional vehicles of any type can be located in this area.*
- *Cannot be parked outside of designated parking spaces for a time period of longer than 15 minutes.*
- *Cannot block designated fire or access lanes.*
- *Cannot be parked in no parking areas.*

Part 2 (Oak Street is improved)

- b. Approval of the additional site improvements shall include:
 - i. Pavement of Oak Street as permitted by the license agreement
 - x. Landscaping
 - xi. Parking space striping
 - xii. Parking in designated areas only
 - xiii. Total Parking on Site as follows:

1. Oak Street ROW – 43 spaces (17 employee, 26 spaces for mechanical repair drop-off)
2. Boundary Avenue – 17 spaces (customer parking)
3. In Front of Building – 5 spaces (customer parking)
4. Behind Building – 36 spaces
5. For Sale Vehicle Parking – 10 spaces

Total Spaces: 111 Spaces

- c. Parking shall be limited to the approved number and type of spaces as identified on the site plan and further defined within the conditions of approval.
- d. No vehicles shall be stored, temporarily stored, parked or otherwise located in any location other than those specifically designated on the approved plan.
- e. No parking of vehicles shall be permitted on Boundary Avenue outside of the areas designated on the approved site plan.
- f. Parking of vehicles within the Oak Street and Boundary Street right of way shall be limited to employees of the business and customer drop-off and pick-up of vehicles in need of mechanical repair. No vehicle with body damage shall be parked in the rights of way.
- g. All of the required improvements identified on the approved plans shall be installed and approved in accordance with the following schedule: prior to the applicant receiving approval of this amendment.

a. Part I

i. The following Part I improvements shall be installed prior to January 1, 2016:

1. No parking signs installed in front of building as indicated on approved plans.
2. The number of vehicles parked in front (along Hwy 12) of the building shall not exceed the number approved on the site plan (five vehicles). The designated parking spaces shall be striped in accordance with the approved plans.
3. Five 6' height evergreen trees shall be installed along the northeast corner of the Oak Street right of way as shown on the approved plans.

ii. The following Part I improvements shall be installed prior to May 1, 2016:

1. The portion of fence along Highway 12 as shown on the approved plans.

b. Part I and II

i. The following Part I improvements shall be installed prior to October 1, 2016:

1. Building addition
2. Perimeter fence
3. Landscaping
4. Lighting – both building and parking lot lighting
5. Parking lot/space striping
6. No parking signs and fire lane signs along building
7. No parking signs installed in front of building as indicated on approved plans.
8. Provide emergency vehicle/public safety access route as designated on plan
9. Parking and storage in designated areas only
10. Pavement of Oak Street as permitted by the license agreement

- h. There shall be no storage of vehicles or parts within the Oak Street and Boundary Street rights of way.
- i. All requisite fencing shall be maintained by the applicant for the duration of the conditional use permit. Maintenance shall include, but is not limited to keeping the fence true, upright, without missing boards or sections and in all locations indicated on the approved plan.
- j. All requisite landscaping shall be maintained by the applicant for the duration of the conditional use permit.
- k. The hours of operation shall be permitted between the hours of 6:00 a.m. and 10:00 p.m. Monday through Friday and 7:00 a.m. and 7:00 p.m. Saturday and Sunday. No work outside of the building shall occur outside of the aforementioned times.
- l. No boat or watercraft storage shall be permitted on the property. Boats that are being repaired shall be allowed on the subject property for a period not to exceed three (3) months.
- m. The tire bin shall not exceed the height of the screen fence and shall be located wholly within the subject property and not within the City's right of way.
- n. The trash dumpster shall be fully screened from view by the proposed fencing and shall be located wholly on the subject property and not within the City's right of way.
- ~~4. The applicant shall complete the Part 1 improvements within six (6) months of the City's approval of the conditional use permit amendment.~~
5. The use of the Oak Street right of way will be subject to the applicant completing the Part 2 improvements.

6. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

This resolution was adopted by the City Council of the City of Maple Plain on this 26th day of October, 2015, by a vote of ____ ayes and ____ nays.

Jerry Young, Mayor

ATTEST:

Tessia Melvin, City Administrator

(SEAL)

RES. NO. _____
CUP – Collision Corner 5060 US Highway 12