



**AGENDA  
MAPLE PLAIN CITY COUNCIL – BUSINESS MEETING  
MAPLE PLAIN CITY HALL  
MAY 23, 2022  
7:00 P.M.**

- 1. WELCOME**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPT AGENDA**
- 5. CITY COUNCIL APPOINTMENT**
- 6. VISITORS TO BE HEARD** *(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.)*
- 7. CONSENT AGENDA**
  - A. City Council Meeting Minutes
  - B. Eagle Scout Project
  - C. Council Committee Appointments
- 8. PUBLIC HEARING**
  - A. Street Reconstruction Bonds
- 9. ACCOUNTS PAYABLE**
- 10. STAFF REPORTS**
  - A. City Planner
  - B. West Hennepin Public Safety
  - C. City Engineer
  - D. Public Works
  - E. Fire Department
  - F. Administration & Finance
- 11. NEW BUSINESS**
  - A. Conditional Use Permit Amendment - Iron Exchange, 1500 Howard Ave.
  - B. Conditional Use Permit Amendment - Kendall Commun., 5115 Industrial Ave.
  - C. Ordinance Amending Parking Regulations

- 12. COUNCIL REPORTS & OTHER BUSINESS**
  - A. City Council Reports
  
- 13. COMMUNICATIONS ITEMS**
  - A. Leaflet Topics
  - B. Other Requests
  
- 14. ADJOURNMENT**  
**(The City Council may meet as a group for dinner)**

This meeting will be recorded and posted to the City YouTube page after completion.



## Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> City Council Appointment	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO.</b> 5
<b>ATTACHMENTS:</b>	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> Motion to appoint Connie Francis to the vacant City Council term that ends December 31, 2022.	



## Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> City Council Meeting Minutes	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO.</b> 7.A.
<b>ATTACHMENTS:</b> Minutes	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <b>Motion</b> to Approve the following City Council Meeting Minutes: <ul style="list-style-type: none"><li>• Minutes of the April 11, 2022 City Council Workshop</li><li>• Minutes of the April 19, 2022 City Council Special Meeting (BAE)</li></ul>	

The attached City Council meeting minutes are produced in accordance with Minnesota Statute and City practices. Minutes are not intended to be recorded verbatim but represent the activities and formal actions of the Council.

Copies of past meeting minutes may be obtained at <https://www.mapleplain.com/meetings> or by request at City Hall.

**MINUTES**  
**MAPLE PLAIN CITY COUNCIL WORKSHOP**  
**MAPLE PLAIN CITY HALL**  
**APRIL 11, 2022**

**1. CALL TO ORDER**

Mayor Maas-Kusske called the meeting to order at 6:03 pm. Present were Councilmembers Cahill, DeLuca, and Fay.

Staff present:

- City Administrator Hadler

**2. APPROVE AGENDA**

Motion by Cahill second by DeLuca to adopt the agenda. **MOTION CARRIED 4-0.**

**3. DISCUSSION**

A. Construction Project Bonding

City Administrator Hadler reviewed the construction projects the city would be taking on in 2022 and the financial resources necessary and requested verification of what percentage of those projects the council wished to finance.

Council was generally supportive of maximizing the bonding amounts to take advantage of the current interest rates and save the city's cash for years when the interest rates were higher.

B. Community Survey Results

The summary results of the community survey were presented for Council review. Council and staff discussed various points. The survey will be a tool to revisit in future policy and strategic planning efforts.

C. Fire District Discussion Updates

Mayor Maas-Kusske and City Administrator Hadler provided an overview of the discussions to date with neighboring cities regarding the possibility of expanding shared fire services.

D. Office / Conference Space

With the addition of another staff member, Hadler inquired whether Council was supportive of converting the conference room to the copy/break room, to make room for an additional desk in the main office area. Council members were generally supportive.

E. Automated Door Locks at Parks

Hadler requested the council consider the investment of automated door locks on various city facilities, especially the park restrooms, to deter vandalism and overnight sleeping by the homeless. Councilmembers and staff discussed options.

Council would like to explore the option of cameras at some locations. Staff will revisit and bring back for discussion.

#### **4. CITY COUNCIL REPORTS AND OTHER BUSINESS**

#### **5. FUTURE WORKSHOP TOPICS**

- A.** Mucicide Review
- B.** Rental Program Follow-ups

#### **6. ADJOURNMENT**

Motion by DeLuca second by Fay to adjourn.

**MOTION PASSED 4-0**

The meeting adjourned at 7:34 pm.

**MINUTES  
MAPLE PLAIN CITY COUNCIL MEETING  
MAPLE PLAIN CITY HALL  
APRIL 19, 2022  
BOARD OF APPEAL & EQUALIZATION**

**1. CALL TO ORDER**

Mayor Maas-Kusske called the meeting to order at 7:00 pm. Present were Councilmembers Cahill, DeLuca, and Fay. Staff present included City Administrator Hadler. Hennepin County staff present included Jason Veith and David Thompson.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVE AGENDA**

Motion by DeLuca second by Cahill to adopt the agenda. **MOTION CARRIED 4-0.**

**4. BOARD OF APPEAL & EQUALIZATION**

Hennepin County staff was present to address the City Council in it's role as the city's Board of Appeal & Equalization. Mr. Vaith reviewed the property value statistics from the 2022 assessment process. County staff received 23 calls, of which 3 need to be reviewed by the Local Board of Appeal & Equalization;

	Original Valuation	Suggested Valuation
1509 Three Oaks Ave. 26-118-24-12-0018 Wayne & Linda Mueller	358,000	352,000
5820 Amy Lane 26-118-24-12-0059 Lyle & Bonnie Brandt	448,000	426,000
1668 Perkins 24-118-24-44-0083 Ken Iverson	344,000	314,000

Council members inquired about the valuation process.

Motion by DeLuca second by Fay to accept the reductions as outlined on these three properties.

**5. ADJOURNMENT**

Motion by DeLuca second by Cahill to adjourn. **MOTION PASSED 4-0**

The meeting adjourned at 7:07 pm.



**Executive Summary**

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Eagle Scout Project – Denny Dzubay	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO.</b> 7.B.
<b>ATTACHMENTS:</b>	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <b>Motion</b> to approve the Eagle Scout Project as proposed by Denny Dzubay to rehabilitate the picnic tables at Veterans Memorial Park and Rainbow Park.	

Per the discussion at the Council Workshop on May 9, this is formal approval of the project as presented, including a city contribution of \$700.



### Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Revising City Council Appointment List	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO.</b> 7.C.
<b>ATTACHMENTS:</b>	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> Motion to Approve Revised City Council Appointments List for 2022.	

The changes to the attached list reflect the appointment of Councilmember Connie Francis and assignment of committees to her. In addition, the Finance Committee was missed on prior lists.



**ANNUAL CITY COUNCIL APPOINTMENTS**  
*January – December 2022*

List of Boards & Commissions	Staff/CC Needed	2022
NW Henn. League of Municipalities	No Staff / 1 CC	Mayor Maas-Kusske
MN Women in City Government	1 CC	Mayor Maas-Kusske
Regional Council of Mayors	Mayor	Mayor Maas-Kusske
Planning Commission	1 Staff / 1 CC	Councilmember <del>Cahill</del> <u>Francis</u>
Pioneer Creek / Lake Sarah Watershed District	No Staff / 1 CC	Councilmember Cahill
Economic Development Authority	All 5 CC Members	All 5 CC Members
Highway 12 Safety Coalition	No Staff / 1 CC	Mayor as Resident Councilmember <del>DeLuca</del> <u>Francis</u>
Police Commission	1 Staff / 2 CC	Mayor Maas-Kusske Councilmember DeLuca
Criminal Justice Coord. Council	1 CC	Mayor Maas-Kusske
Fire Commission	1 Staff / 2 CC	Mayor Maas-Kusske Councilmember Fay
Fire Relief Board	1 Staff / 2 CC	Councilmember Fay Mayor Maas-Kusske
Future Fire Services Workgroup	2 Staff / 1 CC	Mayor Maas-Kusske
Personnel Committee	1 Staff / 2 CC	Councilmember DeLuca Councilmember Fay
<u>Finance Committee</u>	<u>1 Staff / 2 CC</u>	<u>Councilmember DeLuca</u> <u>Councilmember Fay</u>
Acting Mayor	No Staff / 1 CC	Councilmember Fay
Orono Rotary Club	No Staff / 2 CC	Mayor Maas-Kusske Councilmember Fay
West Hennepin Chamber of Commerce	No Staff / 2 CC	Mayor Maas-Kusske Councilmember Cahill
Weed Inspector	1 Staff / Mayor	Mayor Maas-Kusske
City Events	No Staff / 1 CC	None
WAFTA	No Staff / 1 CC	Councilmember DeLuca



**Executive Summary**

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Public Hearing - Street Reconstruction Bonds	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator Todd Hagen, Ehlers	<b>AGENDA NO.</b> 8.A.
<b>ATTACHMENTS:</b> Street Reconstruction Plan, Resolution	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <b>Motion</b> to Approve a Resolution to approve the issuance of general obligation street reconstruction plan bonds and adopting the Maple Plain Street Reconstruction Plan.	

The City is planning to bond for 3 summer infrastructure projects. \$900,000 of that bonding package will be a Street Reconstruction Bond, which requires a public hearing, Street Reconstruction Plan, and preliminary approval.

The final bonding resolutions will be presented at the June business meeting.

CITY OF MAPLE PLAIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA

RESOLUTION NO. \_\_\_\_\_

RESOLUTION GIVING PRELIMINARY APPROVAL FOR THE ISSUANCE OF THE CITY'S GENERAL  
OBLIGATION STREET RECONSTRUCTION PLAN BONDS IN AN AMOUNT  
NOT TO EXCEED \$900,000 AND  
ADOPTING THE CITY OF MAPLE PLAIN, MINNESOTA STREET  
RECONSTRUCTION PLAN THEREFOR

A. **WHEREAS**, the City Council of the City of Maple Plain, Minnesota (the "City") proposes to issue its general obligation street reconstruction plan bonds in one or more series from time to time (the "Bonds") and adopt the City of Maple Plain, Minnesota Street Reconstruction Plan of 2022 through 2026 for the reconstruction of certain streets in the City as described in more detail therein (the "Plan"); and

B. **WHEREAS**, the City has caused notice of the public hearing on the intention to issue the Bonds and on the proposed adoption of the Plan to be published pursuant to and in accordance with Minnesota Statutes, Section 475.58, Subdivision 3b; and

C. **WHEREAS**, a public hearing on the intention to issue the Bonds and on the proposed Plan has been held on this date, following published notice of the hearing as required by law; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Maple Plain, Minnesota:

1. The City hereby gives preliminary approval for the issuance of up to \$900,000 aggregate principal amount of the Bonds.

2. The Plan is hereby adopted, the same being before the City Council and made a part of these proceedings by reference.

3. The City declares its official intent to reimburse itself for the costs of the Plan from the proceeds of the Bonds.

4. If a petition requesting a vote on the issuance of the Bonds signed by voters equal to five percent (5%) of the votes cast in the last municipal general election is filed with the City Clerk within 30 days after the date of the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the 30-day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

Member \_\_\_\_\_ moved for the adoption of the foregoing resolution. The motion for the adoption of the foregoing resolution was duly seconded by Member \_\_\_\_\_ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Dated this 23rd day of May, 2022.

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City Administrator

[Bonds and SRP must be approved by at least two-thirds vote of the members present.]  
[Issuance of Bonds is subject to a 30-day reverse referendum after the public hearing.]



May 23, 2022

## Street Reconstruction Plan

in connection with Halgren Road (north of Hwy 12), Pioneer Creek Drive, Manchester Drive, Three Oaks Drive, Meadow Lane, Henry Street, Parkview Road, Maple Ridge Drive, Amy Lane, Joyce Street, Prairieland Avenue, Clayton Drive, William Drive, and Bryantwood Drive

City of Maple Plain, Minnesota



**Prepared by:**  
**City Staff**  
**and**  
**Ehlers**

Hennepin Hagen, CIPMA  
VP/Senior Municipal Advisor

Rebecca Kurtz, CIPMA  
VP/Senior Municipal Advisor

And

Keith Dahl  
Financial Specialist

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## SECTION I: Introduction

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In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program. The authorization is contained in Minnesota Statutes, Section 475.58, subdivision 3b (the “Act”).

## SECTION II: Purpose

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Street reconstruction or bituminous overlay is a major expenditure of city funds for the reconstruction or overlay of streets. As defined in the Act, street reconstruction and bituminous overlays include but are not limited to: utility replacement and relocation and other activities incidental to the street reconstruction; the addition or reconstruction of turn lanes, bicycle lanes, sidewalks, paths, and other improvements having a substantial public safety function; realignments and other modifications to intersect with state and county roads; and the local share of state and county road projects. Except in the case of turn lanes, bicycle lanes, sidewalks, paths, and other safety improvements; realignments; intersection modifications; and the local share of state and county road projects, street reconstruction and bituminous overlays does not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed.

A Street Reconstruction Plan (SRP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost-effective method possible. An SRP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the city considers the benefits, costs, alternatives, and impact on operating expenditures.

The City of Maple Plain, Minnesota (the “City”) believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The SRP is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

## SECTION III: The Street Reconstruction Planning Process

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The City Council annually reviews its capital expenditures according to their priority, fiscal impact, and available funding as part of its SRP process. The City assembles the specific capital expenditures to be undertaken within the next five years. The City Council prepares a plan based on the available funding sources. From this information, a preliminary SRP is prepared for public discussion from citizens and other governmental units. Changes are made based on that input, and a final plan is established.

Over the life of the SRP, once the funding becomes available the individual capital expenditures can be made as part of individual project approvals. In subsequent years, the process is repeated as expenditures are completed and new needs arise.

If bonding is necessary, the City works with its municipal advisor to prepare a bond sale and repayment schedule. Street reconstruction and overlay planning occurs separately from the SRP process focusing specifically on street reconstruction and overlay projects to be financed with general obligation street reconstruction bonds under provisions of the Act. The SRP is to describe the identified street reconstruction and overlay projects to be financed, their estimated costs, and any planned reconstruction or overlay of other streets in the City over the next five years.

For a city to use its authority under the Act to finance street reconstruction and bituminous overlay expenditures with general obligation bonds, it must meet the requirements provided therein. Specifically, the city must hold a public hearing for public input on an SRP and the issuance of bonds to finance the expenditures in the SRP. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. In addition, the council must approve the SRP and issuance of street reconstruction bonds by a two-thirds majority vote of its members present at the meeting following a public hearing.

Although a referendum is not required, a reverse referendum is allowable. If a petition requesting a vote on the issuance of bonds bearing the signatures of at least 5 percent of the votes cast in the last municipal general election is filed with the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be required to authorize the issuance. If the municipality elects not to submit the question to the voters, the municipality shall not propose the issuance of bonds under the Act for the same purpose for a period of 365 days from the date of receipt of the petition.

## SECTION IV: Project Summary

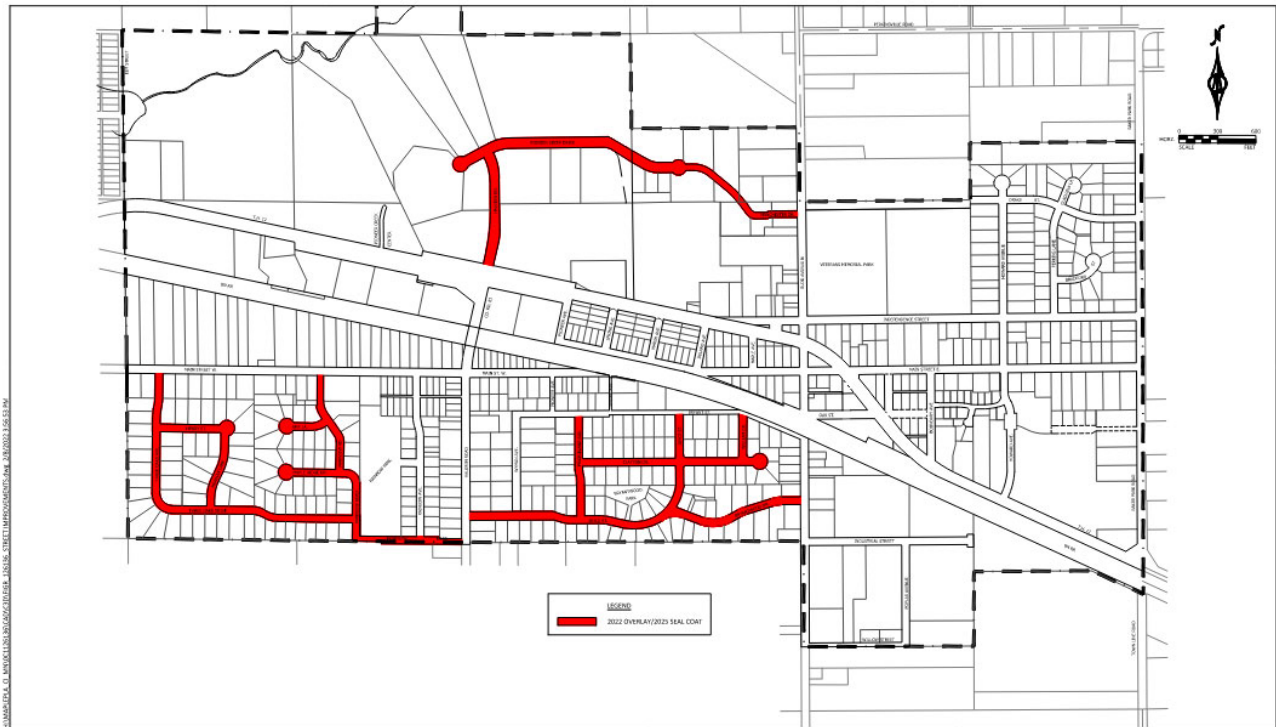
The expenditures to be undertaken with this SRP are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will come through other means. The following expenditures have been submitted for inclusion in this SRP:

### 2022 Expenditure

- To finance the construction of various bituminous mill/overlay projects to Halgren Road (north of Hwy 12), Pioneer Creek Drive, Manchester Drive, Three Oaks Drive, Meadow Lane, Henry Street, Parkview Road, Maple Ridge Drive, Amy Lane, Joyce Street, Prairieland Avenue, Clayton Drive, William Drive, and Bryantwood Drive in the City as shown on the depiction below. The project goal is to provide long-term safety, capacity, and preservation improvements to accommodate the needs of the City of Maple Plain.

2022 Street Improvements  
City of Maple Plain

Figure 1:  
February 2022 



The proposed project consists of milling a portion of the existing bituminous, patching the surface as necessary, and placing an application of plant mixed bituminous over the remaining surface. This rehabilitation method is typically used 1 to 2 times throughout the life of a pavement. Mill and overlays are most effective on pavements that have a stable base and are in moderate condition, which is the case within the proposed project area. This project is intended to increase the pavements structural integrity and extend the life of the roads.

Based on the current age and condition of the City’s roads, it is recommended by the City Council and City Engineer that a mill/overlay be planned for each street when the pavement is approximately 20-years old. The project will also include spot repairs to curb and gutter and repairs to storm sewer catch basins and sanitary sewer manholes.

Any additional expenditures for 2022 through 2026 are not known at this time.

## SECTION V: Financing the Street Reconstruction Plan

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The total amount of requested expenditures under the SRP is \$900,000. If these expenditures are to be funded, that amount of money is anticipated to be generated through the tax levy and the sale of 900,000 in bonds over the five-year period.

In the financing of the SRP, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt more than 3% of the assessor's estimated market value for the city. In the City the EMV is \$239,530,700. Therefore, the total amount of outstanding debt cannot exceed \$7,185,921. As of May 23, 2022, the City had \$40,000 subject to the legal debt limit.

Under the SRP, the City expects to issue an amount not to exceed \$900,000 in general obligation bonds in the years 2022 through 2026 to finance the construction of various bituminous mill/overlay projects in the City. The project goal is to provide long-term safety, capacity, and preservation improvements to accommodate the needs of the City of Maple Plain. The general obligation bond issue will be repaid over a 15-year period. The par amount of the issue is based on the amounts listed in Appendix A plus estimated issuance costs. The proposed general obligation street reconstruction bonds (including issuance costs) are shown in Appendix B. The City reserves the right to delay reconstruction projects until subsequent years of this SRP and postpone the issuance of Bonds or to issue Bonds in more than one series, so long as the Bonds so issued do not exceed \$900,000.

### Continuation of the Street Reconstruction Plan

This SRP should be reviewed annually by the City Council using the process outlined in this SRP. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this SRP.

To stay within the City's statutory debt limit described in this SRP, it might be that some of the road work may need to be issued under Minnesota Statutes, Sections 469.1812 through 469.1815, which would allow the issuance of tax abatement bonds without an election and are not subject to net debt. If the City later plans to issue tax abatement bonds, the City would need to hold a separate public hearing and make the following findings by resolution:

- a) The Council expects the benefits to the City of the abatement to at least equal or exceed the costs to the City thereof.
- b) Granting the abatement is in the public interest because it will provide financing necessary to prevent further deterioration of streets in the City.
- c) The property will not be in a tax increment financing district for the period that the abatement is in effect.
- d) In any year, the total amount of property taxes abated by the City by this and other abatement resolutions, if any, does not exceed ten percent (10%) of net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater.

# Appendix A

## Proposed Project Costs

The Capital Expenditure of an amount not to exceed \$900,000 is to be funded by bond proceeds to finance the construction of various bituminous mill/overlay projects in the City. The project goal is to provide long-term safety, capacity, and preservation improvements to accommodate the needs of the City of Maple Plain.

# Appendix B

## Proposed SRP Bond Issue

### City of Maple Plain, Minnesota

\$1,380,000 G.O. Street Reconstruction & Utility Revenue Bonds, Series 2022A

Issue Summary

Assuming Current GO BQ "AA" Market Rates plus 40bps

### Total Issue Sources And Uses

Dated 07/14/2022 | Delivered 07/14/2022

	Mill & Overlay (SRP)	Sewer (444/115)	Water (444)	Issue Summary
<b>Sources Of Funds</b>				
Par Amount of Bonds	\$855,000.00	\$155,000.00	\$370,000.00	\$1,380,000.00
<b>Total Sources</b>	<b>\$855,000.00</b>	<b>\$155,000.00</b>	<b>\$370,000.00</b>	<b>\$1,380,000.00</b>
<b>Uses Of Funds</b>				
Total Underwriter's Discount (1.300%)	11,115.00	2,015.00	4,810.00	17,940.00
Costs of Issuance	27,260.86	4,942.03	11,797.11	44,000.00
Deposit to Capitalized Interest (CIF) Fund	13,612.15	-	-	13,612.15
Deposit to Project Construction Fund	800,000.00	150,000.00	350,000.00	1,300,000.00
Rounding Amount	3,011.99	(1,957.03)	3,392.89	4,447.85
<b>Total Uses</b>	<b>\$855,000.00</b>	<b>\$155,000.00</b>	<b>\$370,000.00</b>	<b>\$1,380,000.00</b>

## City of Maple Plain, Minnesota

\$855,000 G.O. Street Reconstruction & Utility Revenue Bonds, Series 2022A  
 Mill & Overlay (SRP)

### Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
07/14/2022	-	-	-	-	-	-	-
02/01/2023	-	-	13,612.15	13,612.15	(13,612.15)	-	-
08/01/2023	-	-	12,437.50	12,437.50	-	12,437.50	-
02/01/2024	45,000.00	2.350%	12,437.50	57,437.50	-	57,437.50	69,875.00
08/01/2024	-	-	11,908.75	11,908.75	-	11,908.75	-
02/01/2025	50,000.00	2.450%	11,908.75	61,908.75	-	61,908.75	73,817.50
08/01/2025	-	-	11,296.25	11,296.25	-	11,296.25	-
02/01/2026	50,000.00	2.600%	11,296.25	61,296.25	-	61,296.25	72,592.50
08/01/2026	-	-	10,646.25	10,646.25	-	10,646.25	-
02/01/2027	50,000.00	2.650%	10,646.25	60,646.25	-	60,646.25	71,292.50
08/01/2027	-	-	9,983.75	9,983.75	-	9,983.75	-
02/01/2028	50,000.00	2.700%	9,983.75	59,983.75	-	59,983.75	69,967.50
08/01/2028	-	-	9,308.75	9,308.75	-	9,308.75	-
02/01/2029	55,000.00	2.800%	9,308.75	64,308.75	-	64,308.75	73,617.50
08/01/2029	-	-	8,538.75	8,538.75	-	8,538.75	-
02/01/2030	55,000.00	2.850%	8,538.75	63,538.75	-	63,538.75	72,077.50
08/01/2030	-	-	7,755.00	7,755.00	-	7,755.00	-
02/01/2031	55,000.00	2.900%	7,755.00	62,755.00	-	62,755.00	70,510.00
08/01/2031	-	-	6,957.50	6,957.50	-	6,957.50	-
02/01/2032	60,000.00	2.950%	6,957.50	66,957.50	-	66,957.50	73,915.00
08/01/2032	-	-	6,072.50	6,072.50	-	6,072.50	-
02/01/2033	60,000.00	3.000%	6,072.50	66,072.50	-	66,072.50	72,145.00
08/01/2033	-	-	5,172.50	5,172.50	-	5,172.50	-
02/01/2034	60,000.00	3.100%	5,172.50	65,172.50	-	65,172.50	70,345.00
08/01/2034	-	-	4,242.50	4,242.50	-	4,242.50	-
02/01/2035	65,000.00	3.150%	4,242.50	69,242.50	-	69,242.50	73,485.00
08/01/2035	-	-	3,218.75	3,218.75	-	3,218.75	-
02/01/2036	65,000.00	3.150%	3,218.75	68,218.75	-	68,218.75	71,437.50
08/01/2036	-	-	2,195.00	2,195.00	-	2,195.00	-
02/01/2037	65,000.00	3.200%	2,195.00	67,195.00	-	67,195.00	69,390.00
08/01/2037	-	-	1,155.00	1,155.00	-	1,155.00	-
02/01/2038	70,000.00	3.300%	1,155.00	71,155.00	-	71,155.00	72,310.00
<b>Total</b>	<b>\$855,000.00</b>	<b>-</b>	<b>\$235,389.65</b>	<b>\$1,090,389.65</b>	<b>(13,612.15)</b>	<b>\$1,076,777.50</b>	<b>-</b>

# Appendix C

## Pre-Sale Schedule dated April 25, 2022

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Street Reconstruction Plan.
- City Council conducts a Public Hearing on issuance of Bonds and SRP.
- City Council approves Bonds and SRP by at least a 2/3rds majority vote.

The table below lists the steps in the issuing process:

4/25	City Council provides for sale of Bonds. City Council calls for Public Hearing on issuance of Bonds and on Street Reconstruction Plan.
5/2	Close date to get Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan to official newspaper for publication.
5/7	Publish Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan (publication no more than 28 days and no less than 10 days prior to hearing date).
5/23 @7p	City Council holds Public Hearing on Bonds and on Street Reconstruction Plan and adopts Resolution giving preliminary approval for their issuance and approving Street Reconstruction Plan by two-thirds majority vote of its members present.
Wk of 6/13	Due Diligence call with Ehlers/Conference call with Standard & Poor's.
6/16	Ehlers prints Official Statement.
6/22	Reverse referendum period ends (within 30 days of the public hearing).
6/27	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
7/14	Tentative closing/receipt of funds.

Net Debt Limit	
Assessor's Estimated Market Value*	239,530,700
Multiply by 3%	0.03
Statutory Debt Limit	7,185,921
Less: Debt Paid Solely from Taxes	(40,000)
Unused Debt Limit	7,145,921

\*These values are for Final Pay 2022

# Appendix D

CITY OF MAPLE PLAIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CALLING PUBLIC HEARING ON  
THE INTENTION TO ISSUE GENERAL OBLIGATION STREET  
RECONSTRUCTION PLAN BONDS AND THE PROPOSAL TO  
ADOPT A STREET RECONSTRUCTION PLAN THEREFOR

A. WHEREAS, pursuant to Minnesota Statutes, Section 475.58, Subdivision 3b, the City of Maple Plain, Minnesota (the “City”), may issue bonds to finance capital expenditures under its street reconstruction plan over a period of five years (the “Plan”) without an election provided that, among other things, prior to issuing the bonds the City adopts the Plan on or before the public hearing regarding issuance such bonds and publishes a notice of its intention to issue the bonds and the date and time of a hearing to obtain public comment on the matter; and

B. WHEREAS, on May 23, 2022, the City Council will hold a public hearing on its intention to adopt the Plan and issue general obligation street reconstruction plan bonds in one or more series from time to time (the “Bonds”) to finance the expenditures included in the Plan; and

NOW, THEREFOR, BE IT RESOLVED by the City Council of the City, that the City Council hereby calls for a public hearing on its intent to adopt the Plan and issue the Bonds to finance the expenditures included in the Plan, such hearing to be held on the date and time set forth in Exhibit A attached hereto. The City Council is hereby directed to cause the notice to be published at least 10 but not more than 28 days before the hearing in the official newspaper of the City.

Member \_\_\_\_\_ moved for the adoption of the foregoing resolution. The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted the same:

whereupon said resolution was declared duly passed and adopted.

Dated this 25th day of April, 2022.

\_\_\_\_\_  
City Administrator

EXHIBIT A

CITY OF MAPLE PLAIN, MINNESOTA

NOTICE OF PUBLIC HEARING  
ON INTENTION TO ISSUE  
GENERAL OBLIGATION STREET RECONSTRUCTION PLAN BONDS  
AND PROPOSAL TO ADOPT A STREET  
RECONSTRUCTION PLAN THEREFOR

NOTICE IS HEREBY GIVEN that the City Council of the City of Maple Plain, Minnesota (the “City”) will meet on Monday, May 23, 2022, at 7:00 p.m., at the Maple Plain City Hall, 5050 Independence Street in Maple Plain, Minnesota **[and by electronic means]**, in part to hold a public hearing concerning (1) the proposal to adopt a Street Reconstruction Plan (the “Plan”) pursuant to *Minnesota Statutes*, Section 475.58, Subdivision 3b; and (2) the proposed issuance of general obligation street reconstruction plan bonds (the “Bonds”) to finance expenditures included in the Plan. The Bonds will be in a principal amount not to exceed \$900,000 and will be used for the reconstruction of certain streets in the City described in the Plan.

If a petition requesting a vote on the issuance of the Bonds, signed by voters equal to five percent of the votes cast in the City in the last municipal general election, is filed with the City Administrator within 30 days after the public hearing (i.e., by June 22, 2022), the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

A copy of the plan is available for inspection in the City Administrator’s Office, City Hall, 5050 Independence Street, Maple Plain, Minnesota 55359. Questions or comments may be directed to Clarissa Hadler at 763-479-0516.

All interested persons may appear and be heard at the public hearing either orally or in writing **[or via electronic means as posted on the agenda on the City’s website]** or may file written comments with the City Administrator before the hearing.

Dated: April 25, 2022

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF MAPLE PLAIN, MINNESOTA

/s/Clarissa Hadler  
City Administrator  
City of Maple Plain, Minnesota

[Submit May 2; Publish May 7]

CITY OF MAPLE PLAIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA

RESOLUTION NO. \_\_\_\_\_

RESOLUTION GIVING PRELIMINARY APPROVAL  
FOR THE ISSUANCE OF THE CITY’S GENERAL OBLIGATION  
STREET RECONSTRUCTION PLAN BONDS IN AN AMOUNT  
NOT TO EXCEED \$900,000 AND  
ADOPTING THE CITY OF MAPLE PLAIN, MINNESOTA STREET  
RECONSTRUCTION PLAN THEREFOR

A. WHEREAS, the City Council of the City of Maple Plain, Minnesota (the “City”) proposes to issue its general obligation street reconstruction plan bonds in one or more series from time to time (the “Bonds”) and adopt the City of Maple Plain, Minnesota Street Reconstruction Plan of 2022 through 2026 for the reconstruction of certain streets in the City as described in more detail therein (the “Plan”); and

B. WHEREAS, the City has caused notice of the public hearing on the intention to issue the Bonds and on the proposed adoption of the Plan to be published pursuant to and in accordance with Minnesota Statutes, Section 475.58, Subdivision 3b; and

C. WHEREAS, a public hearing on the intention to issue the Bonds and on the proposed Plan has been held on this date, following published notice of the hearing as required by law; and

NOW, THEREFOR, BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota:

1. The City hereby gives preliminary approval for the issuance of up to \$900,000 aggregate principal amount of the Bonds.

2. The Plan is hereby adopted, the same being before the City Council and made a part of these proceedings by reference.

3. The City declares its official intent to reimburse itself for the costs of the Plan from the proceeds of the Bonds.

4. If a petition requesting a vote on the issuance of the Bonds signed by voters equal to five percent (5%) of the votes cast in the last municipal general election is filed with the City Clerk within 30 days after the date of the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the 30-day period without the City’s receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

Member \_\_\_\_\_ moved for the adoption of the foregoing resolution. The motion for the adoption of the foregoing resolution was duly seconded by Member \_\_\_\_\_ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Dated this 23rd day of May, 2022.

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City Administrator

[Bonds and SRP must be approved by at least two-thirds vote of the members present.]  
[Issuance of Bonds is subject to a 30-day reverse referendum after the public hearing.]



## Executive Summary

City Council Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Accounts Payable	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator Sharon Spicer, Asst. to the CA	<b>AGENDA NO. 9</b>
<b>ATTACHMENTS:</b> Payables Reports	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <ol style="list-style-type: none"><li><b>Motion</b> to Approve City Check Batch in the amount of \$ \$150,564.33.</li><li><b>Motion</b> to Approve Fire Partnership Check Batch totaling \$ 14,228.15.</li></ol>	

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Payments Batch 052322CITY		\$150,564.33	
Refer	0 ABDO FINANCIAL SOLUTIONS, LL	-	
Cash Payment	E 101-41500-301 Auditing & Accounting S	AUDIT SERVICES AGREEMENT YR ENDED 12/31/21	\$2,000.00
Invoice			
Transaction Date	5/18/2022	Bank of Maple Plain 10100	<b>Total</b> \$2,000.00
Refer	0 ADAMS PEST CONTROL	-	
Cash Payment	E 101-45200-311 Contract Service	PREVENTION PLUS	\$114.45
Invoice	3478011 5/4/2022		
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$114.45
Refer	0 ARVIG	-	
Cash Payment	E 101-41500-321 Telephone & Internet		\$229.75
Invoice			
Cash Payment	E 601-49400-321 Telephone & Internet		\$182.55
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$412.30
Refer	0 BOLTON & MENK, INC.	-	
Cash Payment	E 456-43000-303 Engineering Services	2021 HWY 12 WATERMAIN REPLACEMENT	\$13,872.00
Invoice			
Cash Payment	E 453-43000-303 Engineering Services	2021 STREET RECONSTRUCTION	\$736.00
Invoice			
Cash Payment	E 701-52113-304 Legal Services	DEV REVIEW - 1701 BAKER PARK ROAD	\$93.00
Invoice			
Cash Payment	E 601-49400-303 Engineering Services	WATER METER REVIEW	\$450.00
Invoice			
Cash Payment	E 601-49400-303 Engineering Services	MEDINA - BPR TOWNHOMES - WATER SERVICE	\$360.00
Invoice			
Cash Payment	E 101-43000-303 Engineering Services	MS4 PROGRAM UPDATES	\$76.00
Invoice			
Cash Payment	E 101-43000-303 Engineering Services	GENERAL ENGINEERING	\$225.00
Invoice			
Cash Payment	E 454-49450-303 Engineering Services	2022 SEWER IMPROVEMENTS	\$2,382.00
Invoice			
Cash Payment	E 455-43000-303 Engineering Services	2022 STREET IMPROVEMENTS	\$3,998.00
Invoice			
Cash Payment	E 601-49400-303 Engineering Services	2022 WATER IMPROVEMENTS	\$93.00
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$22,285.00
Refer	0 CAREFREE SERVICE INC	-	
Cash Payment	E 101-43100-311 Contract Service	SPRING SWEEPING	\$3,188.35
Invoice	29861 4/22/2022		
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$3,188.35
Refer	0 CARSON, CLELLAND, & SCHREDE	-	
Cash Payment	E 101-42110-304 Legal Services	APRIL 2022	\$1,318.78
Invoice			
Cash Payment	E 101-42110-304 Legal Services	MONTHLY SUPPORT FEE MARCH 2022	\$9.92
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$1,328.70

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Refer	0 CENTERPOINT ENERGY MINNEGA		-	
Cash Payment	E 101-43100-380 Utility Services (GENER	PUBLIC WORKS		\$279.89
Invoice				
Cash Payment	E 602-49450-383 Gas Utilities	LIFT STATION		\$25.76
Invoice				
Cash Payment	E 601-49400-383 Gas Utilities	WTP		\$148.35
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$454.00
Refer	0 CITY OF INDEPENDENCE		-	
Cash Payment	G 101-21707 Dental Insurance			\$89.88
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$89.88
Refer	0 CORE & MAIN		-	
Cash Payment	E 601-49400-227 Utility Maintenance Supp	HYDRANT		\$6,317.75
Invoice Q809744	5/7/2022			
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$6,317.75
Refer	0 ECM PUBLISHERS INC		-	
Cash Payment	E 455-43000-352 General Public Informati	Street Project PH		\$69.39
Invoice				
Cash Payment	E 701-52118-351 Legal Notices Publishing	PLANNING COMM		\$26.99
Invoice				
Cash Payment	E 701-52117-351 Legal Notices Publishing	PLANNING COMM		\$26.98
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$123.36
Refer	0 FAY, JOHN		-	
Cash Payment	E 101-41110-331 Training & Travel	MILEAGE		\$17.55
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$17.55
Refer	0 FRONTIER		-	
Cash Payment	E 601-49400-321 Telephone & Internet	SCADA #763-479-3047-111308-2 05/10/22		\$54.66
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$54.66
Refer	0 FRONTIER		-	
Cash Payment	E 601-49400-321 Telephone & Internet	ALARM LINE #763-479-6882-082311-2 04/16/22		\$64.02
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$64.02
Refer	0 GERTENS		-	
Cash Payment	E 101-45200-201 Operating Supplies	WASP & HORNET SPRAY		\$29.97
Invoice 2246/15	5/10/2022			
Cash Payment	E 101-45200-201 Operating Supplies	FERTILIZER		\$49.99
Invoice 2071/15	4/12/2022			
Cash Payment	E 101-45200-201 Operating Supplies	SEED, KILLZALL GAL		\$191.88
Invoice 2165/15	4/27/2022			
Cash Payment	E 101-43000-215 Shop Materials	BATTERIES		\$33.98
Invoice 2168/15	4/27/2022			
Cash Payment	E 101-43000-215 Shop Materials	BATTERIES		\$8.99
Invoice 2175/15	4/29/2022			
Cash Payment	E 101-43000-215 Shop Materials	TWINE		\$8.99
Invoice 2198/15	5/2/2022			

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Cash Payment	E 101-43000-215 Shop Materials	TWINE	\$17.98
Invoice	2196/15	5/2/2022	
Cash Payment	E 101-43000-215 Shop Materials	CLOROX & ANT KILLER DUST	\$11.18
Invoice	2202/15	5/3/2022	
Transaction Date	5/18/2022	Bank of Maple Plain 10100	<b>Total</b> \$352.96
Refer	0 GOPHER STATE ONE-CALL, INC.		
Cash Payment	E 602-49450-309 EDP, Software and Desi	April 2022	\$19.57
Invoice	2040567	4/30/2022	
Cash Payment	E 601-49400-309 EDP, Software and Desi	April 2022	\$19.58
Invoice	2040567	4/30/2022	
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$39.15
Refer	0 HENN COUNTY ACCTS RECEIVAB		
Cash Payment	E 101-43000-419 General Rentals	PUBLIC WORKS RADIOS APRIL 2022	\$109.96
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$109.96
Refer	0 HOFF BARRY ATTORNEYS		
Cash Payment	E 101-41610-304 Legal Services	5370 HIGHWAY 12	\$711.00
Invoice			
Cash Payment	E 101-41610-304 Legal Services	STAFF MEETING	\$72.50
Invoice			
Cash Payment	E 702-62103-304 Legal Services	1350 BUDD - ENFORCEMENT	\$43.50
Invoice			
Cash Payment	E 101-41610-304 Legal Services	MUNICODE PROJECT	\$1,031.50
Invoice			
Cash Payment	E 101-41610-305 Assessing Services	STAFF MEETING	\$72.50
Invoice			
Cash Payment	E 702-62104-304 Legal Services	COLLISION CORNER	\$963.50
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$2,894.50
Refer	0 ICE O METRIC		
Cash Payment	E 101-41940-401 Building Repair & Mainte	REPLACE FD SERVICE DOOR	\$1,800.00
Invoice	6121	5/18/2022	
Transaction Date	5/18/2022	Bank of Maple Plain 10100	<b>Total</b> \$1,800.00
Refer	0 INTERSTATE POWER SYSTEM INC		
Cash Payment	E 601-49400-311 Contract Service	SEMI-ANNUAL INSPECTION - WTP	\$355.00
Invoice	R001186459:01	4/27/2022	
Cash Payment	E 602-49450-311 Contract Service	SEMI-ANNUAL INSPECTION - LIFT STATION	\$355.00
Invoice	R001186458:01	4/27/2022	
Transaction Date	5/18/2022	Bank of Maple Plain 10100	<b>Total</b> \$710.00
Refer	0 MAAS-KUSSKE, JULIE		
Cash Payment	E 101-41110-331 Training & Travel	MILEAGE	\$44.80
Invoice			
Cash Payment	E 101-41110-437 Miscellaneous	MEALS	\$15.05
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$59.85
Refer	0 MAPLE PLAIN/INDEPENDENCE FIR		
Cash Payment	E 101-42290-307 Fire Administration	MAY 2022	\$17,419.78
Invoice			
Transaction Date	5/18/2022	Bank of Maple Plain 10100	<b>Total</b> \$17,419.78

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Refer	0 METROPOLITAN COUNCIL		-	
Cash Payment	E 602-49450-319 Other Consulting Service	JUNE 2022		\$18,943.97
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$18,943.97
Refer	0 ORONO IND SCHOOL DISTRICT 27		-	
Cash Payment	E 101-41940-387 Office Lease	MAY 2022		\$3,041.67
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$3,041.67
Refer	0 PEOPLESERVICE, INC.		-	
Cash Payment	E 602-49450-311 Contract Service	(SEWER 5%) JUNE		\$632.34
Invoice				
Cash Payment	E 601-49400-311 Contract Service	(WATER 38%)		\$4,541.37
Invoice				
Cash Payment	E 101-43000-311 Contract Service	(PUBLIC WORKS 18%)		\$2,213.20
Invoice				
Cash Payment	E 101-45200-311 Contract Service	(PARKS 30%)		\$3,679.09
Invoice				
Cash Payment	E 101-43100-311 Contract Service	(STREETS 8%)		\$1,006.00
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$12,072.00
Refer	0 QUADIENT LEASING USA, INC.		-	
Cash Payment	E 101-41500-419 General Rentals	Postage Meter Lease		\$171.38
Invoice				
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$171.38
Refer	0 RELIANCE STANDARD		-	
Cash Payment	G 101-21715 Long-Term Disability	MAY 2022		\$23.58
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$23.58
Refer	0 SAM GIBSON SEWER CO.LLC		-	
Cash Payment	E 101-45200-400 Equipment Repair & Mai	RAINBOW PARK TOILET Repair		\$225.00
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$225.00
Refer	0 STANDARD INSURANCE CO		-	
Cash Payment	G 101-21708 Life Insurance			\$8.02
Invoice				
Cash Payment	G 101-21710 Extra Life Insurance			\$15.40
Invoice				
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$23.42
Refer	0 STA-SAFE LOCKSMITHS		-	
Cash Payment	E 101-41940-437 Miscellaneous	SCHLAGE PRIMUS HIGH SECURITY KEY		\$120.00
Invoice 0007714	3/22/2022			
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$120.00
Refer	0 SUMMIT FIRE PROTECTION		-	
Cash Payment	E 601-49400-311 Contract Service	WTP - FIRE EXTINGUISHER INSPECTION		\$74.05
Invoice 130045164	4/17/2022			
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$74.05
Refer	0 TEAM LAB		-	

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Cash Payment	E 101-43100-224 Street Maintenance Mate	FINE ROAD PATCH - FIFTY BAGS		\$812.00
Invoice	INV0030033	4/28/2022		
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$812.00
Refer	0 THEIN WELL			
Cash Payment	E 601-49400-400 Equipment Repair & Mai	INSPECTION OF PUMP & WELL ON 04/04/22		\$195.00
Invoice	7884	4/18/2022		
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$195.00
Refer	0 TOSHIBA			
Cash Payment	E 101-41500-413 Office Equipment Rental			\$227.38
Invoice				
Cash Payment	E 101-41500-202 Duplicating & Copying S			\$43.47
Invoice				
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$270.85
Refer	0 VALLEY-RICH CO., INC			
Cash Payment	E 601-49400-400 Equipment Repair & Mai	BAKER PARK RD & E MAIN STREET		\$665.70
Invoice				
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$665.70
Refer	0 VESSCO, INC			
Cash Payment	E 601-49400-400 Equipment Repair & Mai	CHLORINE SENSOR REPLACEMENT		\$427.26
Invoice	087414	4/26/2022		
Transaction Date	5/10/2022	Bank of Maple Plain	10100	<b>Total</b> \$427.26
Refer	0 WEST HENNEPIN PUBLIC SAFETY			
Cash Payment	E 101-42110-306 Police Administration	JUNE 2022		\$46,461.85
Invoice				
Transaction Date	5/18/2022	Bank of Maple Plain	10100	<b>Total</b> \$46,461.85
Refer	0 XCEL ENERGY			
Cash Payment	E 101-43100-380 Utility Services (GENER	5601 Hwy 12 (MONTH)		\$44.42
Invoice				
Cash Payment	E 101-45200-380 Utility Services (GENER	1720 Budd / VMP (MONTH)		\$19.58
Invoice				
Cash Payment	E 101-45200-380 Utility Services (GENER	1481 Rainbow / Rainb. Park (MONTH)		\$237.57
Invoice				
Cash Payment	E 601-49400-381 Electric Utilities	1666 Budd / Water Tower (MONTH)		\$195.24
Invoice				
Cash Payment	E 602-49450-381 Electric Utilities	5829 Hwy 12 / Lift St. (MONTH)		\$304.20
Invoice				
Cash Payment	E 101-43100-380 Utility Services (GENER	4802 Hwy 12 / Traff. Lts (MONTH)		\$33.01
Invoice				
Cash Payment	E 601-49400-381 Electric Utilities	1650 Pioneer / WTP (MONTH)		\$3,856.60
Invoice				
Cash Payment	E 101-43000-380 Utility Services (GENER	5160 Oak (MONTH)		\$17.45
Invoice				
Cash Payment	E 101-43100-380 Utility Services (GENER	1501 Baker Pk Rd / St Lts (MONTH)		\$24.29
Invoice				
Cash Payment	E 101-43000-380 Utility Services (GENER	5186 Main (MONTH)		\$28.22
Invoice				
Cash Payment	E 101-43000-380 Utility Services (GENER	5240 Main / Museum (MONTH)		\$13.47
Invoice				
Cash Payment	E 101-45200-380 Utility Services (GENER	1750 Budd / VMP2 (MONTH)		\$45.39
Invoice				

Payments

Current Period: May 2022

Cash Payment	E 101-43100-380 Utility Services (GENER	STREET LIGHTS (MONTH)	\$2,323.78
Invoice			
Cash Payment	E 101-45200-380 Utility Services (GENER	4997 OAK STREET UNIT IRR	\$13.47
Invoice			
Cash Payment	E 101-45200-380 Utility Services (GENER	1490 PARKVIEW ROAD	\$43.69
Invoice			
Transaction Date	5/10/2022	Bank of Maple Plain 10100	<b>Total</b> \$7,200.38

Fund Summary

	10100 Bank of Maple Plain	
101 GENERAL FUND		\$90,072.00
453 2021 STREET RECONSTRUCTION PJ		\$736.00
454 2021 SEWER IMPROVEMENTS		\$2,382.00
455 2022 STREET IMPROVEMENTS		\$4,067.39
456 HIGHWAY 12 WATERMAIN		\$13,872.00
601 WATER FUND		\$18,000.13
602 SEWER FUND		\$20,280.84
701 PLAN REVIEW ESCROWS		\$146.97
702 CODE ENFORCEMENT CHGEBACKS		\$1,007.00
		<u>\$150,564.33</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$150,564.33
Total	<u>\$150,564.33</u>

CITY OF MAPLE PLAIN

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Payments

Current Period: May 2022

Payments Batch 052322FIRE		\$14,228.15	
Refer	0 ABDO FINANCIAL SOLUTIONS, LL	-	
Cash Payment	E 801-42210-301 Auditing & Accounting S	AUDIT SERVICES AGREEMENT YR ENDED 12/31/21 - final fire payment	\$3,000.00
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$3,000.00
Refer	0 ARVIG	-	
Cash Payment	E 801-42280-321 Telephone & Internet		\$189.50
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$189.50
Refer	0 AT&T MOBILITY	-	
Cash Payment	E 801-42250-323 Radio Units/Technology	TABLET - 03/12-04/11	\$305.84
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$305.84
Refer	0 BURDAS TOWING	-	
Cash Payment	E 801-42260-406 Apparatus & Equipment	T12	\$449.40
Invoice 22-100295	5/2/2022		
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$449.40
Refer	0 CENTERPOINT ENERGY MINNEGA	-	
Cash Payment	E 801-42280-383 Gas Utilities		\$913.61
Invoice 22-100295	5/2/2022		
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$913.61
Refer	0 CHEVROLET OF DELANO	-	
Cash Payment	E 801-42260-406 Apparatus & Equipment	CHEVROLET TAHOE REPAIRS	\$3,458.12
Invoice 641560	5/6/2022		
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$3,458.12
Refer	0 HENN COUNTY ACCTS RECEIVAB	-	
Cash Payment	E 801-42250-419 General Rentals	RADIOS - APRIL 2022	\$2,203.51
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$2,203.51
Refer	0 MACQUEEN EMERGENCY GROUP	-	
Cash Payment	E 801-42220-240 Small Tools & Minor Equi	STREAMLIGHT LED	\$511.97
Invoice			
Cash Payment	E 801-42260-406 Apparatus & Equipment	SCBA FLOW TEST	\$2,270.00
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$2,781.97
Refer	0 MEDIACOM	-	
Cash Payment	E 801-42210-309 EDP, Software and Desi		\$11.05
Invoice			
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$11.05
Refer	0 MSFCA	-	
Cash Payment	E 801-42210-433 Dues & Subscriptions		\$180.00
Invoice 4146	4/28/2022		
Transaction Date	5/18/2022	Bank of MP FIRE 10150	<b>Total</b> \$180.00
Refer	0 RITEWAY	-	
Cash Payment	E 801-42210-201 Operating Supplies	FIRE DEPT CHECKS	\$187.66
Invoice 22-31395	4/29/2022		

**CITY OF MAPLE PLAIN**

05/18/22 5:03 PM

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**Payments**

**Current Period: May 2022**

Transaction Date	5/18/2022	Bank of MP FIRE	10150	<b>Total</b>	<b>\$187.66</b>
Refer	0 <i>STREICHER S</i>				
Cash Payment	E 801-42220-417 Uniform Rentals	-	JOE DOYLE - PANTS		\$60.00
Invoice	11566610		5/4/2022		
Transaction Date	5/18/2022	Bank of MP FIRE	10150	<b>Total</b>	<b>\$60.00</b>
Refer	0 <i>TOLL GAS &amp; WLDING SUPPLY</i>				
Cash Payment	E 801-42270-218 Medical Supplies	-	O2 CYLINDER RENTAL		\$69.84
Invoice	40154253		4/30/2022		
Transaction Date	5/18/2022	Bank of MP FIRE	10150	<b>Total</b>	<b>\$69.84</b>
Refer	0 <i>XCEL ENERGY</i>				
Cash Payment	E 801-42280-381 Electric Utilities	-	FIRE DEPARTMENT		\$417.65
Invoice					
Transaction Date	5/18/2022	Bank of MP FIRE	10150	<b>Total</b>	<b>\$417.65</b>

**Fund Summary**

	10150 Bank of MP FIRE	
801 FIRE PARTNERSHIP FUND		\$14,228.15
		<u>\$14,228.15</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$14,228.15
<b>Total</b>	<b>\$14,228.15</b>



## Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Staff Reports	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO. 10 A-F</b>
<b>ATTACHMENTS:</b> Department Reports	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> Motion to accept Staff reports.	

Staff Reports from the following are included for City Council review and acceptance.

A	Mark Kaltsas	Terra Mark	City Planner
B	Gary Kroells	West Hennepin Public Safety	Director of Public Safety
C	David Martini	Bolton & Menk	City Engineer
D	Dylan Hoflock	PeopleService	Public Works
E	Ray McCoy	Maple Plain Fire Dept.	Fire Chief
F	Clarissa Hadler	City of Maple Plain	City Administrator

## Memorandum

**To:** Mayor and City Council  
**From:** Mark Kaltsas, City Planner  
**CC:** Clarissa Hadler, City Administrator  
**Date:** May 23, 2022  
**Re:** Planning Update May 2022

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### *Meetings/Correspondence:*

- Two (2) staff meetings to review projects: including, 1701 Baker Park Road proposed preliminary plat, downtown redevelopment, additional correspondence regarding the zoning classification for 5370 Highway 12, review of 1500 Howard Ave. Site Plan and 5115 Industrial Blvd. CUP and miscellaneous other planning related issues.
- One (1) Planning Commission Meeting to review 1500 Howard Ave. Site Plan/CUP and 5115 Industrial Blvd. CUP.
- One (1) City Council Workshop to review zoning violations.
- One (1) City Council Meeting to review quarterly planning report in person.
- One (1) meeting with City for 5370 Highway 12 regarding redevelopment/use and current zoning status.
- Prepare PC reports and continued review and correspondence with applicant regarding submittals and meeting presentation for 1500 Howard Ave. Site Plan/CUP and 5115 Industrial Blvd. CUP.
- Continued with regular correspondence with potential development group for the downtown/City Hall redevelopment project. Reviewed and updated a development timeline based on discussions.
- One (1) meeting with staff to review updated submittal for 1701 Baker Park Rd. preliminary plat application. Prepared detailed review letter following meeting.
- Correspondence with realtor RE: 1741 Budd Ave. This property continues to get a lot of looks and corresponding questions regarding the development potential.

- Additional correspondence with and review of potential amendment to wireless tower CUP at 5115 Industrial St. as requested by Verizon.
- Prepared several modifications to final revisions of Comprehensive Plan per request of Metropolitan Council. Correspondence with Metropolitan Council.
- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure setback questions and potential land use questions.

Date: May 10, 2022  
To: Public Safety Commissioners  
City of Independence Council Members  
City of Maple Plain Council Members  
From: Director Gary Kroells *G. Kroells*  
SUBJECT: April 2022 ACTIVITY REPORT



The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle accidents, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

# Monthly Activity Report

## April 2022

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
<b>City Of Independence</b>				
Criminal	3	10	21	32
Traffic	93	74	319	312
Part III	4	11	17	22
Part IV	25	23	115	112
Part V	97	85	364	386
<b>Total City of Independence</b>	<b>222</b>	<b>203</b>	<b>836</b>	<b>864</b>
<b>City Of Maple Plain</b>				
Criminal	6	3	24	39
Traffic	42	32	110	123
Part III	3	5	6	13
Part IV	24	20	83	80
Part V	49	51	184	202
<b>Total City Of Maple Plain</b>	<b>124</b>	<b>111</b>	<b>407</b>	<b>457</b>
<b>Grand Total Both Cities</b>				
	<b>346</b>	<b>314</b>	<b>1,243</b>	<b>1,321</b>
TZD	40	0	40	4
Agency Assists	12	20	64	57
<b>Total ICR Reports</b>	<b>398</b>	<b>334</b>	<b>1,347</b>	<b>1,382</b>
<b>How Received</b>				
Fax	6	15	32	56
In Person	5	14	43	73
Mail	1	5	6	11
Other	2	3	7	5
Phone	25	34	114	130
Radio	166	134	556	531
Visual	152	108	468	466
Email	24	21	75	105
Lobby Walk In	17	0	74	5
<b>Total</b>	<b>398</b>	<b>334</b>	<b>1,375</b>	<b>1,382</b>

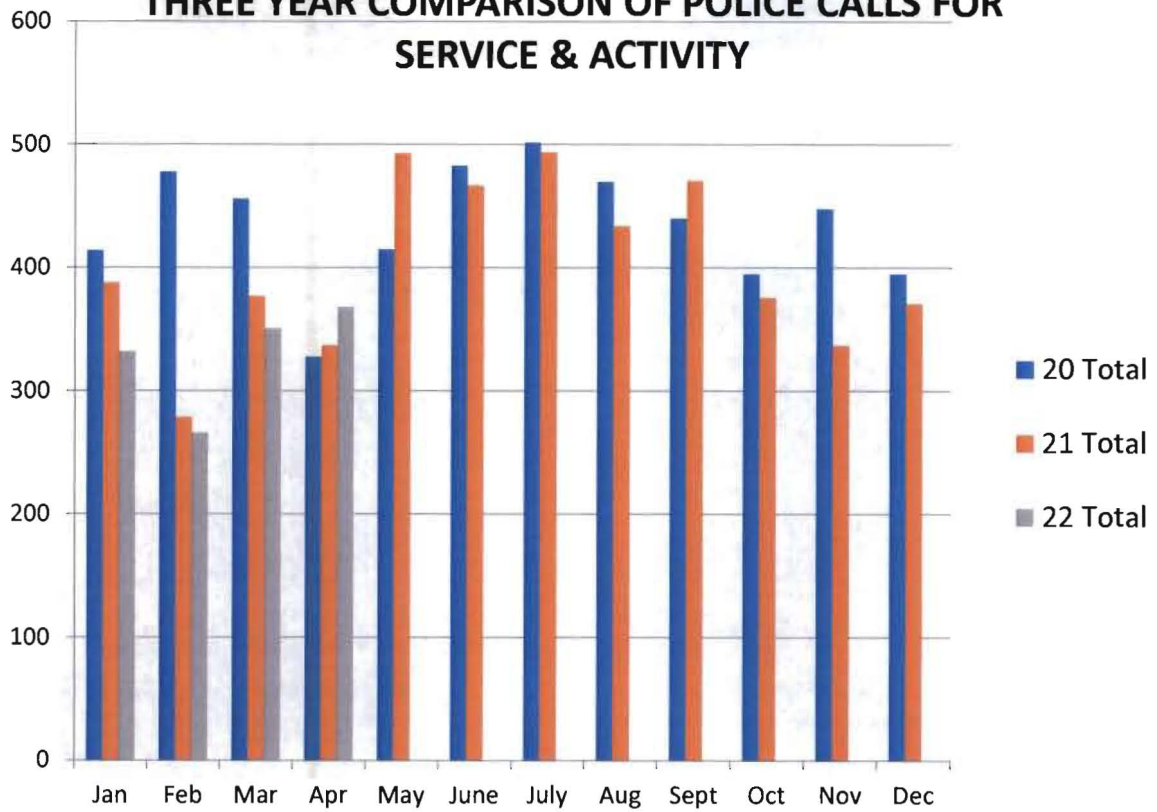
**April 2022 Part I & II****City of Maple Plain Grid #'s 1-2**

<b>AGN</b>	<b>ICR</b>	<b>Title</b>	<b>Create Date</b>	<b>Grid #</b>	<b>Reported Date</b>	<b>MOC range</b>
WHPS	22000985	Stolen Vehicle - Unfounded	4/1/2022	1	4/1/2022	TC150
WHPS	22001365	DWI - 4TH Degree	4/29/2022	1	4/29/2022	JGW01
WHPS	22001371	Car Theft	4/30/2022	1	4/30/2022	TA150
WHPS	22001010	Theft/Rpt / FOUND	4/4/2022	2	4/4/2022	TR029
WHPS	22001186	Burglary/Rpt	4/15/2022	2	4/15/2022	B2464
WHPS	22001248	Police Investigation	4/20/2022	2	4/20/2022	X1400

**April 2022 Part I & II****City of Independence Grid #'s 3-5**

<b>AGN</b>	<b>ICR</b>	<b>Title</b>	<b>Create Date</b>	<b>Grid #</b>	<b>Reported Date</b>	<b>MOC range</b>
WHPS	22001177	Theft Report	4/15/2022	3	4/15/2022	TN025
WHPS	22001222	Sexual Assault Report	4/18/2022	3	4/18/2022	L5017
WHPS	22001098	Narcotics Arrest	4/9/2022	5	4/9/2022	DH5C0

### THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



# DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY  
April 2022 Activity Report

## Year to Date Activity Report

At the end April 30, 2022, West Hennepin Public Safety (WHPS) handled year-to-date a total of 398 incident complaints: For the month of April; 222 incidents occurred in the City of Independence and 124 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

### Recent Highlighted Cases:

#### Civil

April 1 1200 block of Townline Road, Independence. Male came into the public safety office and made a report that he purchased coins on-line and never received them. The coins were American Silver Eagles, total value of coins was estimated to be over \$4,000. The male party stated that he was tracking the package and it was last known to be in Las Vegas. Officer advised the male to also report the incident to the Post Office.

#### Overdose

April 1 4900 block of Main Street, Maple Plain. Officer dispatched to a report of an overdose. Officer arrived on scene with Maple Plain Fire. Officer entered the home and found a female performing CPR on a male party in the living room. Officer noticed a small amount of white powdery substance on the coffee table in the living room. Female admitted to smoking some of the powder with the male party and stated it was Fentanyl. Maple Plain Fire took over CPR and provided Narcan. North ambulance arrived on scene shortly after male became conscious. Male party was transported by North Ambulance to Methodist Hospital.

#### Animal Complaint

April 1 5200 block of Bryantwood Drive, Maple Plain. Officer received a report of a cat in a sewer drain. Officer arrived on scene and met with the animal owner. Officer and owner attempted to get the cat out of the sewer drain using cat food. Officer advised People Services for further assistance. People Services arrived on scene and turned on the hydrant and the water motivated the cat to move out of the sewer. Animal was safely returned to their owner.

#### Unconscious

April 2 1500 block of Howard Ave, Maple Plain. Officer dispatched to a report of an unconscious male. Officer arrived on scene to find a male who looked clammy and grey but blood pressure, O2 stats and pulse were okay. North Ambulance arrived on scene and conducted an assessment. Male party was not transported by EMS.

#### Verbal Domestic

April 6 1400 block of Meadow Lane, Maple Plain. Officer dispatched to a report of a possible verbal domestic. Dispatch advised officer that they could hearing a female yelling. Officer responded and contacted the female party at the residence. Female denied any physical assault and stated her son suffers from mental health issues and they both got into an argument over food. Officers advised parties to separate for the night and provided the female resources in case she needs further assistance in the future.

#### Overweight Truck

April 8 7000 block of Turner Road, Independence. Officer dispatched to a report of an overweight truck. Officer arrived on scene and located the tractor-trailer with a large skid loader. Officer weighed the tractor-trailer which exceeded weight limitations. Driver was issued a written notice. Spring road restrictions are in effect on city streets until further notice. These restrictions help minimize the damage to the road caused by heavy vehicles.

#### Suspicious Act

April 8 1200 block of Town Line Road, Independence. Officer dispatched to a report of a suspicious person walking by the railroad tunnel. Reporting person believed it was a squatter living in the area. Officer arrived on scene and spoke with the male party. The male party stated he was staying at a local motel. Officer then advised male to leave the area.

#### Suspicious

April 9 700 block of Copeland Road, Independence. Officer dispatched to a report of a suspicious vehicle in a parking lot. Officer arrived on scene and contacted the occupants. Occupants stated they were returning from a wedding and stopped to smoke a cigar. Officer witnessed a fresh smoked cigar in the vehicle and advised the parties the parking lot was private property and they needed to leave.

#### Grass Fire

April 9 7800 block of Turner Road, Independence. Officer dispatched to a report of a grass fire at a residential property. Officer arrived on scene and spoke with homeowners who stated they were trying to burn a small brush pile when the pasture started on fire. Maple Plain Fire arrived on scene and extinguished and saturated the pasture. No damage to any structures were found. Burning restrictions are in place until further notice. The DNR will issue variance burns for prescribed burns and cases of financial hardship.

#### Theft

April 9 5900 block of Main Street, Maple Plain. Officer dispatched to a report of phone scam. Reporting party stated they were called from someone claiming to be from Xcel Energy and were advised that they were 3 months behind on payments. Reporting party followed the caller's direction to provide credit card and driver's license information. Reporting party paid the caller over \$800. Shortly after, the reporting party realized they may have been scammed and contacted Xcel to confirm it was not them. Xcel confirmed that it was not them and advised the party to report it to their credit card company as fraud. Officer provided the party with resources and advised them on how they can better protect and monitor their accounts.

#### Overweight Truck

April 11 3700 block of Independence, Independence. Officer dispatched to a report of an overweight truck. Officer arrived on scene and spoke with the driver who stated he recently emptied his truck. Upon further discussion, the truck was found to be overweight prior to emptying. Officer issued the driver a verbal warning and educated the driver on weight restrictions.

#### Theft from vehicle

April 12 1200 block of County Road 19, Maple Plain. Officer dispatched to a report of a catalytic converter theft. Officer met with owner of the vehicle and collected photos of the damage. Owner does not know anyone who may have taken the catalytic converter. Officer advised owner of home security options. This report is still under investigation.

#### Check Welfare

April 12 1500 block of Howard Ave, Maple Plain. Officer dispatched to a check welfare on a female who seemed confused and reported to be suffering from mental and physical health issues. Officer arrived on scene and after speaking with the female party, it was determined that the female did not seem to be confused to the point of concern. Officer also made note that her residence looked orderly and there was food in the refrigerator. Officer cleared.

Alarm  
April 12 5900 block, of Henry Street, Maple Plain. Officer dispatched to a report of a residential alarm. Homeowners advised dispatch that no one should be at the residence. Officer arrived on scene and observed the garage service door open. Officer did not see any signs of forced entry. Officer went into the garage and found the inner door to the house was secure. Officer locked the service door and advised the homeowner of his findings.

Civil  
April 12 4800 block of Perkinsville Road, Independence. Officer advised of a civil complaint at a residence. Officer contacted the homeowner who was requesting vehicles be removed from his property that did not belong to him. Officer recalled that when he was last at the residence the vehicle owner and the property owner made an agreement that the vehicles would be removed in 28 days. The Officer noted that the 28-day deadline had not expired, and the owner of the vehicles still had time to remove the vehicles off the property. Officer advised homeowner to contact him if any further problems arise.

Medical  
April 13 4800 block of Gateway Boulevard, Maple Plain. Officer was dispatched to a medical at Haven Homes. Officer arrived on scene with Maple Plain Fire. Male patient was clammy, had low blood pressure and high blood sugar. Patient was transported by North Ambulance.

Medical  
April 13 3600 block of Ihduhapi. Officer was dispatched to a possible anxiety attack. North Ambulance responded and took over patient care. A transport decision was not determined when officer cleared.

Medical  
April 14 1500 block of Howard Ave, Maple Plain. Officer dispatched to an allergic reaction. Officer arrived on scene and spoke with patient who stated she was having an abnormal reaction to her medication. North arrived and transported patient.

Police Assist  
April 14 5800 block of Three Oaks Avenue, Maple Plain. Officer dispatched to a report of a resident who received several unsolicited offers to buy their home. Officer advised this is a common issue and to discard the offers.

Burglary  
April 15 1400 block of Budd Avenue, Maple Plain. Officer dispatched to a report of a burglary. Suspected entered through the unlocked door and stole multiple power tools. This case is under investigation.

Traffic Complaint  
April 15 County Road 92 and County Road 11, Independence. Office dispatched to a traffic complaint for a vehicle that could not maintain their lane. Officer found the vehicle and conducted a traffic stop. Driver told officer that he was upset due to an argument he was having with his girlfriend. Officer warned driver about driving when upset and to focus on the road. Officer cleared.

Medical  
April 15 4900 block of Perkinsville Road, Independence. Officer dispatched to a report of a 3-year-old who was hit in the head with a baseball bat. The 3-year-old was said to be conscious, breathing and not bleeding. Officer arrived on scene and saw that the child had a large knot swelling on the left side of her head. Officer quickly learned that older brother was behind the child and swung the bat, accidentally hitting her head. North Ambulance arrived on scene and transported to Children's Hospital.

Grass Fire  
April 16 100 block of Mcculley Road, Independence. Officer dispatched to a report of a grass fire. Officer arrived on scene with Maple Plain Fire. Homeowner stated that their son was burning his ex-girlfriend's sweater outside when the bushes and grass caught on fire. The fire was not near any structures. Maple Plain fire was able to extinguish the fire. Officers cleared.

Medical  
April 17

3900 block of County Line Road, Independence. Officer dispatched to a report of a head injury. Officer arrived on scene and spoke with the female who stated she fell and hit her head. Female patient refused medical treatment. Officer cleared.

Domestic  
April 17

County Road 6 and Ingerson, Independence. Officer dispatched to a report of a possible domestic. Witness advised that a male was pulling a female into a vehicle, and it looked like he may be hitting her. Witness provided a vehicle description and plate to the officer. Officers responded to the registered owner's address. Officer spoke with a female at the residence who admitted to the altercation but stated the male never hurt her or threatened her. Female party stated the male brought her home and dropped her off. Female admitted to drinking but did not seem unable to care for herself. Officer contacted the male party who stated he was going to stay at a hotel for the night and return the next morning. Officer cleared.

Animal Complaint

April 18

1400 block of Halgren Road, Maple Plain. Officer dispatched to a report of a dog who was running back and forth on the street almost being struck by different cars. Officer took photos of the dog and put the dog in his squad. Officer took the dog back to the Public Safety office and posted the photos and information on Facebook in hopes the owner would call. The owner called and was able to retrieve her dog from the Public Safety office.

Gas Leak  
April 19

2800 block of County Road 92, Independence. Officer received a call that a construction crew hit a residential gas line. Officer was advised it was a small residential line and that it was hit with a hand shovel and was currently leaking. Officer responded to the jobsite. The construction crew contacted Xcel and the repair crew arrived shortly after. Officer cleared the scene.

Medical  
April 21

3000 block of Independence Road, Independence. Officer dispatched to a possible stroke. Male patient was complaining of numbness on the left side of his body. Patient was transported by North Ambulance.

Road Debris  
April 21

County Road 92 and Turner, Independence. Officer was dispatched to debris in the road. Officer arrived on scene and located a small wooden pallet in the traffic lanes. The pallet was removed, and officer cleared.

Motor Vehicle Crash

April 22

4400 block of County Road 92, Independence. Officer dispatched to a vehicle crash on private property. Officer arrived on scene and spoke with driver. Driver stated they pulled into the property and struck another vehicle that was parked. Officer observed that the property was muddy. Officer printed an crash exchange form and cleared.

Signal Problem

April 23

County Road 6 and County Road 19, Independence. Officer dispatched to a report of signal lights being out due to a vehicle crashing into a power pole. Officer directed traffic and requested Wright Hennepin Electric to respond.

Disorderly  
April 24

5100 block of Main Street, Maple Plain. Officer dispatched to a report of a fight. Officer arrived on scene and found an unresponsive but breathing female on the floor. A male party was present with the female victim and stated that he had a physical altercation with another male who was no longer on scene. Female was intoxicated and transported by North. Witnesses advised officers that all parties had been consuming alcohol throughout the night. The case is being investigated.

#### Welfare Check

April 24 5200 block of Highway 12, Maple Plain. Office dispatched to a welfare check for a male party who had slurred speech and was confrontational with staff. Officer contacted the subject who stated he was upset due to relationship issues. Male was not found to be intoxicated. Officer cleared.

#### Alarm

April 15 1400 block of Nelson Road, Independence. Officer dispatched to a residential alarm. Officer arrived on scene and noticed the lights were on in the pole barn behind the garage. Officer checked the pole barn, and all seemed in order, no persons present. Officer then went to the garage and found the service door was unlocked. The garage was also unoccupied. Officer knocked on the house door and there was no answer. Officer called homeowners and advised them of his findings. Officer was later called by the homeowner and thanked for his service.

#### Medical

April 25 2800 block of Lindgren Lane, Independence. Officer dispatched to a female party unconscious that fell in the road. Officer arrived on scene and found Maple Plain Fire and North Ambulance on scene tending to the patient. Female was walking her dog when another neighbor was walking towards her with her dog. The dogs became excited to greet each other and lunged causing the female to fall to the ground and hit her head. Female was transported by North Memorial Ambulance.

#### Carbon Monoxide Alarm

April 26 1400 block of Three Oaks Avenue, Maple Plain. Officer dispatched to a report of a CO alarm sounding and one occupant complaining of a headache. Officer arrived on scene with CenterPoint Energy. No gas or CO were found. Homeowner was advised that her detector needed to be replaced. Homeowner refused medical transport for her headache. Officer cleared.

#### Welfare Check

April 27 3200 block of Lake Haughey Road, Independence. Officer dispatched to a check welfare on an adult female who was making suicidal comments. Officer arrived on scene and spoke to female who was upset about a recent break-up. Female stated she was not going to harm herself. Female said she was going to talk to her therapist. Officer then cleared.

#### Damage to Property

April 28 2000 block of Budd Avenue, Maple Plain. Officer dispatched to a report of two mailboxes that were damaged. Homeowner advised that it occurred sometime in the early morning. Officer received pictures of damage and will be investigating.

#### DWI Arrest

April 29 Highway 12 and Howard Avenue, Maple Plain. Driver Gregg Michael Swenson, 59, of Long Lake provided a breath test, resulted in .145 breath alcohol concentration. Swenson was cited for 4<sup>th</sup> Degree DWI charges and released to a responsible party.

#### Vehicle Theft

April 30 Forkless in Maple Plain. Officer was dispatched to a report of a stolen vehicle. Owner of vehicle admitted to having the keys in the vehicle. Officer searched the area and did not locate the vehicle. Vehicle was recovered a few days later in the City of Minnetonka. Case is under investigation.

Medical  
April 30

5800 block of Three Oaks Avenue, Maple Plain. Officer dispatched to a medical of a female party who was pregnant and feeling ill. Officer arrived on scene and waited with the patient until North Ambulance arrived on scene and transported to Ridgeview Hospital.

140 contacts of citations, verbal and written warnings were issued for traffic and equipment violations.



Real People. Real Solutions.

2638 Shadow Lane  
Suite 200  
Chaska, MN 55318-1172

Ph: (952) 448-8838  
Fax: (952) 448-8805  
Bolton-Menk.com

## MEMORANDUM

**Date:** May 16, 2022  
**To:** Honorable Mayor and City Council  
**From:** David P. Martini, P.E.  
**RE:** May Engineering Report

The following is a summary of the work that Bolton & Menk has completed on behalf of the city during the past month:

### **Miscellaneous Services**

We have attended staff meetings and continue to follow through on the miscellaneous engineering needs of the city. Our miscellaneous work includes reviewing the proposed development plans for the property at 1701 Baker Park Road.

### **Miscellaneous Drainage Concerns**

This spring we have been monitoring some drainage concerns around town:

- In the area of Poplar Avenue and Willow Street, the ditches are susceptible to flooding and it appears that culvert and ditch cleaning is needed to improve the drainage. We are coordinating with People Services on this issue.
- The backyards between Howard Avenue and Perkins Lane experienced flooding and standing water after the heavy rains the week of May 9<sup>th</sup>. People Services is investigating the issue to determine if there is a city responsibility for maintenance of existing drainage facilities in the area.
- We were notified of a separated pipe along the property line between 5825 and 5835 Maple Ridge Drive. People Services is investigating the issue to determine the appropriate maintenance activities that are needed.

### **Hwy 12 Watermain Replacement**

The project has been awarded and the contracts have been signed. We will provide an update on project schedule once it is provided by the contractor.

### **2022 Sewer Improvements**

We are scheduling staff time to prepare plans and specifications for CIPP lining of the sewer along Baker Park Road north of Independence and along Hwy 12 east of Boundary Avenue. As discussed at the last Council meeting, this project will be scheduled for completion in 2023 to ensure the best bid prices possible.

### **2021 Street Improvements**

We have developed a punch list of the 2021 Street project. The list has been given to the contractor and they are working to get the work completed prior to paving the wear course.

May Engineering Report  
May 16, 2022

**2022 Street Improvements**

The preconstruction meeting has been held. Water valve repairs have been completed in the project area. Erosion control has been installed and curb and gutter spot repairs have been marked. Once spot repairs, milling, and patching of the pavement is completed, paving will be scheduled. Additional information related to the project schedule will be provided as more details become available.



Date: May 10, 2022

To: City of Maple Plain

From: Dylan Hoflock, Operator

O & M Report: April 2022

## Maple Plain Operations & Maintenance

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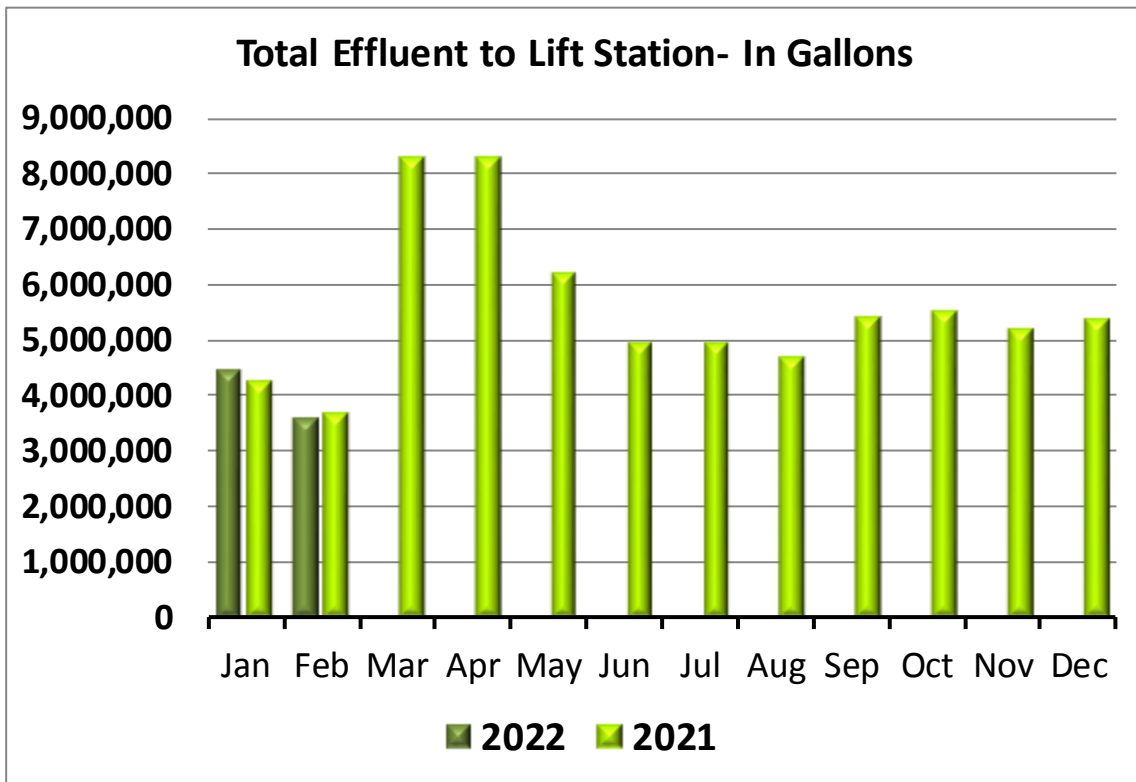
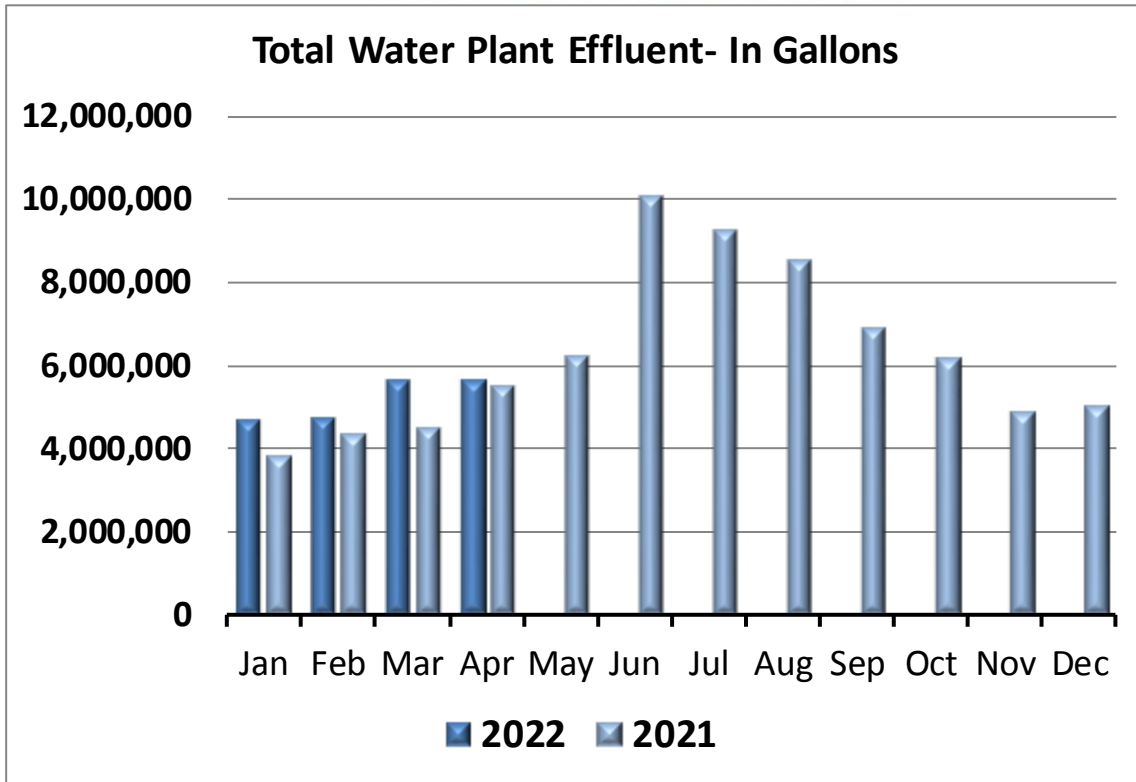
- Their Well completed thorough inspection of Well #4 as a third opinion of the well pump was requested.
- Lowered chemical factors for poly phosphate and fluoride at the water treatment plant as dosage slowly increased after replacing all the chemical feed lines in January.
- Safety retrieved a cat out of the storm sewer for a resident of the Bryantwood Apartments.
- Continued to update PeopleService GIS mapping of Maple Plain's utilities.
- Shut water off for 5009 E Main St for plumbing repairs to be made.
- Completed quarterly water meter reads.
- Collect and submitted quarterly fluoride report as required by the MN Dept of Health.
- Spring park clean-up of trash and branches.
- Attended a water meter meeting with Clarissa and Jon Graupmann from Bolton & Menk.
- Turned water on and installed meter for Spikes and Houles Garden Center.
- Attended tree donation meeting with Clarissa.
- Collect, tested and submitted the quarterly water quality parameter samples as required by the MN Dept of Health.
- Replaced all water meters in the Gateway strip mall from the radio end points to the manual read end points.
- Continued studies on water and wastewater treatment with the Sacramento State university.
- Water meter investigation for 1570 Halgren Rd (everything ok).

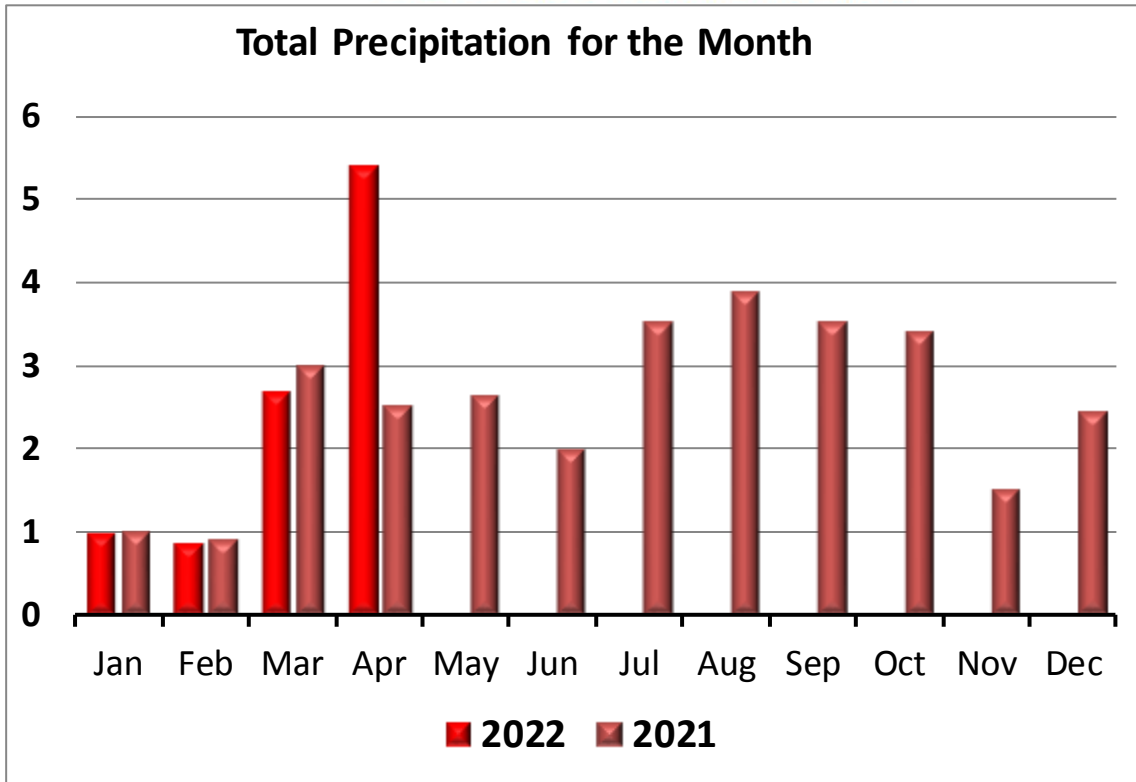


- Attended a meeting with city staff and Metering Technologies and Solutions on water meter issues.
- Completed the bi-annual Hydrant flushing.
- Summit Fire Protection completed the annual fire extinguisher inspections for the city of Maple Plain.
- Removed tree in Bryantwood Park that was planted last summer as requested by residents who have kids that play soccer in that area.
- Cleaned out culvert and catch basins for Pioneer Creek South of the railroad tracks.
- Completed the monthly council report.
- Bi-annual generator inspections performed by interstate power systems for the generator at the WTP and the Lift Station.
- Attended two precon meetings with Bolton & Menk on maintenance repairs to be made before the 2022 street improvement project.
- Installed water meters for Veterans Park and turned water on.
- Pothole filling on Independence St.
- Swapped attachments on equipment in the public works shop from winter to summer duties.
- Pressure tested fire hydrants on the southeast side of town for more info before the Medina townhome development and Baker Park Road developments come to discussion.
- Attended meeting with Bolton and Menk on Valve Box Replacement Project.
- Cleaned out storm sewer underneath Parkview Rd near the corner of W Main St.
- Attended precon meeting with Bolton and Menk on Manchester fire hydrant replacement and Marsha Ave Sanitary service replacement projects.
- Assisted Auto Piolet Outdoors on Don Timpe Field's irrigation start up.
- Pride Construction replaced 17 valve boxes for our water main valves as recommended to be completed before the 2022 mill & overlay project by Bolton and Menk.
- Emergency sanitary service line replaced by Widmer Construction for the Maple Plain Apartments.



- There was a total of 31 locates within the city of Maple Plain in the Month of April.
- Exercised emergency backup generators at the Water Treatment Facility and the Lift Station along with alarm dialers to make sure that the components are operating properly when needed.
- Performed monthly preventative maintenance on the Water Treatment Plant and Public Works equipment.
- Performed valve exercising.
- Collected and submitted two water samples to be tested for bacteria by a certified lab as required by the MN Dept of Health. (None found)
- Performed backwashing and daily testing of the water for the residuals of chlorine, fluoride, iron, and manganese of the water produced at the Water Treatment Facility.
- Performed monthly preventative maintenance on the lift station, which includes drawing down of contents, cleaning floats and level transducer if needed, inspecting how much grease and if any debris has built up in the lift station.
- Raised and lowered flags at the parks as needed.
- Performed daily cleaning of park restrooms.
- Attended bi-weekly city staff meetings and bi-weekly public works/administration meetings.
- Performed daily rounds of inspecting the Water Treatment Facility, public works building, the parks and city hall.
- Mixed Chemicals at the Water Treatment Plant as needed to ensure proper chemical feed into the water treatment process.





		April-22	March-22	April-21
<b>Water</b>	<b>Units</b>			
Average Daily Pumped	gallons	188,800	182,290	183,233
Maximum Daily Pumped	gallons	344,000	270,000	478,000
Total Monthly Pumped	gallons	5,664,000	5,651,000	5,497,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	2,411,000	2,250,000	2,377,000
Well #3 Average Pumped	gallons	80,367.00	72,581.00	79,233.00
Well #4 Pumped	gallons	2,692,000.00	2,978,000.00	2,442,000.00
Well #4 Average Pumped	gallons	89,734.00	96,065.00	81,400.00
Fluoride used	gallons	12.30	13.20	10.30
Fluoride Average used	gallons	0.41	0.43	0.34
Poly Phosphate used	pounds	21.90	31.70	20.00
Poly Phosphate Average used	pounds	0.73	1.02	0.67
Chlorine used	pounds	96.50	86.00	227.50
Chlorine Average used	pounds	3.22	2.77	7.85
HMO used	gallons	143.70	164.90	205.60
HMO Average used	gallons	4.79	5.32	6.85
Potassium Permanganate used	gallons	215.70	212.20	234.70
<b>Wastewater</b>				
<b>Effluent Flow</b>				
Maximum Daily Pumped Wastewater	gallons	0	0	400,000
Average Daily Pumped Wastewater	gallons	0	0	277,000
Wastewater to Met Council	gallons	0	0	8,310,000
Precipitation Monthly Total	Inches	5	3	3
<b>Contract True-Ups - Current Contract Year</b>				
<b>Item</b>	<b>Budgeted Amount</b>	<b>Amount Spent</b>	<b>% of Budget</b>	<b>% of Time</b>
Chemical Budget	\$9,784.00	\$10,040.00	103%	75%
Maintenance Budget	\$5,260.00	\$6,137.00	117%	75%
<b>Total</b>	<b>\$15,044.00</b>	<b>\$16,177.00</b>	<b>108%</b>	<b>75%</b>

Datecreated	Equipment	Location	Notes	Task	Taskdesc
4/1/2022	CATERPILLAR TRACTOR	6359 Maple Plain, MN	exercised, greased, hydraulic leak	Monthly PM	Start vehicle and drive to exercise equipment. Check Fluids
4/1/2022	FORD F350 1 TON	6359 Maple Plain, MN	exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	MACK DUMP TRUCK	6359 Maple Plain, MN	exercised, recharged battery, everything ok	Monthly PM	Start vehicle and drive to exercise equipment. check fluids
4/1/2022	NEW HOLLAND LX855 TURBO SKID LOADER	6359 Maple Plain, MN	exercised, everything ok meter: 1938.8	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	F150 Truck	6359 Maple Plain, MN	exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Public works air Compressor 1	6359 Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Public works air Compressor 2	6359 Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Fire Station 2 Infrared Heater	6359 Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Fire Station 2 AC Units	6359 Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	DEHUMIDIFIERS	6359 Maple Plain, MN	everything ok	Inspection	CHECK AIR FILTER AND REPLACE IF NEEDED, MAKE SURE DRAIN TUBE IS DRAINING PROPERLY.
4/1/2022	HIGH SERVICE PUMP 1	6359 Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.
4/1/2022	HIGH SERVICE PUMP 2	6359 Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.
4/1/2022	MIXER NO 1	6359 Maple Plain, MN	oil added, greased, everything ok meter: 49673.0	Inspection	CHECK OIL LEVEL AND TOP OFF IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR OR NOISES. ADD ONE OR TWO SQUIRTS OF GREASE TO GREASE ZERTS.
4/1/2022	AIR COMPRESSOR	6359 Maple Plain, MN	everything ok	Inspection	CHECK OIL LEVELS AND BELT CONDITION. INSPECT FOR OIL LEAKS OR EBNORMAL WEAR. DOCUMENT HOUR METERS. CONFIRM WATER DRAIN IS WORKING.
4/1/2022	WELL 3	6359 Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL AND TOP OFF IF NEEDED. INSPECT FOR ABNORMAL WEAR AND NOISES.

4/1/2022	City Streets	6359 Maple Plain, MN	performed annual street & sidewalk inspections -attached inspection form	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	City Sidewalks	6359 Maple Plain, MN	performed annual street & sidewalk inspections -attached inspection form	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Trails	6359 Maple Plain, MN	performed monthly trail inspections -attached inspection form	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Parks	6359 Maple Plain, MN	performed monthly park inspections -attached inspection form	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	FIRE EXTINGUISHERS	6359 Maple Plain, MN	Summit performed fire extinguisher inspections, everything ok	Inspection	CONFIRM NO OBSTRUCTIONS TO EXTINGUISHER. CONFIRM PIN IS IN PLACE, GAUGE READS FULL OR IN THE GREEN. REMOVE FROM MOUNT AND TURN UPSIDE DOWN SEVERAL TIMES.
4/1/2022	EMERGENCY GENERATOR	6359 Maple Plain, MN	Interstate power systems performed bi-annual generator inspections everything ok	Inspection	1. CHECK ALL FLUIDS INCLUDING FUEL 2. DOCUMENT HOUR METER AND CONFIRM EXERCISING UNDER LOAD AT LEAST ONCE A WEEK. 3. INSPECT UNIT FOR UNUSUAL WEAR. 4. IF DURING COLD WEATHER CONFIRM HEATING BLOCK IS WORKING.
4/1/2022	MAIN LIFT STATION	5359 Maple Plain, MN	cleaned floats and transducer, everything ok	LS Monthly PM	1. Test power fail and high level alarm and verify communication equipment will reach emergency contact for your project. 2. Inspect and clean floats. 3. Level indicator verify operating properly. 4. Inspect overall condition of lift station.
4/1/2022	Main Lift Station Generator	5359 Maple Plain, MN	Interstate Power Systems performed bi-annual generator inspections everything ok	Inspection	CHECK OIL. DOCUMENT ON THIS WORK ORDER WHERE AND WHEN THIS EQUIPMENT WAS USED THIS MONTH. IF NOT USED NO DOCUMENTATION IS NEEDED.

4/1/2022	Fire Department Generator	6359 Maple Plain, MN	this generator is still in process of implementing into our work order program, seems not to be a concern by staff	Generator Monthly	Check all fluids including fuel. Inspect unit for leaks or abnormal wear. Exercise under load and document hour meter.
4/1/2022	Kubota ZD326	6359 Maple Plain, MN	exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
4/1/2022	Kubota B3030	6359 Maple Plain, MN	swapped attachments for summer on Don Timpe Field greased, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.



City Administrator Update

May 18, 2022

*Clarissa Hadler, City Administrator*

Below are some current activities of the Admin team and items of interest to the Council or community:

- **Project & Task Management** – I maintain a Project & Task Inventory that helps me run through the items that we are “juggling” from week-to-week and will add things we need to follow up on later. This is available for review by Council.
- **Summer Projects** – We have lots of spring and summer projects we’ve been trying to get a jump on and make sure everything is on our radar that needs to be. Feel free to send over requests / ideas.
- **2022 Street Project** – The Mill & Overlay project is getting underway this week with curb removal and replacement. The contractor expects to have the project complete by mid-June, but that will depend on weather. Email updates are available; sign up at [www.mapleplain.com/newsletters](http://www.mapleplain.com/newsletters).
- **2023 Budget** – Work will be beginning in the coming months on the draft 2023 Budget.
- **Recodification** – Staff and the City Attorney have completed our review and the project has been submitted to Municode.
- **Downtown Development** – Staff continues to discuss the downtown development with McCarthy Development/Granite City Real Estate. The architectural firm has been secured, and the Phase 1 is complete. City Planner Kaltsas has revised our timeline, and we will be meeting with the developer weekly on various items.
- **Rental Inspection Program** – This item is on hold until we can get our new position added, as there is no staff capacity at this time.
- **Staffing** – I ended up interviewing 3 candidates for the new Admin/Communications position and will be recommending one of them for hire.
- **Cookies w/ Council** – John Fay and I hosted CwC on Monday, May 14, and had 3 people attend.
- **Major Projects Bonding** – Work continues on paperwork and reporting needed to facilitate the 2022 Bonding.
- **Elections** – Staff is attending Election training much of this week online with Hennepin County.
- **Lots of other exciting stuff...** see Council packets or just ask!
- **Monthly Summary Financial Reports** for April are attached for Council review. Additional information is always available upon request.

# MAPLE PLAIN

EST. 1868 INC. 1912

## General Fund Monthly Report

	Actual 2020	Actual 2021	Budget 2022	April Year to Date Actual	April % to Budget
<b>Revenues</b>					
Taxes	\$ 1,191,699	\$ 1,287,924	\$ 1,311,376	\$ -	0.00%
Licenses and permits	83,187	46,840	44,280	23,772	53.68%
Intergovernmental	367,588	266,467	258,577	-	0.00%
Charges for services	73,804	60,978	59,365	24,079	40.56%
Fines and forfeitures	17,129	12,605	13,000	4,084	31.42%
Special assessments	-	0	-	-	0.00%
Interest on investments	4,805	2,782	10,000	4,851	48.51%
Miscellaneous	46,373	59,768	14,000	3,537	25.27%
Other Financing Sources	100,000	-	-	-	0.00%
	<u>1,884,584</u>	<u>1,737,363</u>	<u>1,710,598</u>	<u>60,323</u>	<u>3.53%</u>
<b>Expenditures</b>					
Executive	52,903	48,868	39,594	14,965	37.80%
Election	7,942	988	8,000	-	0.00%
Administration	465,067	394,318	385,505	125,673	32.60%
City Hall Buildings	43,472	62,445	36,652	11,125	30.35%
Police	577,363	587,889	633,394	298,691	47.16%
Fire	176,300	176,300	210,000	69,679	33.18%
Building Inspection	86,239	16,303	15,000	4,356	29.04%
Civil Defense	750	1,027	750	277	36.90%
Public Works	247,987	28,795	55,125	20,403	37.01%
Highways, Streets & Roadways	34,599	110,702	75,315	41,571	55.20%
Recreation	-	-	-	-	0.00%
Parks	123,556	82,109	116,363	27,640	23.75%
Community Action Programs	-	-	-	-	0.00%
Transfers Out	204,215	206,906	134,900	-	0.00%
	<u>2,020,392</u>	<u>1,716,650</u>	<u>1,710,598</u>	<u>614,380</u>	<u>35.92%</u>
	<u>\$ (135,808)</u>	<u>\$ 20,714</u>	<u>\$ (0)</u>	<u>\$ (554,057)</u>	<u>(4/12 = 33.33%)</u>

# MAPLE PLAIN

EST. 1868 INC. 1912

## City Funds Monthly Report

Fund	#	Cash Balances			April	
		2020 Final	2021 Final	2022 April 30, 2022	Year To Date Revenue	Year To Date Expense
General Fund	101	1,136,109.90	1,072,473.35	596,995.53	60,323.21	614,380.08
Community Events Fund	105	(33,291.22)	(0.22)	(0.22)	-	-
Special Projects Fund	110	6,340.08	0.31	0.31	-	-
Planning Fund	115	1,500.00	1,503.60	1,503.60	-	-
Economic Development Authority	200	119,435.38	89,924.01	88,993.26	-	930.75
Street Maintenance Fund	250	11,576.00	-	-	-	-
Capital Improvement Projects	451	1,406,851.51	2,125,704.51	2,111,326.29	-	14,217.72
Metropolitan Council Grant	452	(179,240.48)	(179,729.23)	(179,729.23)	-	-
Equipment Replacement Fund	501	408,826.09	0.03	0.03	-	-
2012A G.O. Bonds - 2021B Refunding	351	50,479.12	78,575.95	48,205.12	-	30,370.83
2013A G.O. Bonds - 2021B Refunding	352	36,871.96	40,509.51	(2,294.66)	-	42,804.17
2014A G.O. Bonds	353	266,923.83	264,430.72	182,240.40	-	83,093.75
2016A G.O. Bonds	354	60,056.68	62,751.74	25,632.99	-	37,118.75
2018A G.O. Bonds	355	127,198.86	132,594.07	77,773.39	-	55,153.13
2021A G.O. Bonds	356	-	108,225.81	108,156.09	9,459.20	9,528.92
Water Fund	601	461,204.44	479,210.32	400,976.88	140,227.65	245,972.13
Sewer Fund	602	(253,543.93)	(208,129.76)	(299,775.90)	132,642.93	217,419.08
Storm Water Fund	603	300,536.80	288,993.21	248,676.04	24,683.90	55,767.69
Mcgarrys Sewer Repairs	604	58,810.43	58,951.68	58,951.68	-	-
Water CIP Fund	621	516,551.38	517,792.06	517,792.06	-	-
Sanitary Sewer CIP Fund	622	91,753.12	91,973.50	91,973.50	-	-
Storm Water CIP Fund	623	235,348.00	235,913.27	235,913.27	-	-
Fire Partnership Fund	801	169,078.63	143,757.32	-	-	-
Fire Equip & Capital Fund	802	77,030.62	153,325.62	-	-	-
Fire Debt Service	803	(0.02)	(0.02)	-	-	-



## Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> CUP Amendment - Iron Exchange / 1500 Howard	
<b>PREPARED BY:</b> Mark Kaltsas, City Planner	<b>AGENDA NO.</b> 11.A.
<b>ATTACHMENTS:</b> Resolution, Memo & Attachments	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <b>Motion</b> to Approve a Resolution Approving a Conditional Use Permit and Site Plan Review Amendment to Allow an Expansion to the Outdoor Area Associated with the Brewpub on the Property Located at 1500 Howard Avenue.	

See attached memo and attachments.

**CITY OF MAPLE PLAIN  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION NO. 2022 - \_\_\_\_\_**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN  
REVIEW AMENDMENT TO ALLOW AN EXPANSION TO THE OUTDOOR AREA  
ASSOCIATED WITH THE BREWPUB ON THE PROPERTY  
LOCATED AT 1500 HOWARD AVENUE**

**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 2019 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**, Iron Exchange (Applicant) and Maple Plain Gateway Prop, LLC (Owner) request that the City consider and amendment to the site plan review and a conditional use permit to allow the expansion of the outdoor use area associated with the brewpub on the property located at 1500 Howard Ave. (PID No. 25-118-24-11-0038) (Property); and

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

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

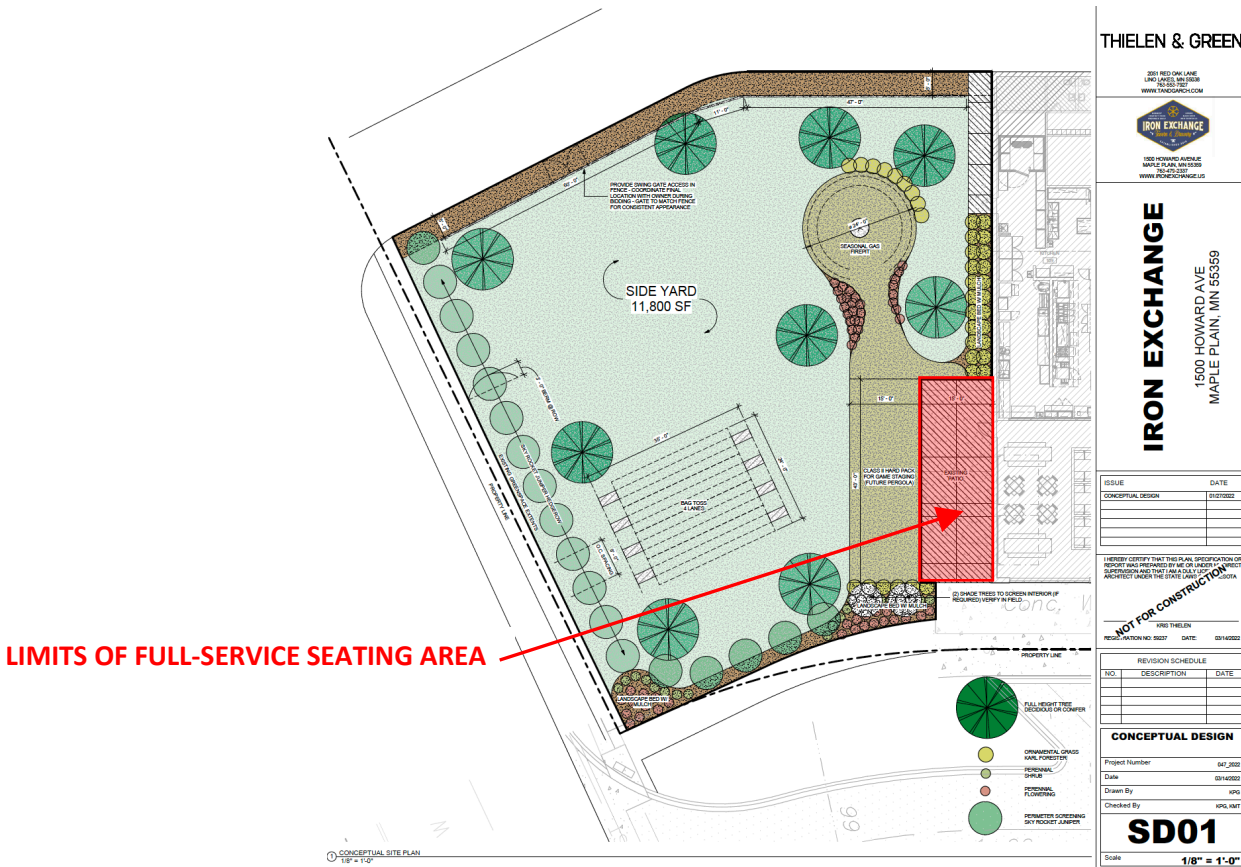
**WHEREAS** the requested amendment to the conditional use permit and site plan review meets all requirements, standards and specifications of the City of Maple Plain Zoning Ordinances for property zoned MU-G; and

**WHEREAS** the Planning Commission held a public hearing on May 5, 2022 to review the application for an amendment to the conditional use permit and site plan review 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 denial.

**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 Iron Exchange for an amendment to the conditional use permit and site plan review per the City’s zoning regulations with the following conditions:

1. The proposed conditional use permit amendment and site plan 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:
  - b. The applicant shall submit a landscape plan for the area in front of the brewpub and along Gateway Blvd. The City will review the landscape plan and once approved, shall be installed by the applicant.
  - c. No building or outdoor site lighting is shown on the proposed plans. Any lighting would need to be reviewed by the City and meet applicable standards. Should additional lighting be proposed, a photometric plan and fixture cut sheets will be required.
  - d. An ornamental metal fence that is at least 4' tall shall be installed on the west and south sides of the outdoor area to fully secure and enclose the space. A revised plan showing the proposed fence should be submitted.
  - e. The applicant shall address and satisfy all comments made by staff and Planning Commissioners.
3. All conditions of the original conditional use permit approved by **RESOLUTION NO.19-0128-03** shall remain in full force.
4. The conditional use permit will be amended to include the following conditions:
  - a. The applicant shall complete all improvements to the building, site and landscaping as indicated on the approved site plans and revised landscape plans attached hereto as **EXHIBIT B**.
  - b. No events shall be permitted in association with the brewpub as a part of the conditional use permit. This includes any events that would be staged and or which would utilize the outdoor area to the west of the building.
  - c. Outdoor seating shall be permitted only in the area designated on the approved site plan. The full service will be limited to the existing outdoor seating area 5 (four top) 4 (2 top) 28 total. No expansion of the outdoor seating (specifically tables with chairs) shall be permitted without further consideration by the City through a conditional use permit amendment. Chairs associated with the fire pit and bar height tables without chairs shall generally be permitted as shown on the approved plans.



- d. A portion of the outdoor area can be used for “yard games” as shown on the approved site plan. “Yard games” includes bag toss, bocce ball, golf ball ladder game, horseshoes, ping pong croquet or similar. The designated area shall not be used for league type games similar to and including volleyball.
- e. No sound system shall be installed outside of the building.
- f. Upon a violation of any of the above conditions, the City shall notify (owner/applicant/permit holder) of the violation and (owner/applicant/permit holder) shall pay a fee to the City, in an amount specified below, within 30 days of the mailing of the notice. Any unpaid fees related to a violation of this permit shall be certified to the City’s tax roll in the (November) following the imposition of the fees. Imposition of this fee based on a violation of this permit shall not prohibit the City from taking any other action on the permit, based on the same violation, including, but not limited to, revocation of the permit. Fees for violations of this permit shall be imposed as follows:
1. First violation: \$300
  2. Second violation: \$400
  3. Third violation: \$500

4. Fee amounts for any violations which occur subsequent to the third violation shall be determined by doubling the imposed fee of the most recent violation.
5. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit amendment.

**ADOPTED** by the City Council of the City of Maple Plain on this 23<sup>rd</sup> day of May 2022, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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Julie Maas-Kusske, Mayor

ATTEST:

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Clarissa Hadler, City Administrator

**Exhibit A**  
*Legal Description*

*LOT 001, BLOCK 001, GATEWAY OF MAPLE PLAIN*

**Exhibit B**  
*Approved Plans*

## City of Maple Plain

### Consideration of a Conditional Use Permit and Site Plan to Allow the Expansion of the Outdoor Area Associated with the Iron Exchange Located at 1500 Howard Avenue

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<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	May 3, 2022
<i>Applicant:</i>	Iron Exchange
<i>Owner:</i>	Maple Plain Gateway, LLC
<i>Location:</i>	1500 Howard Avenue

#### **Request:**

Iron Exchange (Applicant) and Maple Plain Gateway Prop, LLC (Owner) request that the City consider the following actions for the property located at 1500 Howard Ave. (PID No. 25-118-24-11-0038).

- a. Site Plan Review and Conditional Use Permit amendment for expansion of the existing outdoor dining area associated with the brewpub in the area between Howard Ave. and the building.

#### **Property/Site Information:**

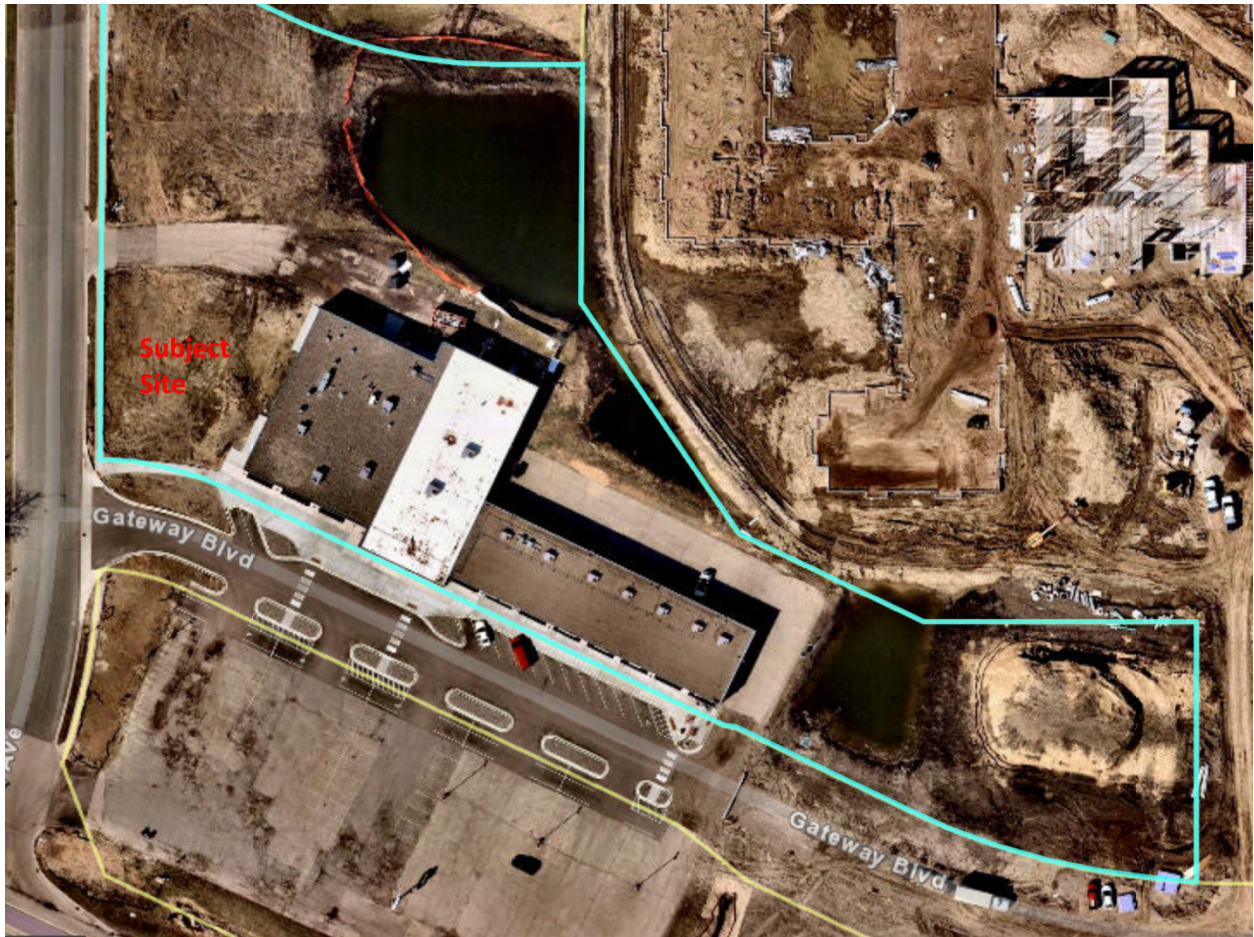
The property is located just north of Highway 12 and just east of Howard Avenue. The existing building is connected to the commercial retail mall to the east but is on its own property. The property has the following characteristics:

**Property Information: 1500 Howard Avenue**

Zoning: *MU-G, Mixed Use Gateway*

Comprehensive Plan: *Mixed Use*

Acreage: *3.2 Acres*



**Discussion:**

Iron Exchange has been operating for several years in the current location (2019). Iron Exchange is operating under a conditional use permit (CUP) which allows the brewpub. The initial CUP allowed outdoor seating within the designated area to the west side of the building. Any expansion of the designated area approved as a part of the initial CUP requires consideration of an amendment. The applicant's representative approached the City earlier this year about the possibility of expanding the use of the outdoor area located west of the existing building. The proposed expansion of use is described by the applicant as follows:

*The "side yard" project involves new landscaping, fencing, and a seasonal gas fire pit. The use of the side yard is to provide greenspace and outdoor games (such as bag toss) for guests. Outdoor seating is limited to the existing patio only. We noted for a "future pergola", which is in consideration, but not currently part of the project.*

The property is zoned MU-G. Within the MU-G zoning district. The City has further reviewed the proposed site plan and conditional use permit amendment pertaining to this use. The City has criteria for consideration of granting a conditional use (and applies to a CUP amendment) permit as follows:

**Applicable Standards for Considering Granting a Conditional Use Permit**

(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

The applicant has prepared detailed plans indicating the proposed improvements to the outdoor site area. The applicant is not proposing to expand the seating located in the outdoor area but would like to utilize the

balance of the west portion of this site. A new gas fire pit, grass seating area, decorative crushed granite path and associated landscaping is proposed. Along the north portion of the outdoor seating area, the applicant is proposing to install a solid wooden fence. Staff has reviewed the proposed site improvements and offers the following comments for further review and or consideration by the City:

### Site Plan Review

1. The outdoor seating area to the west side of the existing building was approved with the initial site plan/CUP in order to provide some seating that could be utilized during good weather. A condition of this outdoor seating area included the requirement that the applicant submit a landscape plan for the entire brewery. No site landscaping has been installed to date. The new proposal includes a detailed landscape plan for the west area, but does not include any landscaping in front of the building along Gateway Blvd. The City should consider requiring landscaping along Gateway Blvd. in addition to the area depicted on the proposed plans.
2. The applicant has provided both detailed site plans and renderings of the proposed outdoor area. The plans depict a combination of an earthen berm and evergreen plantings along the west and south portions of the outdoor area and an opaque wooden fence along the north property line. Inside the area, the applicant shows the area being used for outdoor lawn games and a fire pit/seating area.
3. The City has a specific parking requirement for restaurants that requires 1 parking space for each 4 seats. The proposed brewpub has 187 seats. The City had previously determined that the restaurant required approximately 60 parking spaces. The proposed expansion of the outdoor space does not add additional table seating and is not believed to increase the required parking demand for the brewpub. Should more table seating be added in the future, an additional amendment to the CUP would be required.
4. The proposed landscape plans show a row of 6' ht. Skyrocket Junipers along the west property line. There is an existing sidewalk located within the right of way and staff has some concern related to the sight triangle in the northwest corner of the outdoor area. The intersection of the existing service driveway and sidewalk to the north of the building should be further reviewed to determine if an adjustment to the proposed fence/planting is warranted to avoid potential vehicle/pedestrian conflicts. Staff can work with the applicant to further review the proposed condition and if necessary, make adjustments. If warranted, an adjustment would not materially alter the proposed plans.
5. No building or outdoor site lighting is shown on the proposed plans. Any lighting would need to be reviewed by the City and meet applicable standards. Should additional lighting be proposed, a photometric plan and fixture cut sheets will be required.
6. Outdoor seating and the exterior use of the property was discussed during consideration of the initial site plan/CUP approval and was specifically limited to the defined area. The City also limited use of the area for outdoor events. This was related to concerns of outdoor music and similar type

events. It was noted that all events would be subject to City approval, either as an interim use or similar special use permit. This condition is not proposed to be changed should the City consider approval of the requested outdoor area expansion.

7. The plans show a future pergola located directly adjacent to the existing outdoor seating area. The applicant has noted that this is not proposed to be installed now but could be a future installation. There does not appear to be an issue with the addition of this structure in the future and it could be allowed as a part of this site plan review/CUP amendment.

The proposed expansion of the outdoor area is generally consistent with the brewpub use of the building. Based on the change in demand for outdoor space due to the pandemic, the proposed expansion is typical of other similar restaurants in the area. This portion of the property would be enhanced by the installation of the proposed landscaping, screening, and fencing. The City should consider the potential for increased noise as a result of more activity in this area. Generally, the proposed landscaping, berming and landscaping should help to mitigate some of the potential concerns. Planning Commissioners will need to find that the proposed expansion of the outdoor area meets the criteria for granting a conditional use permit amendment.

***Planning Commission Discussion/Public Hearing:***

Planning Commissioners reviewed the request and asked questions of staff relating to the proposed site plan review. Planning Commissioners discussed the proposed use of the outdoor area and focused discussion on several key components of the plan as follows:

- Commissioners discussed the extents of the table seating and service area and whether or not this area was going to expand the number of seats at the restaurant which could impact parking requirements. It was discussed that the applicant was not intending to expand seating and that the existing concrete seating area was not expanding. Commissioners recommended that this be defined on the approved site plan and noted that the full service will be limited to the existing outdoor seating area 5 (four top) 4 (2 top) 28 total.
- Commissioners discussed the proposed fencing along the north property line and recommended that for both security and safety, an ornamental metal fence (i.e., 4' ht. black pickets) be installed around the west and south sides of the outdoor area.
- Commissioners discussed that the landscaping required as a part of the initial approval along Gateway Blvd. has not been installed and recommended a condition be added to this approval requiring the installation. The applicant has noted that the landscaping along Gateway is the responsibility of the retail center owner.
- Commissioners discussed the potential for music or sound outside and it was noted that there are no speakers currently and that no sounds system would be permitted outside.
- Commissioners discussed the types of uses permitted in the outdoor seating area and noted that they would be okay with typical "yard games", but would not want to see the area used for things

like a volleyball league or similar activities. Commissioners recommended a condition be added to further define the intent of the permitted use.

- Commissioners agreed that the site triangles should be reviewed, and adjustments made as requested by staff.

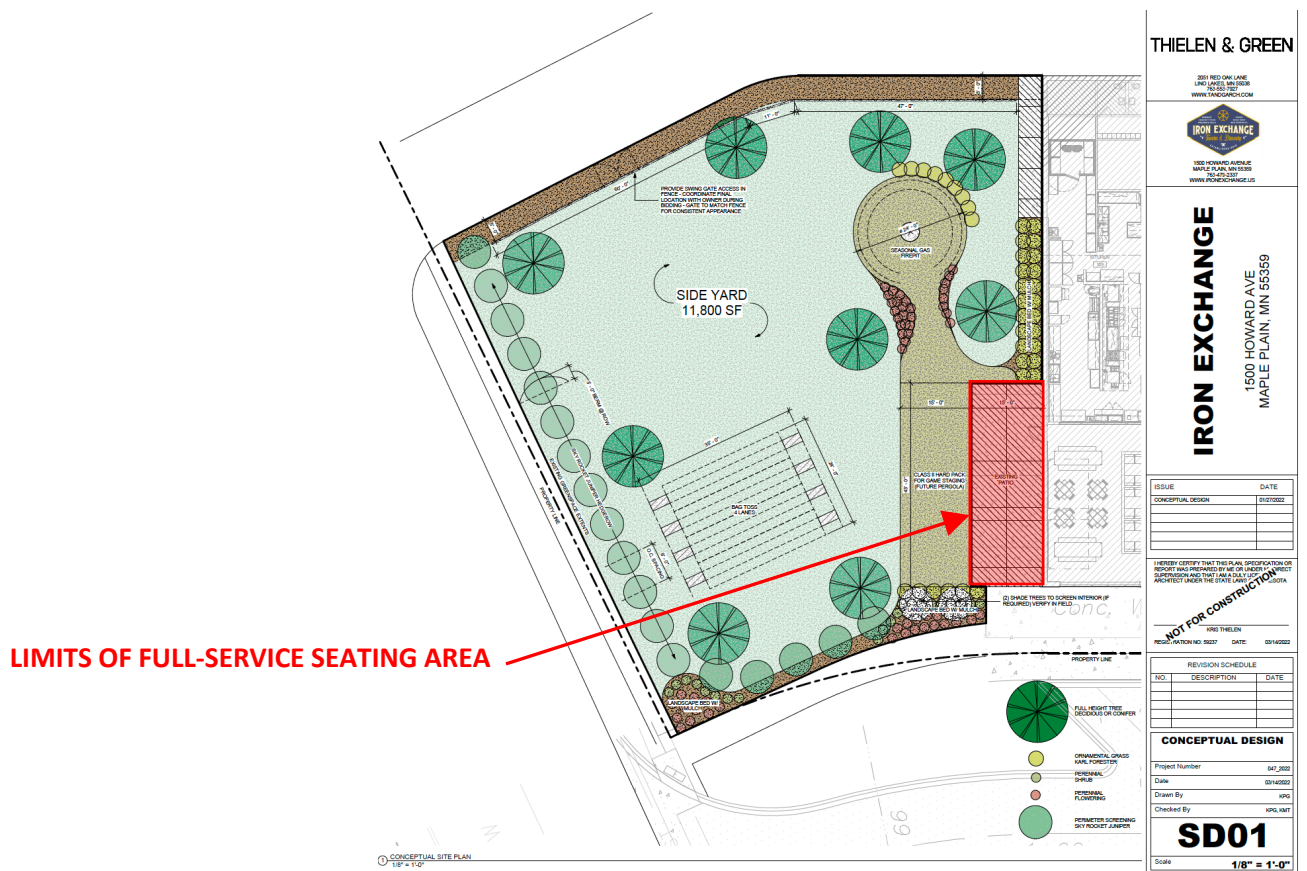
Commissioners found that the criteria for granting site plan review approval had been met by the applicant and recommended approval to the City Council with the findings and conditions provided. No public comments were made before or during the public hearing.

***Recommendation:***

The Planning Commission recommended approval of their request to amend the conditional use permit and site plan review to allow an expansion of the outdoor area associated with the brewpub with the following findings and conditions:

1. The proposed text conditional use permit amendment and site plan 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:
  - b. The applicant shall submit a landscape plan for the area in front of the brewpub and along Gateway Blvd. The City will review the landscape plan and once approved, shall be installed by the applicant.
  - c. No building or outdoor site lighting is shown on the proposed plans. Any lighting would need to be reviewed by the City and meet applicable standards. Should additional lighting be proposed, a photometric plan and fixture cut sheets will be required.
  - d. An ornamental metal fence that is at least 4' tall shall be installed on the west and south sides of the outdoor area to fully secure and enclose the space. A revised plan showing the proposed fence should be submitted.
  - e. The applicant shall address and satisfy all comments made by staff and Planning Commissioners.
  - f. The Conditional Use Permit will be amended to include the following conditions:
    - The applicant shall complete all improvements to the building, site and landscaping as indicated on the approved site plans and revised landscape plans.

- No events shall be permitted in association with the brewpub as a part of the conditional use permit. This includes any events that would be staged and or which would utilize the outdoor area to the west of the building.
- Outdoor seating shall be permitted only in the area designated on the approved site plan. The full service will be limited to the existing outdoor seating area 5 (four top) 4 (2 top) 28 total. No expansion of the outdoor seating (specifically tables with chairs) shall be permitted without further consideration by the City through a conditional use permit amendment. Chairs associated with the fire pit and bar height tables without chairs shall generally be permitted as shown on the approved plans.



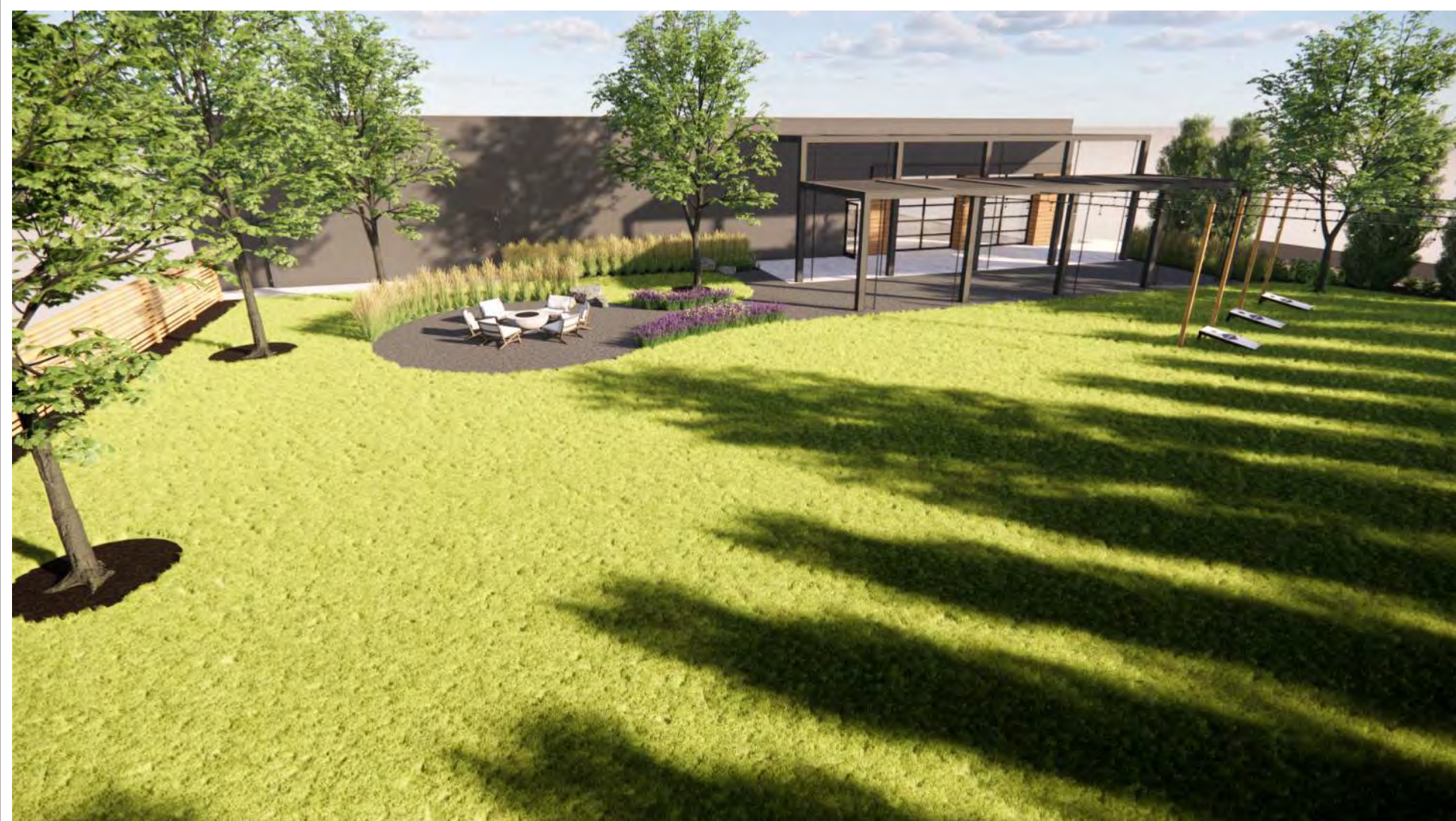
- A portion of the outdoor area can be used for “yard games” as shown on the approved site plan. “Yard games” includes bag toss, bocce ball, golf ball ladder game, horseshoes, ping pong croquet or similar. The designated area shall not be used for league type games similar to and including volleyball.
- No sound system shall be installed outside of the building.

- Upon a violation of any of the above conditions, the City shall notify (owner/applicant/permit holder) of the violation and (owner/applicant/permit holder) shall pay a fee to the City, in an amount specified below, within 30 days of the mailing of the notice. Any unpaid fees related to a violation of this permit shall be certified to the City's tax roll in the (November) following the imposition of the fees. Imposition of this fee based on a violation of this permit shall not prohibit the City from taking any other action on the permit, based on the same violation, including, but not limited to, revocation of the permit. Fees for violations of this permit shall be imposed as follows:

1. First violation: \$300
2. Second violation: \$400
3. Third violation: \$500
4. Fee amounts for any violations which occur subsequent to the third violation shall be determined by doubling the imposed fee of the most recent violation.

- g. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit amendment.

**Attachments:** Resolution  
Application  
Site Plan  
Landscape Plan  
Illustrative Renderings



1 CONCEPTUAL SITE PLAN  
1/8" = 1'-0"

# THIELEN & GREEN

2051 RED OAK LANE  
LINO LAKES, MN 55038  
763-553-7927  
WWW.TANDGARARCH.COM



1500 HOWARD AVENUE  
MAPLE PLAIN, MN 55359  
763-479-2337  
WWW.IRONEXCHANGE.US

# IRON EXCHANGE

1500 HOWARD AVE  
MAPLE PLAIN, MN 55359

ISSUE	DATE
CONCEPTUAL DESIGN	01/27/2022

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

**NOT FOR CONSTRUCTION**  
KRIS THIELEN  
REGISTRATION NO: 59237 DATE: 03/14/2022

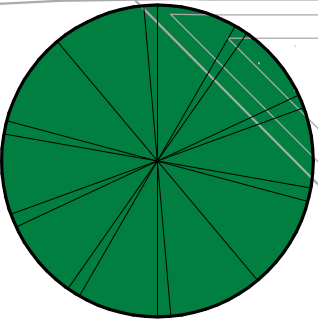



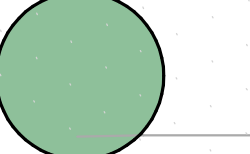
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**CONCEPTUAL DESIGN**

Project Number: 047\_2022  
Date: 03/14/2022  
Drawn By: KPG  
Checked By: KPG, KMT

**SD01**

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

-  FULL HEIGHT TREE DECIDUOUS OR CONIFER
-  ORNAMENTAL GRASS KARL FORESTER
-  PERENNIAL SHRUB
-  PERENNIAL FLOWERING
-  PERIMETER SCREENING SKY ROCKET JUNIPER



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REGISTRATION NO: 59237      DATE: 03/14/2022

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN	
Project Number	047_2022
Date	03/14/2022
Drawn By	KPG
Checked By	KPG, KMT

**SD01**

Scale      **1/8" = 1'-0"**



FUTURE PERGOLA  
EXPANSION

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NO.	DESCRIPTION	DATE

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Checked By	KPG, KMT

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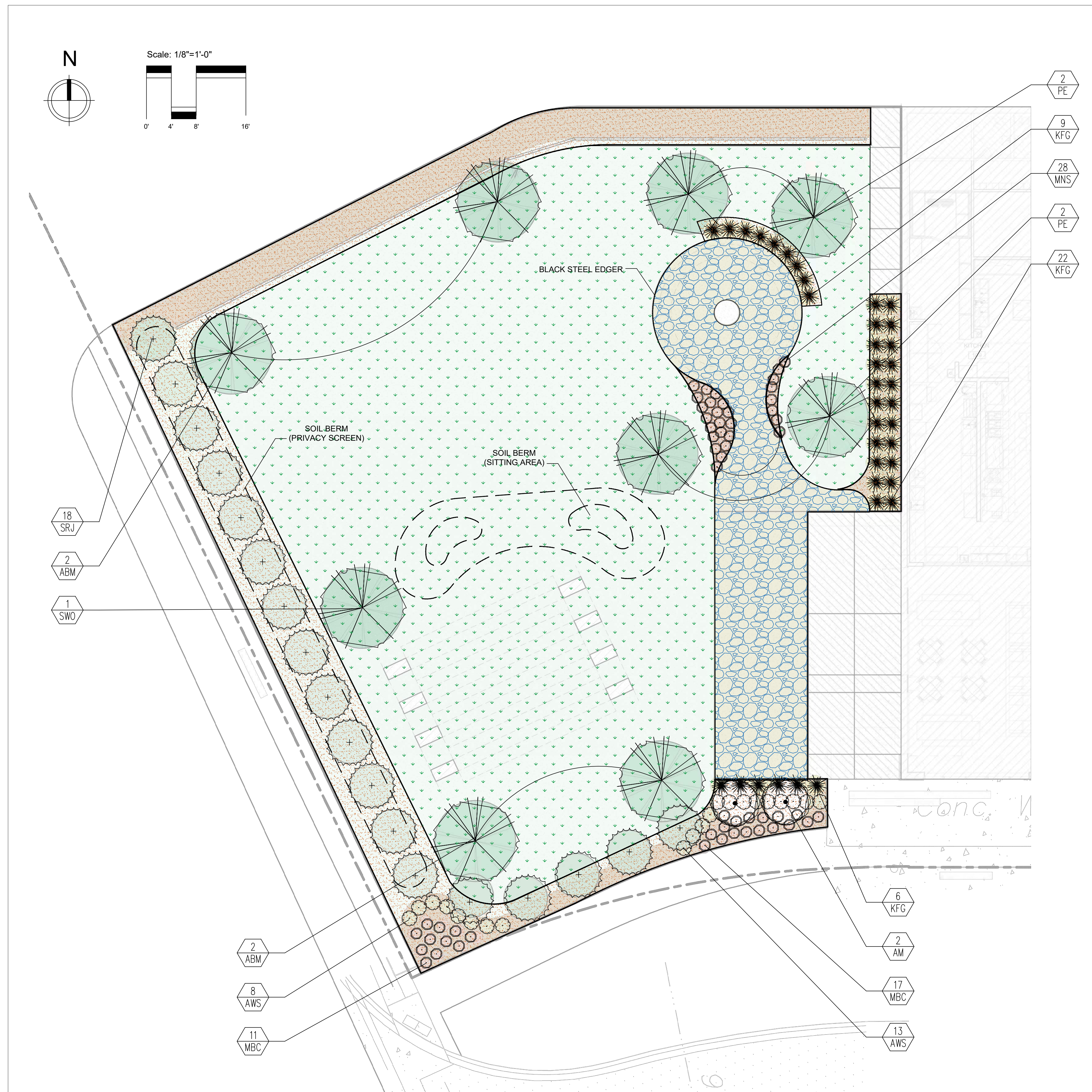
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**SD01**

Scale **1/8" = 1'-0"**

LANDSCAPE PLAN:



MATERIAL LEGEND:

-  SHREDDED HARDWOOD BARK MULCH
-  3/8" MINUS CRUSHED ST. CLOUD GRANITE PATH WITH SEPARATION FABRIC AND COMPACTED CLASS #5 BASE
-  KENTUCKY BLUE GRASS PEAT SOD WITH UNDERGROUND IRRIGATION

PLANT LIST:

Key	Qty.	Common Name	Size	Cont.
ABM	4	Autumn Blaze Maple	2.5" cal.	BB
AM	2	Armstrong Maple	2.5" cal.	BB
SWO	1	Swamp White Oak	2.5" cal.	BB
PE	4	Princeton Elm	2" cal.	BB
SRJ	18	Sky Rocket Juniper	6' ht.	pot
AWS	21	A.W. Spirea	#5 gal.	pot
KFG	37	Karl Forester Feather Reed Grass	#1 gal.	pot
MNS	28	May Night Salvia	#1 gal.	pot
PF1	28	Moonbeam Coreopsis	#1 gal.	pot

LANDSCAPE NOTES:

- Landscape Contractor shall visit the site prior to submitting bid to become familiar with site conditions.
- It is the responsibility of the contractor to identify all underground cables, conduits, wires, etc. on the property.
- No planting will be installed until all grading and construction has been completed in immediate area.
- If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in the plant list, the number of plants shown on the plan will take precedence.
- All plants shall be of specimen quality. Plants shall have normal, well-developed branch systems, a vigorous fibrous root system; they shall be sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestations. All plants shall be nursery grown.
- Repair all damage to property from planting operations at no cost to owner.
- The Landscape contractor shall replace at no charge, any trees, evergreen, or groundcover which fails to live through the first calendar year from the time of final acceptance by the owner. All plants shall be alive and in normal satisfactory growing condition at the end of the guarantee period.
- Three inch deep shredded hardwood bark mulch will be installed under all trees and shrubs that are isolated from general foundation areas.
- A three inch layer of shredded hardwood bark mulch with no weed barrier shall be installed in all planting beds around the building foundation areas.
- Tree guying in all areas shall be optional. The landscape contractor shall be responsible for maintaining trees in a straight upright condition for a period of twelve months following installation.
- All perennial plantings shall be mulched with a 3" layer of shredded bark with no landscape weed barrier.
- Steel edger shall be black, 1/4" x 4", and utilize steel stakes. All crushed stone path areas and planting bed edger shall be commercial grade steel edger utilizing steel stakes.
- Wrapping material shall be first quality, heavy, waterproof crepe paper manufactured for this purpose. Trees shall be wrapped prior to 12/1 and removed after 5/1.
- All plant locations species, quantities and sizes subject to site conditions, soils and availability.
- All disturbed areas not shown as sod to be seed per owners specifications by earthwork contractor.



**GARDENEER**  
EST 1971

commercial - residential - irrigation  
design/build - maintenance

572 BAVARIA LANE  
CHASKA, MN 55318  
952.361.5502  
www.gardeneerlandscape.com

No.	Date	Revision/Issue

Registration:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Landscape Architect under the Laws of the State of Minnesota.

Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

Project: **IRON EXCHANGE SIDE YARD**

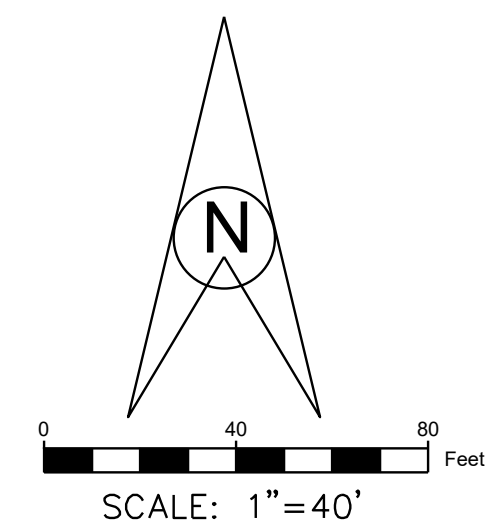
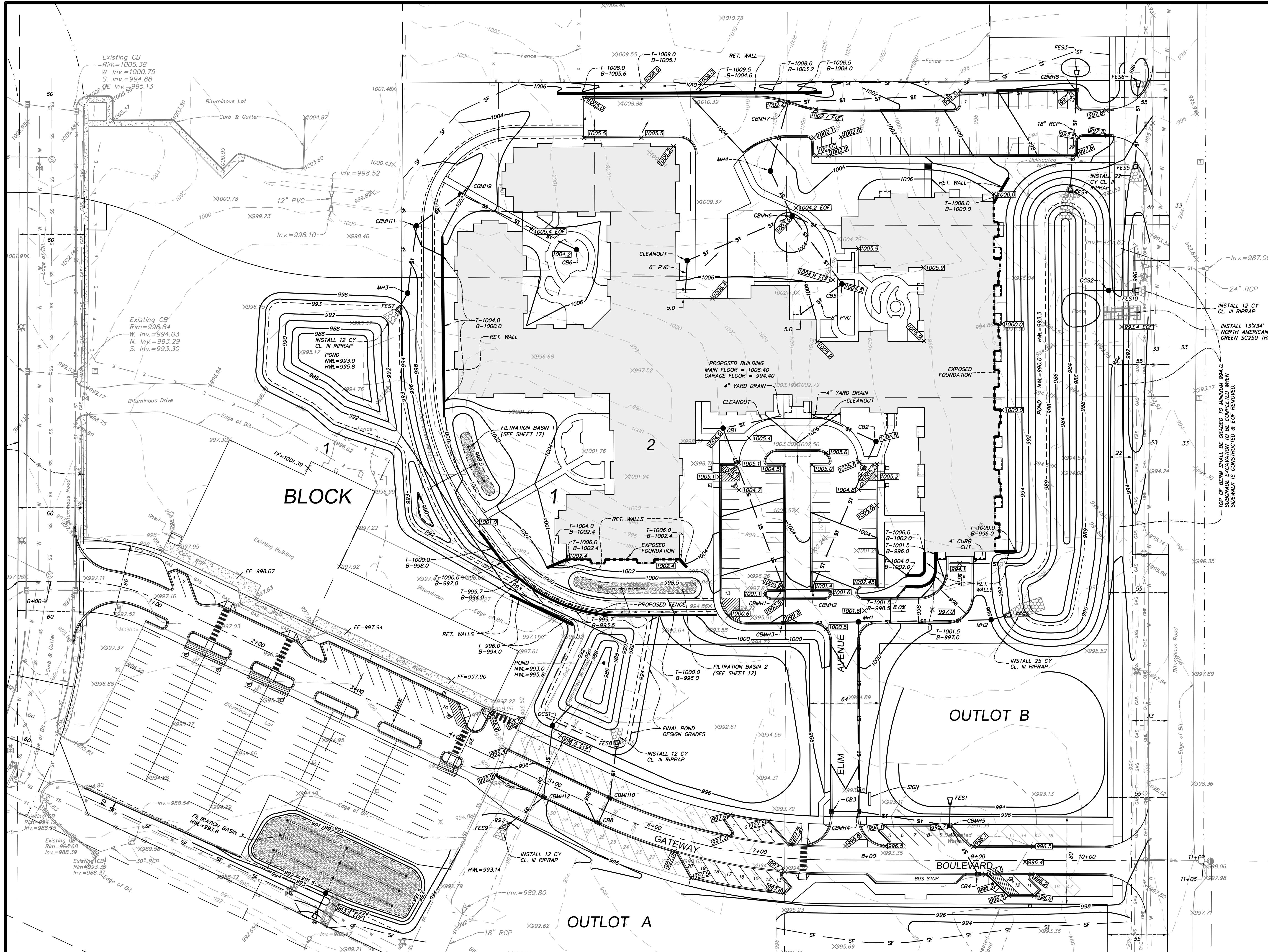
1500 HOWARD AVENUE, MAPLE PLAIN, MN 55359

Drawn By: TT  
Checked By: AM

Sheet Title:  
**Preliminary Landscape Plan**

Date: 4-6-22  
Scale: 1/8"=1'-0"

Sheet Number:  
**L1.0**



- LEGEND**
- 988 - denotes Existing Contour
  - 988.32 x denotes Existing Spot Elevation
  - 990 - denotes Proposed Contour
  - 990.51 x denotes Proposed Spot Elevation
  - FF=989.36 - denotes Finished Floor Elevation
  - ⊕ denotes Exist. Electrical Manhole
  - ⊕ denotes Exist. Telephone Pedestal
  - ⊕ denotes Exist. Electrical Pedestal
  - ⊕ denotes Exist. Light Pole
  - ⊕ denotes Exist. Sign
  - ⊕ denotes Exist. Guy Wire
  - ⊕ denotes Exist. Power Pole
  - ⊕ denotes Exist. Water Valve
  - ⊕ denotes Exist. Water Shutoff Valve
  - ⊕ denotes Exist. Hydrant
  - ⊕ denotes Exist. Water Line
  - ⊕ denotes Exist. Gas Line
  - ⊕ denotes Exist. Underground Electrical Line
  - ⊕ denotes Exist. Undergrnd Cable Line
  - ⊕ denotes Exist. Sanitary Sewer
  - ⊕ denotes Exist. Storm Sewer
  - ⊕ denotes Exist. Overhead Electric Line
  - SF - denotes Edge of Delineated Wetland
  - ST - denotes Proposed Storm Sewer

- NOTES:**
1. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING.
  2. CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION", CEAM STANDARD UTILITIES SPECIFICATION & CITY OF MAPLE PLAIN DETAIL PLATES.
  3. SPOT ELEVATIONS SHOWN ARE GUTTER ELEVATIONS.

REV. NO.	DATE	BY	DESCRIPTION	REV. NO.	DATE	BY	DESCRIPTION
1	11-19-18	T.J.B.	ADD CONCRETE WALK. MOVE CLEANOUT UPSTREAM OF CBM6.	6	9-6-19	T.J.B.	NORTH LOT GRADES
2	2-4-19	T.J.B.	ADD FILTRATION BASINS	7	9-9-19	T.J.B.	REVISE PER CITY REVIEW
3	2-15-19	T.J.B.	REVISE PER CITY REVIEW	8	9-23-19	T.J.B.	REVISE PER CITY REVIEW
4	7-25-19	T.J.B.	REVISE PER CITY REVIEW	9	5-11-20	T.J.B.	ADD MH4
5	8-9-19	T.J.B.	REVISE NORTH PARKING LOT & GARAGE DRIVEWAY GRADING				

DESIGNED DRAWN  
PEO TJB

CHECKED  
PEO

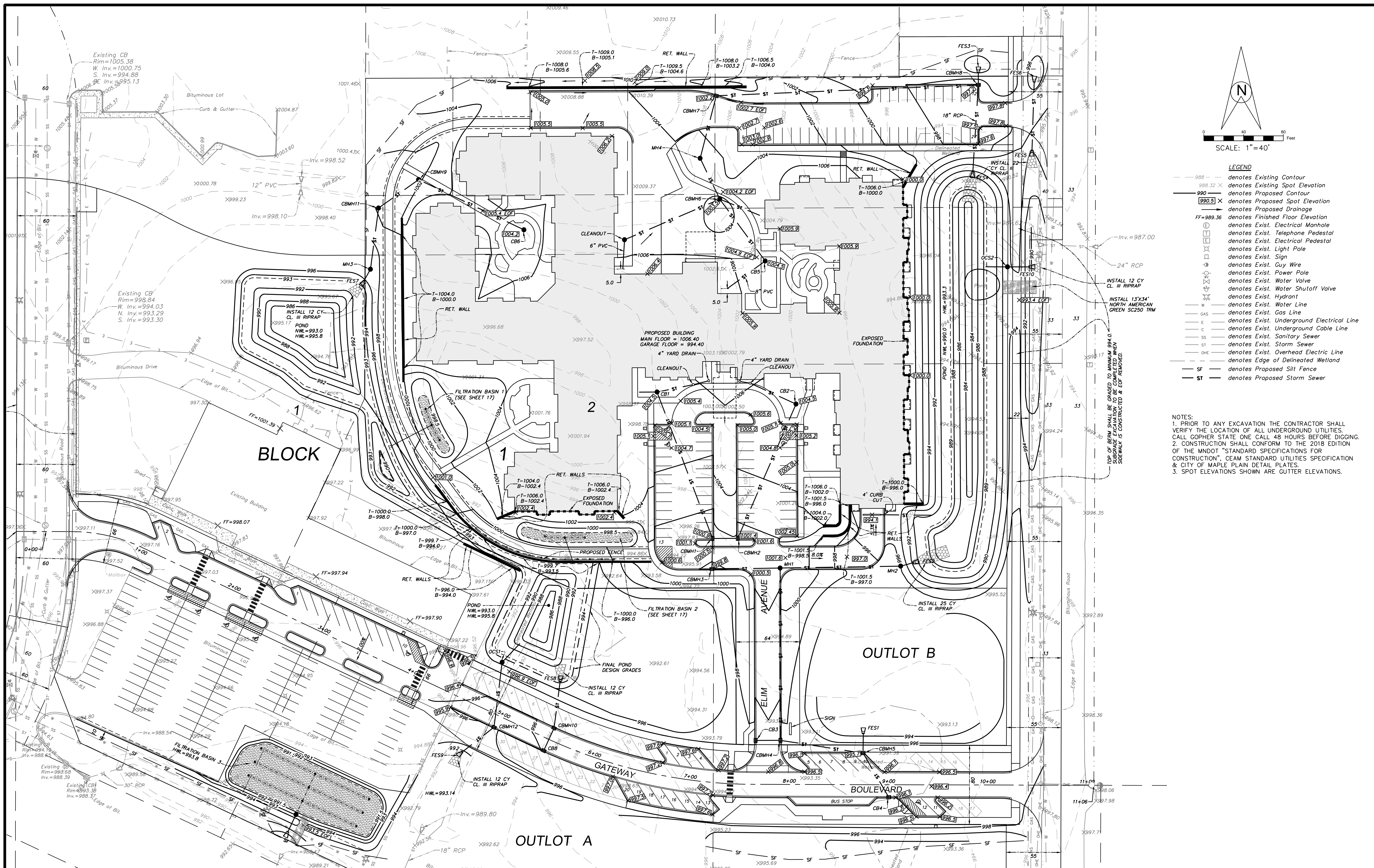
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Paul E. Otto*  
Paul E. Otto  
License # 40062 Date: 5-11-20

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)882-4727  
Fax: (763)882-3522

**GATEWAY OF MAPLE PLAIN**  
ELIM CARE, INC. / AUGUSTANA CARE  
MAPLE PLAIN, MN



**LEGEND**

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- 988.32 X --- denotes Existing Spot Elevation
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- (ST) --- denotes Exist. Storm Sewer
- (OHE) --- denotes Exist. Overhead Electric Line
- (SF) --- denotes Edge of Delineated Wetland
- (ST) --- denotes Proposed Silt Fence
- (ST) --- denotes Proposed Storm Sewer

- NOTES:**
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DESIGNED DRAWN  
PEO TJB

CHECKED  
PEO

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*Paul E. Otto*  
Paul E. Otto  
License # 40062 Date: 5-11-20

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**GATEWAY OF MAPLE PLAIN**  
ELIM CARE, INC. / AUGUSTANA CARE  
MAPLE PLAIN, MN



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

<b>Applicant Name</b> TODD MURLEY	<b>Company, if applicable</b> IRON EXCHANGE
<b>Address</b> 1500 HOWARD AVENUE	<b>Phone Number</b> 952-334-9937
<b>City, State, Zip</b> MAPLE PLAIN, MN 55359	<b>Email</b> TODD@IRONEXCHANGE.US
<b>Are you the owner of the property?</b> <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. (If not, property owner information is required.)	

<b>Owner Name</b> NORB WILLAMSON	<b>Company, if applicable</b> MAPLE PLAIN GATEWAY PR.
<b>Address</b> 300 LINDAWOOD LN	<b>Phone Number</b> MAPLE PLAIN GATEWAY PR.
<b>City, State, Zip</b> WAYZATA, MN 55391	<b>Email</b>

<b>Applicant Signature</b> <i>Todd Murley</i>	<b>Owner Signature</b> <i>Norb Williamson</i>
<b>Date</b> 4/4/22	<b>Date</b> 4/4/22

## PROJECT INFORMATION

**Site Address or Property Identification Number** 1500 HOWARD AVENUE

**Type of Request (Check all that apply.)**

	Fee	Escrow		Fee	Escrow
<input type="checkbox"/> <b>Appeal Administration Decision</b>	\$250	\$250			
<input type="checkbox"/> <b>Concept Plan Review</b>	\$500				
<b>Residential Application</b>	Fee	Escrow	<b>Commercial Application</b>	Fee	Escrow
<input type="checkbox"/> Conditional Use Permit	\$500	\$1500	<input checked="" type="checkbox"/> <b>Conditional Use Permit</b>	\$1000	\$3000
<input type="checkbox"/> Interim Use Permit	\$500	\$1500	<input type="checkbox"/> Interim Use Permit	\$1000	\$3000
<input type="checkbox"/> Site Plan	\$500	\$1500	<input type="checkbox"/> Site Plan	\$1000	\$3000
<input type="checkbox"/> Minor Subdivision	\$500	\$1500	<input type="checkbox"/> Minor Subdivision	\$1000	\$3000
<input type="checkbox"/> Variance	\$500	\$1500	<input type="checkbox"/> Variance	\$1000	\$3000
<input type="checkbox"/> Rezoning	\$500	\$1500	<input type="checkbox"/> Rezoning	\$1000	\$3000
<input type="checkbox"/> Text Amendment	\$500	\$1500	<input type="checkbox"/> Text Amendment	\$1000	\$3000
<input type="checkbox"/> Vacation of Property	\$500	\$1500	<input type="checkbox"/> Vacation of Property	\$1000	\$3000
<input type="checkbox"/> Home Occupation	\$200	\$1000	<input type="checkbox"/> Sign Package	\$500	\$3000

<b>Residential/Commercial Industrial/Office Planning and Zoning Application</b>	Fee	Escrow	<b>Grading and Excavation Park Fees and Signs</b>	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	*See below
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	\$1000
<input type="checkbox"/> Planned Unit Development	\$1000	\$3000	<input type="checkbox"/> Park Dedication Fee-Residential	10% of land value of development**	
<input type="checkbox"/> Final Plat	\$500	\$3000	<input type="checkbox"/> Park Dedication Fee-Other	10% of land value of development	
			<input type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	

\*Escrow or surety bond in amount of 150% of land alteration costs  
 \*\* Minimum of 3,750 per unit and maximum of \$8,000 per unit

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

IRON EXCHANGE WOULD LIKE TO DEVELOP THE EXISTING UNUSED, VACANT, SIDE YARD INTO A NEW GREENSPACE WITH LANDSCAPING. SCOPE OF WORK INCLUDES A NEW CEDAR FENCE FOR SCREENING ALONG THE NORTH REAR DRIVE AISLE, SEASONAL GAS FIRE PIT, OPEN GREEN SPACE FOR OUTDOOR YARD GAMES, AND PERIMETER LANDSCAPEING. THERE WILL BE NO ADDED OUTDOOR SEATING.

**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**

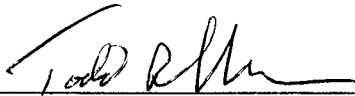
All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City 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:**

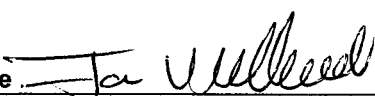
**Applicant Signature**



**Date**

4/4/22

**Owner Signature**



**Date**

4/4/22

\*

**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 6:00 P.M.  
All applications are due 30 days prior to meeting.

**OFFICE USE ONLY**

<b>Application Type</b>	<b>Review Deadline</b> <input type="checkbox"/> 15 Business Days: _____ <input type="checkbox"/> 60 Day Review: _____ <input type="checkbox"/> 120 Day Review: _____
<b>Fees Collected</b> <input checked="" type="checkbox"/> Application Fee Collected: \$ <u>1000.00</u> <input checked="" type="checkbox"/> Escrow: \$ <u>3000.00</u> <input checked="" type="checkbox"/> Total Receipt: \$ <u>4000.00</u>	<b>Received by</b> <input type="checkbox"/> Name: _____ <input type="checkbox"/> Signature: _____ <input type="checkbox"/> Date: _____
<b>Receipt</b> <input checked="" type="checkbox"/> Receipt Number(s) <u>670416</u>	<b>Application Complete</b> Are there any missing materials? <input type="checkbox"/> Yes. <input type="checkbox"/> No. If yes, was the application accepted? <input type="checkbox"/> Yes. <input type="checkbox"/> 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 ( <i>page 2</i> )                                 | <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 ( <i>page 2</i> )                               | <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.

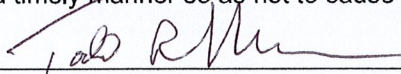
**Grading & Erosion Control & Drainage Plans** must show the following:

- 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

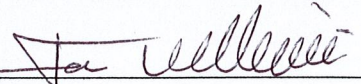
## ACKNOWLEDGEMENT

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**



**Owner Signature**



**Date**

4/4/22

**Date**

4/4/22

\*



## Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b>	CUP Amendment – Kendall Communications / 5115 Industrial Ave.	
<b>PREPARED BY:</b>	Mark Kaltsas, City Planner	<b>AGENDA NO.</b> 11.B.
<b>ATTACHMENTS:</b>	Resolution, Memo & Attachments	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> <b>Motion</b> to Approve a Resolution Approving a Conditional Use Permit Allowing Colocation of New Wireless Antennas and Associated Equipment to be Located on the Existing Cellular Tower Located at 5115 Industrial Street.		

**CITY OF MAPLE PLAIN  
COUNTY OF HENNPIN  
STATE OF MINNESOTA**

**RESOLUTION 2022 - \_\_\_\_\_**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING  
COLOCATION OF NEW WIRELESS ANTENNAS AND ASSOCIATED EQUIPMENT TO  
BE LOCATED ON THE EXISTING CELLULAR 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 2019 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**, Kendall Communications (Applicant) and Crown Castle (Owner) submitted an application seeking a conditional use permit to allow the colocation of new wireless antennas to be located on the existing tower for the property located at 5115 Industrial Street (PID No. 25-118-24-13-0014) (the “Property”); and

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

**WHEREAS**, the Property is zoned I-Industrial; and

**WHEREAS** the requested 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 May 5, 2022 to review the application for a 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 Kendall Communications for a conditional use permit per the City’s zoning regulations with the following conditions:

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

2. The Conditional Use Permit shall include the following conditions:
  - a. The conditional use permit shall allow three (3) new antennas and associated support equipment and radios to be located at an elevation of 168' on the existing tower. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations attached hereto as **Exhibit B**.
  - b. 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.]
  - c. 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 (square footage) 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.

**ADOPTED** by the City Council of the City of Maple Plain on this 23<sup>rd</sup> day of May 2022, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Julie Maas-Kusske, Mayor

**ATTEST:**

---

Clarissa Hadler, City Administrator

**Exhibit A**  
*Legal Description*

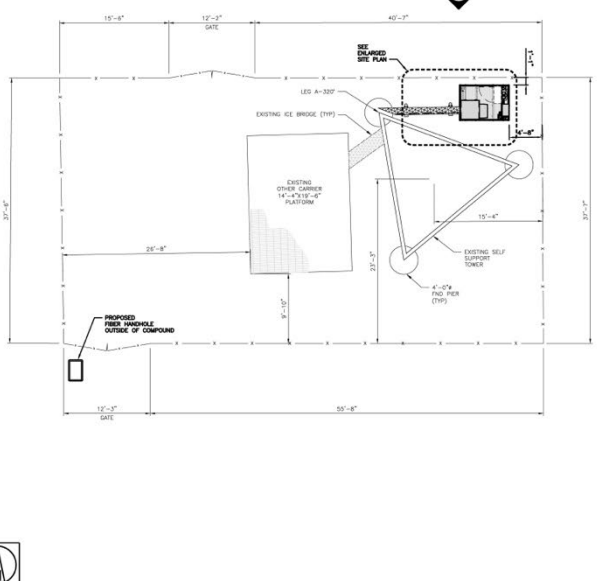
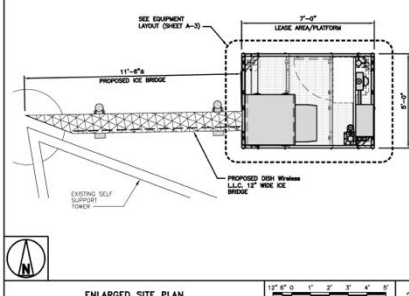

That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 118, Range 24 described as follows: Beginning at a point on the East line of the West 297 feet of said Southwest Quarter (SW 1/4) lying 35 feet South of the North line of said Southwest Quarter (SW 1/4); thence East parallel to said North line to a point lying 560 feet west of the East line of said Southwest Quarter (SW 1/4); thence South parallel to said East line of the Southwest Quarter (SW 1/4) to the South line of the North 792 feet of said Southwest Quarter (SW 1/4); thence West along said South line to the East line of the West 297 feet of said Southwest Quarter (SW 1/4); thence North along said East line of said West 297 feet to the point of beginning.


# Exhibit B

## Tower Plans

*(full-size plans available in City files)*

 <p style="text-align: center;"><b>DISH Wireless L.L.C. SITE ID:</b> <b>MNMSP00148A</b></p> <p style="text-align: center;"><b>DISH Wireless L.L.C. SITE ADDRESS:</b> <b>5115 INDUSTRIAL STREET</b> <b>MAPLE PLAIN, MN 55359</b></p>	<p style="text-align: center;"><b>SCOPE OF WORK</b></p> <p>THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL REQUIRED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:</p> <p><b>TOWER SCOPE OF WORK:</b></p> <ul style="list-style-type: none"> <li>- INSTALL (1) PROPOSED PANEL ANTENNA (1 PER SECTOR)</li> <li>- INSTALL (1) PROPOSED SECTOR TRIANGLE</li> <li>- INSTALL PROPOSED CABLES</li> <li>- INSTALL (2) PROPOSED RISE CL PER SECTOR</li> <li>- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)</li> <li>- INSTALL (1) PROPOSED HYBRID CABLE</li> </ul> <p><b>GROUND SCOPE OF WORK:</b></p> <ul style="list-style-type: none"> <li>- INSTALL (1) PROPOSED METAL PLATFORM</li> <li>- INSTALL (1) PROPOSED ICE BRIDGE</li> <li>- INSTALL (1) PROPOSED TPO CABINET</li> <li>- INSTALL (1) PROPOSED EQUIPMENT CABINET</li> <li>- INSTALL (1) PROPOSED POWER CONDUIT</li> <li>- INSTALL (1) PROPOSED TIE-ROD CONDUIT</li> <li>- INSTALL (1) PROPOSED TIE-ROD FROM BOX</li> <li>- INSTALL (1) PROPOSED GFI UPS</li> <li>- INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)</li> <li>- INSTALL (1) PROPOSED FUSE RIG (IF REQUIRED)</li> <li>- INSTALL (1) PROPOSED METER SOCKET</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">SITE INFORMATION</th> <th style="text-align: left;">PROJECT DIRECTORY</th> </tr> </thead> <tbody> <tr> <td><b>PROPERTY OWNER:</b> JOHN W HENRICH <b>ADDRESS:</b> 4123 HENRICH RD, WOUND, MN 55364</td> <td><b>APPLICANT:</b> DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120</td> </tr> <tr> <td><b>TOWER TYPE:</b> SELF SUPPORT</td> <td><b>TOWER OWNER:</b> CROWN CASTLE 3000 CORPORATE DR CANDLERIDGE, PA 15317 (877) 488-8377</td> </tr> <tr> <td><b>TOWER CO SITE ID:</b> 878454</td> <td><b>SITE DESIGNER:</b> GPD GROUP, INC. 600 S MAIN ST, STE 3531 MORRIS, OH 44311 (330) 572-2100</td> </tr> <tr> <td><b>TOWER APP NUMBER:</b> 565821</td> <td><b>SITE ADJUSTOR/ARCHITECT/JOBMAN:</b> ABIGAIL JOHNSON@GPDGROUP.COM</td> </tr> <tr> <td><b>COUNTY:</b> HENNEPIN</td> <td><b>CONSTRUCTION MANAGER:</b> MOHAMMED MOHAMMED MOHAMMED@GPDGROUP.COM</td> </tr> <tr> <td><b>LATITUDE (NAD 83):</b> 45° 07' 06.87" N</td> <td><b>RF ENGINEER:</b> CHANG LEE CHANG@GPDGROUP.COM</td> </tr> <tr> <td><b>LONGITUDE (NAD 83):</b> 92° 39' 13.27" W</td> <td></td> </tr> <tr> <td><b>ZONING JURISDICTION:</b> CITY OF MAPLE PLAIN, MN</td> <td></td> </tr> <tr> <td><b>ZONING DISTRICT:</b> I-1</td> <td></td> </tr> <tr> <td><b>PARCEL NUMBER:</b> 251184130014</td> <td></td> </tr> <tr> <td><b>OCCUPANCY GROUP:</b> U</td> <td></td> </tr> <tr> <td><b>CONSTRUCTION TYPE:</b> 8-8</td> <td></td> </tr> <tr> <td><b>POWER COMPANY:</b> TEO</td> <td></td> </tr> <tr> <td><b>TELEPHONE COMPANY:</b> TEO</td> <td></td> </tr> </tbody> </table>	SITE INFORMATION	PROJECT DIRECTORY	<b>PROPERTY OWNER:</b> JOHN W HENRICH <b>ADDRESS:</b> 4123 HENRICH RD, WOUND, MN 55364	<b>APPLICANT:</b> DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120	<b>TOWER TYPE:</b> SELF SUPPORT	<b>TOWER OWNER:</b> CROWN CASTLE 3000 CORPORATE DR CANDLERIDGE, PA 15317 (877) 488-8377	<b>TOWER CO SITE ID:</b> 878454	<b>SITE DESIGNER:</b> GPD GROUP, INC. 600 S MAIN ST, STE 3531 MORRIS, OH 44311 (330) 572-2100	<b>TOWER APP NUMBER:</b> 565821	<b>SITE ADJUSTOR/ARCHITECT/JOBMAN:</b> ABIGAIL JOHNSON@GPDGROUP.COM	<b>COUNTY:</b> HENNEPIN	<b>CONSTRUCTION MANAGER:</b> MOHAMMED MOHAMMED MOHAMMED@GPDGROUP.COM	<b>LATITUDE (NAD 83):</b> 45° 07' 06.87" N	<b>RF ENGINEER:</b> CHANG LEE CHANG@GPDGROUP.COM	<b>LONGITUDE (NAD 83):</b> 92° 39' 13.27" W		<b>ZONING JURISDICTION:</b> CITY OF MAPLE PLAIN, MN		<b>ZONING DISTRICT:</b> I-1		<b>PARCEL NUMBER:</b> 251184130014		<b>OCCUPANCY GROUP:</b> U		<b>CONSTRUCTION TYPE:</b> 8-8		<b>POWER COMPANY:</b> TEO		<b>TELEPHONE COMPANY:</b> TEO									
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<p style="text-align: center;"><b>MINNESOTA CODE OF COMPLIANCE</b></p> <p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PREVENT WORK NOT CONFORMING TO THESE CODES:</p> <p><b>CODE TYPE</b>     <b>CODE</b></p> <p><b>BUILDING:</b> 2020 MINNESOTA BUILDING CODE/2020 BC</p> <p><b>MECHANICAL:</b> 2020 MINNESOTA MECHANICAL AND PLS GAS CODE/2020 MC</p> <p><b>ELECTRICAL:</b> 2020 MINNESOTA ELECTRICAL CODE/2020 ME</p>	<p style="text-align: center;"><b>SITE PHOTO</b></p> 	<p style="text-align: center;"><b>DIRECTIONS</b></p> <p><b>DIRECTIONS FROM MINNEAPOLIS-SAINT PAUL INTERNATIONAL AIRPORT:</b> HEAD NORTH ON 34TH AVE S TOWARD AIRPORT (LAKEVILLE OR WADE A L-TURN AT E 26TH ST. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-494 WEST-S.W. FOLLOW I-494 W TO US-12 W IN MINNEAPOLIS. FOLLOW US-12 W TO YALLOWER IN MINNEAPOLIS. KEEP LEFT TO STAY ON US-12 W. TURN LEFT ONTO OAK ST. TURN LEFT ONTO BROWN AVE. TURN LEFT ONTO YELLOW ST. DESTINATION WILL BE ON THE LEFT.</p>																																						
<p style="text-align: center;"><b>SHEET INDEX</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">SHEET NO.</th> <th style="text-align: left;">SHEET TITLE</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>A-1</td><td>OVERALL AND ENLARGED SITE PLAN</td></tr> <tr><td>A-2</td><td>ELEVATION, ANTENNA LAYOUT AND SCHEDULE</td></tr> <tr><td>A-3</td><td>EQUIPMENT PLATFORM AND 3D-FRAME DETAILS</td></tr> <tr><td>A-4</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-5</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-6</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>E-1</td><td>ELECTRICAL/FIBER ROUTE PLAN AND NOTES</td></tr> <tr><td>E-2</td><td>ELECTRICAL DETAILS</td></tr> <tr><td>E-3</td><td>ELECTRICAL ONE-LINE, FAULT CALCS &amp; PANEL SCHEDULE</td></tr> <tr><td>G-1</td><td>GROUNDING PLANS AND NOTES</td></tr> <tr><td>G-2</td><td>GROUNDING DETAILS</td></tr> <tr><td>G-3</td><td>GROUNDING DETAILS</td></tr> <tr><td>RF-1</td><td>RF CABLE COLOR CODE</td></tr> <tr><td>GR-1</td><td>LEGEND AND ABBREVIATIONS</td></tr> <tr><td>GR-2</td><td>GENERAL NOTES</td></tr> <tr><td>GR-3</td><td>GENERAL NOTES</td></tr> <tr><td>GR-4</td><td>GENERAL NOTES</td></tr> </tbody> </table>	SHEET NO.	SHEET TITLE	T-1	TITLE SHEET	A-1	OVERALL AND ENLARGED SITE PLAN	A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE	A-3	EQUIPMENT PLATFORM AND 3D-FRAME DETAILS	A-4	EQUIPMENT DETAILS	A-5	EQUIPMENT DETAILS	A-6	EQUIPMENT DETAILS	E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES	E-2	ELECTRICAL DETAILS	E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE	G-1	GROUNDING PLANS AND NOTES	G-2	GROUNDING DETAILS	G-3	GROUNDING DETAILS	RF-1	RF CABLE COLOR CODE	GR-1	LEGEND AND ABBREVIATIONS	GR-2	GENERAL NOTES	GR-3	GENERAL NOTES	GR-4	GENERAL NOTES	<p style="text-align: center;"><b>VICINITY MAP</b></p> 	<p style="text-align: center;"><b>PRELIMINARY DOCUMENTS</b></p> <p>DATE: 08/19/2021</p> <p>PROJECT: 2021224.75.878454.03</p> <p>SHEET TITLE: TITLE SHEET</p> <p>SHEET NUMBER: T-1</p>
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5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



530 South Main Street, Suite 2131  
Morris, OH 44311  
330.572.2100 Fax 330.572.2101

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DATE: 08/19/2021

PROJECT: 2021224.75.878454.03

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1



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SHEET TITLE: OVERALL AND ENLARGED SITE PLAN

SHEET NUMBER: A-1



<p><b>CHARLES INDUSTRY HEX CUBE-PM639155N4</b></p> <table border="1"> <tr><td>DIMENSIONS (DxHxD)</td><td>74x32x32"</td></tr> <tr><td>POWER PLANT</td><td>-680C ABB/ROHM</td></tr> <tr><td>TOTAL WEIGHT (DWP1)</td><td>400 lbs</td></tr> </table>	DIMENSIONS (DxHxD)	74x32x32"	POWER PLANT	-680C ABB/ROHM	TOTAL WEIGHT (DWP1)	400 lbs	<p><b>RAYCAP PPC RD1AC-2465-P-240-MTS</b></p> <table border="1"> <tr><td>ENCLOSURE DIMENSIONS (DxHxD)</td><td>30"x32"x13.25"</td></tr> <tr><td>WEIGHT</td><td>60 lbs</td></tr> <tr><td>OPERATING AC VOLTAGE</td><td>240/120 1 PHASE 3P+0</td></tr> </table>	ENCLOSURE DIMENSIONS (DxHxD)	30"x32"x13.25"	WEIGHT	60 lbs	OPERATING AC VOLTAGE	240/120 1 PHASE 3P+0	<p><b>SQUARE D SAFETY SWITCHES D224NRB</b></p> <table border="1"> <tr><td>ENCLOSURE DIM (DxHxD)</td><td>29.25"x18.25"x5.25"</td></tr> <tr><td>ENCLOSURE TYPE</td><td>NEAR OR BAREPROOF</td></tr> <tr><td>UL LISTED</td><td>FILE E-9878</td></tr> </table>	ENCLOSURE DIM (DxHxD)	29.25"x18.25"x5.25"	ENCLOSURE TYPE	NEAR OR BAREPROOF	UL LISTED	FILE E-9878
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<p><b>EATON METER SOCKET UNRRS213BEUSE</b></p> <table border="1"> <tr><td>DIMENSIONS (DxHxD)</td><td>18"x11"x4"</td></tr> <tr><td>TYPE</td><td>RING</td></tr> <tr><td>AMPERAGE RATING</td><td>200 CONT. AMP</td></tr> <tr><td>WEIGHT</td><td>18 lbs</td></tr> </table>	DIMENSIONS (DxHxD)	18"x11"x4"	TYPE	RING	AMPERAGE RATING	200 CONT. AMP	WEIGHT	18 lbs	NOT USED	<p><b>CHARLES CFT-PF2020DSH1 FIBER TELCO ENCLOSURE</b></p> <table border="1"> <tr><td>ENCLOSURE DIM (DxHxD)</td><td>20"x20"x6"</td></tr> <tr><td>ENCLOSURE WEIGHT</td><td>20 lbs</td></tr> <tr><td>MOUNTING</td><td>WALL</td></tr> <tr><td>COMPLIANCE</td><td>TYPE 4</td></tr> </table>	ENCLOSURE DIM (DxHxD)	20"x20"x6"	ENCLOSURE WEIGHT	20 lbs	MOUNTING	WALL	COMPLIANCE	TYPE 4		
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<p><b>COMSCOPE WB-K110-B WAVEGUIDE BRIDGE KIT</b></p> <table border="1"> <tr><td>DIMENSIONS (DxH)</td><td>18"x12"</td></tr> <tr><td>WEIGHT/VOLUME</td><td>335.0 LBS</td></tr> <tr><td>CABLE RUN (DFT)</td><td>12</td></tr> </table> <p>INCLUDED PRODUCTS:</p> <ul style="list-style-type: none"> <li>WB-T12-3 TAPPIZE KIT, 3 BRIMS</li> <li>WB-LR12-3 SUPPORT BRACKET, 1P-120 COVER RING, PIPE COLUMN, 12'-4"</li> </ul>	DIMENSIONS (DxH)	18"x12"	WEIGHT/VOLUME	335.0 LBS	CABLE RUN (DFT)	12	<p><b>TYPICAL ICE BRIDGE CONCRETE PIER DETAIL</b></p>	<p><b>HYBRID CABLE RUN</b></p>												
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AJM AJM MRL

PROJECT REV #: \_\_\_\_\_

**PRELIMINARY DOCUMENTS**

REV	DATE	DESCRIPTION
A	10/6/2011	ISSUED FOR REVIEW
B	10/19/2011	FINAL CD

ABC PROJECT NUMBER: 2021724.75.878454.03

DISH Wireless, L.L.C.  
PROJECT INFORMATION  
MNSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-4

<p><b>PCTEL GPSSL-TMG-SPI-40NCB</b></p> <table border="1"> <tr><td>DIMENSIONS (DxHxW)</td><td>6.125x3.875x3.875"</td></tr> <tr><td>WEIGHT (W/ACCESSORIES)</td><td>270 lbs</td></tr> <tr><td>CONNECTOR</td><td>N-FEMALE</td></tr> <tr><td>FREQUENCY RANGE</td><td>1580 ± 30MHz</td></tr> </table> <p>THIS DESIGN HAS NOT BEEN REVIEWED BY THE ORIGINAL PARTY. THEREFORE, THE ORIGINAL PARTY MAKES NO REPRESENTATIONS WITH RESPECT TO ITS CORRECTNESS AND SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN. NO REPRESENTATIONS SHOULD BE MADE OR RELIANCE SHOULD BE PLACED ON THIS DESIGN FOR ANY PURPOSES OTHER THAN ALL CLAIMS RELATED TO THE CORRECTNESS OF THE DESIGN OR CONSTRUCTION.</p>	DIMENSIONS (DxHxW)	6.125x3.875x3.875"	WEIGHT (W/ACCESSORIES)	270 lbs	CONNECTOR	N-FEMALE	FREQUENCY RANGE	1580 ± 30MHz	<p><b>GPS MINIMUM SKY VIEW REQUIREMENTS</b></p>	<p><b>CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADII</b></p>
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GPS DETAIL	GPS MINIMUM SKY VIEW REQUIREMENTS	CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADII								
NOT USED	NOT USED	NOT USED								
NOT USED	NOT USED	NOT USED								

**dish wireless.**

8701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**GPD GROUP, INC.**

130 South Main Street, Suite 2011  
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320.512.2101 Fax 320.512.2101

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PROJECT REV #: \_\_\_\_\_

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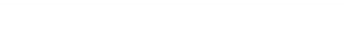
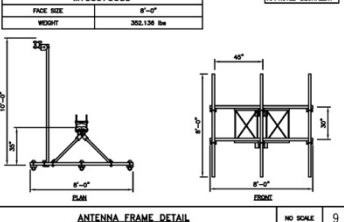
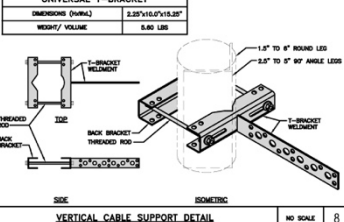
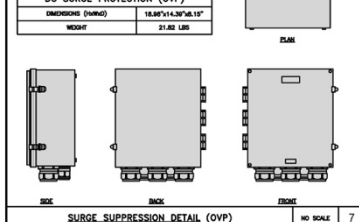
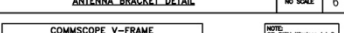
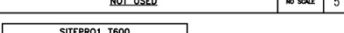
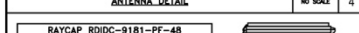
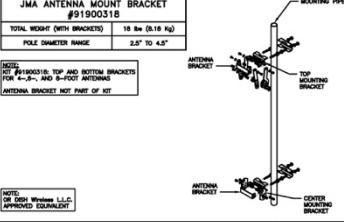
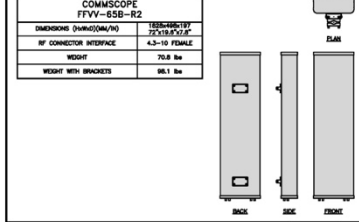
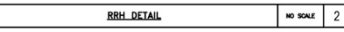
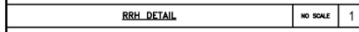
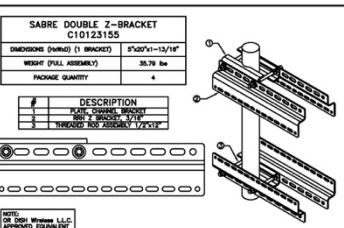
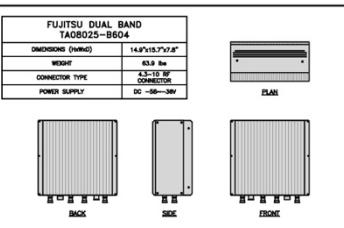
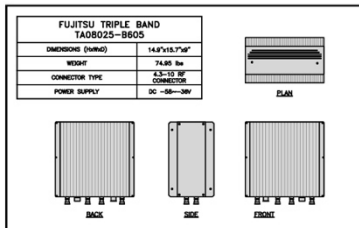
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DISH Wireless, L.L.C.  
PROJECT INFORMATION  
MNSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-5



DSH Wireless L.L.C. TEMPLATE VERSION 44 - 10/01/2021

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LITTLETON, CO 80120

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REV # DATE DESCRIPTION

1 10/01/2021 ISSUED FOR REVIEW

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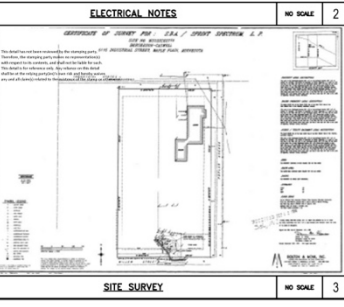
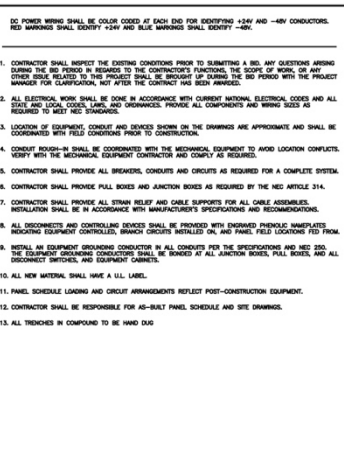
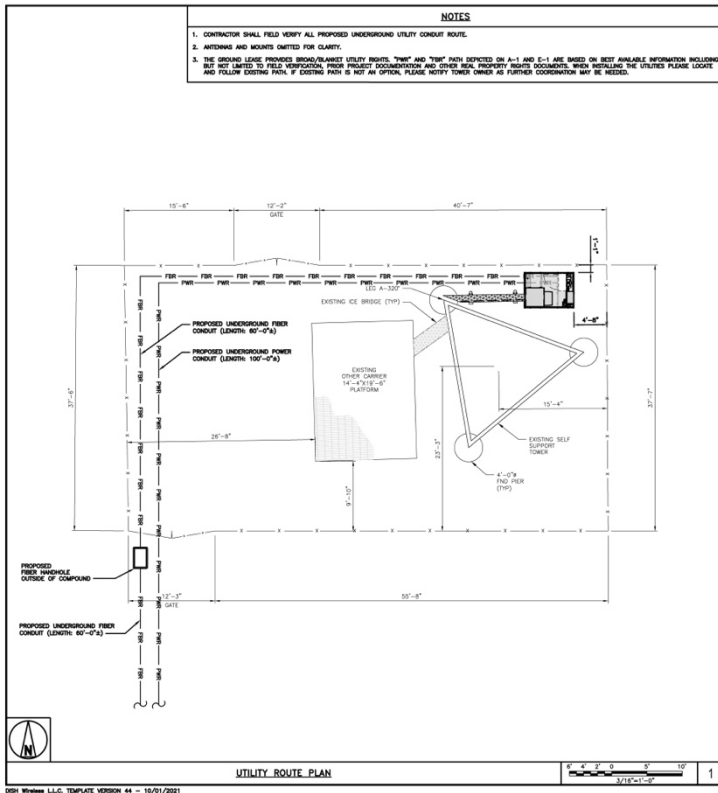
ARE PROJECT NUMBER: 2021724.75.878454.03

DSH Wireless L.L.C. PROJECT INFORMATION

MNMSPO0148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-6



DSH Wireless L.L.C. TEMPLATE VERSION 44 - 10/01/2021

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8701 SOUTH SANTA FE DRIVE  
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**GPD GROUP, INC.**  
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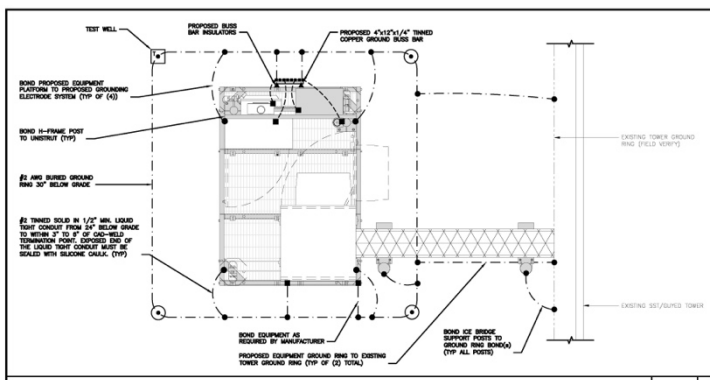
DSH Wireless L.L.C. PROJECT INFORMATION

MNMSPO0148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: ELECTRICAL/FIBER ROUTE PLAN AND NOTES

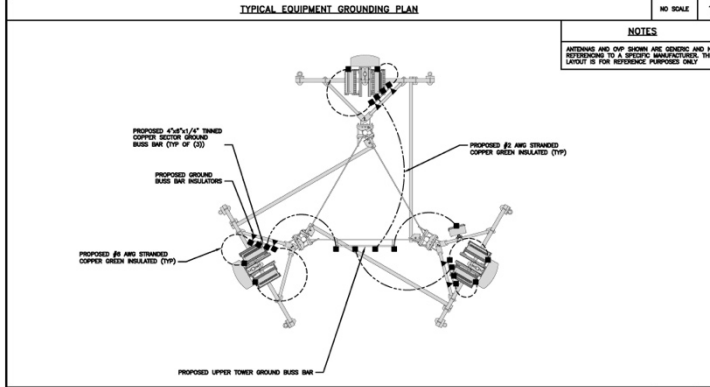
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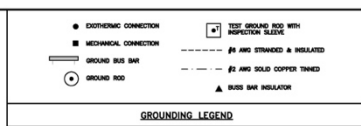
TYPICAL EQUIPMENT GROUNDING PLAN

NO SCALE 1



TYPICAL ANTENNA GROUNDING PLAN

NO SCALE 2



GROUNDING LEGEND

- GROUNDING IS SHOWN DIAGNOSTICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN ACCORDANCE WITH THE SECTION 26.00 AND LISTED MANUFACTURER'S SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

GROUNDING KEY NOTES

- EXTERIOR GROUND RING, #2 AWG SOLID COPPER, BURED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, USE 8 PICES BELOW THE FRONT LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- TOWER GROUND RING, THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR KEY ARCHES, WHERE SERVICE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING AT LEAST TWO BONES SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- INTERIOR GROUND RING, #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC UNITS FROM WITHIN A SITE SHALL BE GROUND TO THE INTERIOR GROUND RING WITH #2 AWG STRANDED GREEN INSULATED CONDUCTORS.
- ROOF TO INTERIOR GROUND RING, #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONES SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.
- GROUND ROD, UL LISTED COPPER CLAD STEEL, MINIMUM 1/2\"/>

GROUNDING KEY NOTES

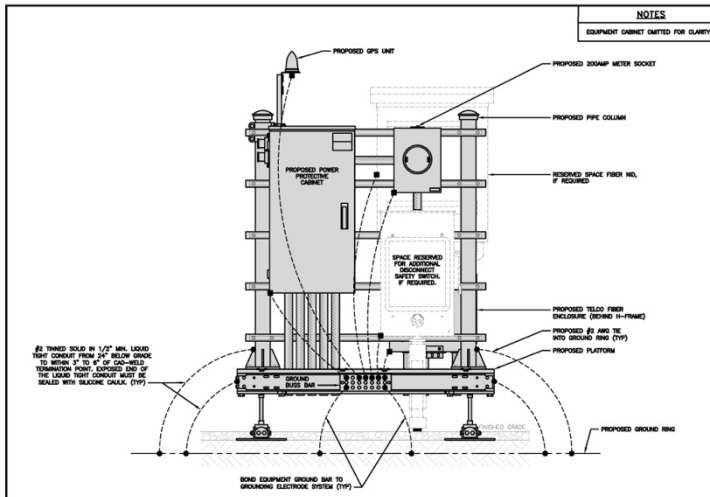
**dish wireless.**  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**GPD GROUP, INC.**  
335 South Main Street, Suite 2111  
Littleton, CO 80121  
303.572.2100 Fax 303.572.2101

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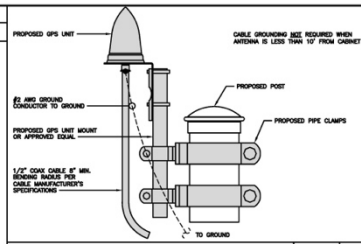
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PROJECT INFORMATION: DISH WIRELESS, L.L.C.  
MANSPODI 48A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: GROUNDING PLANS AND NOTES  
SHEET NUMBER: G-1



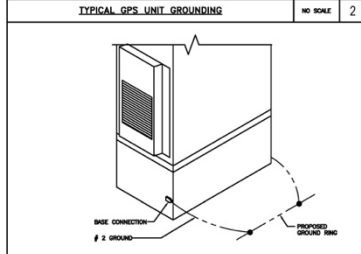
H-FRAME GROUNDING DETAIL

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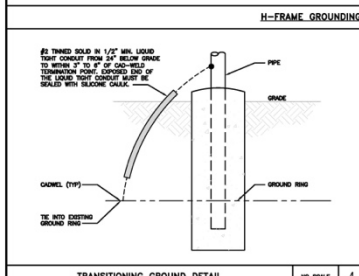
TYPICAL GPS UNIT GROUNDING

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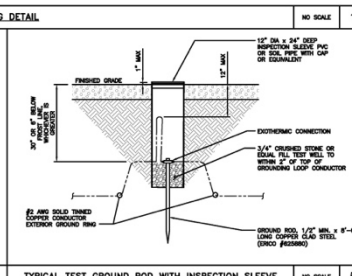
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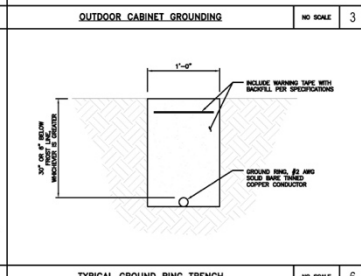
TRANSITION GROUND DETAIL

NO SCALE 4



TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE

NO SCALE 5



TYPICAL GROUND RING TRENCH

NO SCALE 6

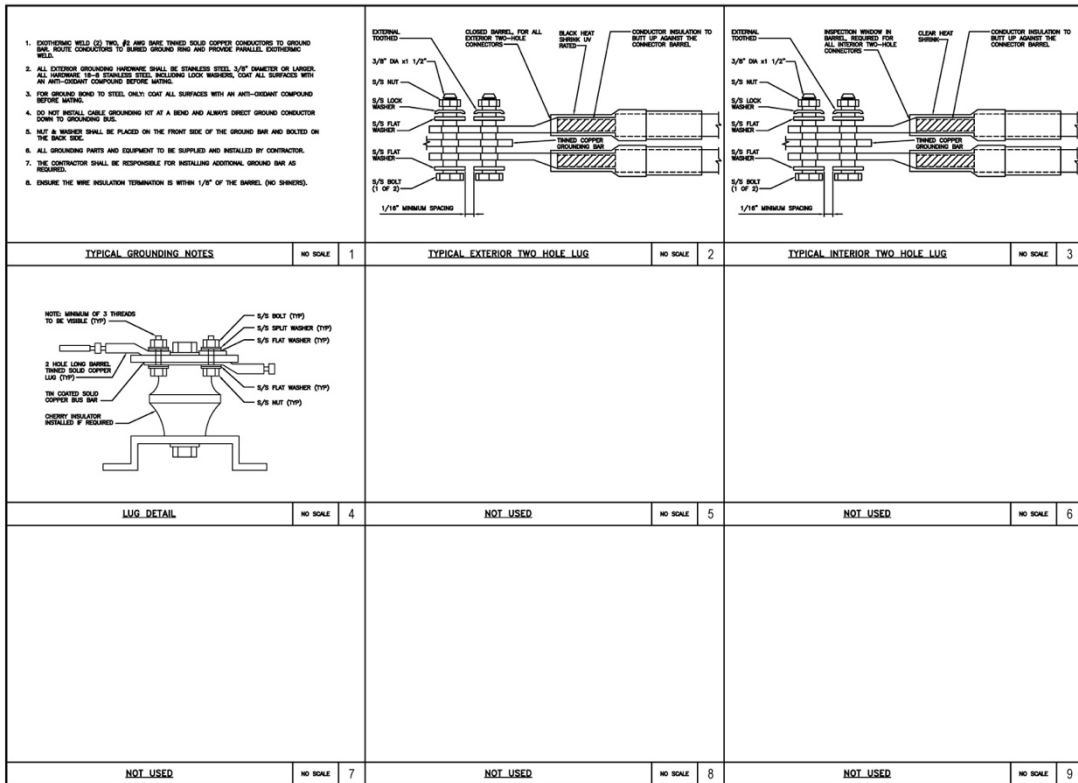
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5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**GPD GROUP, INC.**  
335 South Main Street, Suite 2111  
Littleton, CO 80121  
303.572.2100 Fax 303.572.2101

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PROJECT NUMBER: 2021724.75.878454.03  
PROJECT INFORMATION: DISH WIRELESS, L.L.C.  
MANSPODI 48A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE: GROUNDING DETAILS  
SHEET NUMBER: G-2



**dish wireless.**  
 5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120

**GPD GROUP, INC.**  
 1305 South Main Street, Suite 2111  
 Aurora, CO 80011  
 303.372.2100 Fax 303.372.2101

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 B: [ ] REVISION: [ ]  
 C: [ ] REVISION: [ ]

PROJECT NUMBER: 2021724.75.878454.03

JOHN WISEMAN, L.L.C.  
 PROJECT INFORMATION  
 MNSP00148A  
 5115 INDUSTRIAL STREET  
 MAPLE PLAIN, MN 55359

SHEET TITLE: GROUNDING DETAILS  
 SHEET NUMBER: G-3

HYBRID/DISCREET CABLES		3/4" TAPE WIDTHS WITH 3/4" SPACING																		
LOW-BAND RHN 2000 MHz (N11 BAND) + 2800 MHz (N12 BAND) + 2700 MHz (N13 BAND) - OPTIONAL PER MARKET	<table border="1"> <tr><th>ALPHA RHN</th><th>BETA RHN</th><th>OMEGA RHN</th></tr> <tr><td>RED</td><td>BLUE</td><td>GREEN</td></tr> <tr><td>ORANGE</td><td>PURPLE</td><td>PURPLE</td></tr> </table>	ALPHA RHN	BETA RHN	OMEGA RHN	RED	BLUE	GREEN	ORANGE	PURPLE	PURPLE	<table border="1"> <tr><th>ALPHA RHN</th><th>BETA RHN</th><th>OMEGA RHN</th></tr> <tr><td>RED</td><td>BLUE</td><td>GREEN</td></tr> <tr><td>ORANGE</td><td>PURPLE</td><td>PURPLE</td></tr> </table>	ALPHA RHN	BETA RHN	OMEGA RHN	RED	BLUE	GREEN	ORANGE	PURPLE	PURPLE
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RED	BLUE	GREEN																		
ORANGE	PURPLE	PURPLE																		
ALPHA RHN	BETA RHN	OMEGA RHN																		
RED	BLUE	GREEN																		
ORANGE	PURPLE	PURPLE																		
MID-BAND RHN 2400 MHz (N14 BAND)	<table border="1"> <tr><th>ALPHA RHN</th><th>BETA RHN</th><th>OMEGA RHN</th></tr> <tr><td>RED</td><td>BLUE</td><td>GREEN</td></tr> <tr><td>ORANGE</td><td>PURPLE</td><td>PURPLE</td></tr> </table>	ALPHA RHN	BETA RHN	OMEGA RHN	RED	BLUE	GREEN	ORANGE	PURPLE	PURPLE	<table border="1"> <tr><th>ALPHA RHN</th><th>BETA RHN</th><th>OMEGA RHN</th></tr> <tr><td>RED</td><td>BLUE</td><td>GREEN</td></tr> <tr><td>ORANGE</td><td>PURPLE</td><td>PURPLE</td></tr> </table>	ALPHA RHN	BETA RHN	OMEGA RHN	RED	BLUE	GREEN	ORANGE	PURPLE	PURPLE
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HYBRID/DISCREET CABLES	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3																	
FIBER JUMPERS TO RRHs	LOW BAND RHN	MID BAND RHN	LOW BAND RHN																	
POWER CABLES TO RRHs	LOW BAND RHN	MID BAND RHN	LOW BAND RHN																	
RET MOTORS AT ANTENNAS	ANTENNA 1 ANTENNA 1	ANTENNA 1 ANTENNA 1	ANTENNA 1 ANTENNA 1																	
MICROWAVE RADIO LINKS	FORWARD AZIMUTH OF 0-120 DEGREES	FORWARD AZIMUTH OF 120-240 DEGREES	FORWARD AZIMUTH OF 240-360 DEGREES																	

**LOW BAND (N11+N12) OPTIONAL (N13)**  
ORANGE

**MID (N14-N15) (N16)**  
PURPLE

**OMEGA TECH (3 GHz)**  
YELLOW

**NEGATIVE SLANT PORT OR ANT/RRH**  
WHITE

**ALPHA SECTOR** RED

**BETA SECTOR** BLUE

**OMEGA SECTOR** GREEN

**COLOR IDENTIFIER**

**NOT USED**

**RF CABLE COLOR CODES**

**dish wireless.**  
 5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120

**FOR REFERENCE ONLY**

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 A/JM A/JM M/RL

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**PRELIMINARY DOCUMENTS**

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 B: [ ] REVISION: [ ]  
 C: [ ] REVISION: [ ]

PROJECT NUMBER: 2021724.75.878454.03

JOHN WISEMAN, L.L.C.  
 PROJECT INFORMATION  
 MNSP00148A  
 5115 INDUSTRIAL STREET  
 MAPLE PLAIN, MN 55359

SHEET TITLE: RF CABLE COLOR CODE  
 SHEET NUMBER: RF-1



CONCRETE, FOUNDATIONS, AND REINFORCING STEEL

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 338, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE, NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE I PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (w/c) OF 0.45.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A185. ALL WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A185. ALL SPICES SHALL BE CLASS "B" TENSION SPICES, UNLESS NOTED OTHERWISE. ALL HOOPS SHALL BE STAMPED 90 DEGREE HOOPS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
  - #4 BARS AND SMALLER 40 ksi
  - #5 BARS AND LARGER 60 ksi
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 BARS AND LARGER 2"
    - #5 BARS AND SMALLER 1-1/2"
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    - SLAB AND WALLS 3/4"
    - BEAMS AND COLLARS 1-1/2"
- A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.



8701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



325 South Main Street, Suite 2151  
Blaine, MN 55425  
952.872.2160 Fax 952.872.2101

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 10/21/2011

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## City of Maple Plain

### Request for a Conditional Use Permit to Allow Collocation of New Wireless Antennas to be Placed on the Existing Tower Located at 5115 Industrial Street

---

*To:* City Council  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* May 23, 2022  
*Applicant:* Kendall Communications  
*Owner:* Crown Castle  
*Location:* 5115 Industrial Street

***Request:***

Kendall Communications (Applicant) and Crown Castle (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 to allow the collocation of new wireless antennas to be located on the existing tower. The antennas would be used by Dish Wireless.

***Property/Site Information:***

The property is located south of Industrial Street and north of Willow Street. There are two (2) existing cellular communications towers 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*

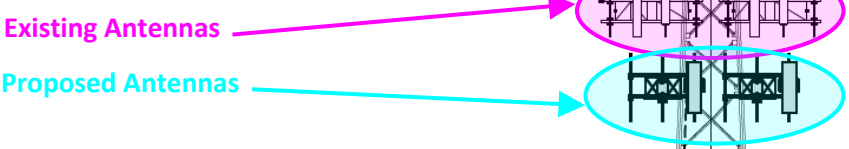
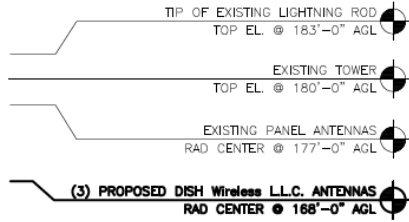
5115 Pioneer Creek Drive Aerial Photograph



**Discussion:**

There are two (2) existing cellular communications towers located on the subject property (a “west” and east tower). This application is relating to the east tower. The City has recently allowed conditional use permit (CUP) amendments to replace and add antennas to the west tower. Both towers were originally permitted by CUP in the 1990’s. The applicant is now seeking approval to locate three (3) new antennas (72” tall by 20” wide) on the tower below the existing antennas and install associated ground equipment within the existing fenced enclosure. This tower is 180 feet in height. There is an existing bank of antennas located at an elevation of 177 feet. The location of the proposed antennas would be at an elevation of 168 feet and directly below the existing bank. bottom bank of antennas on the tower (see image below). In addition to the proposed antennas, the applicant is proposing to add a new main cable between the ground mounted equipment and the proposed antenna bank on the tower.

SCHEDULE AND TO FINAL CONSTRUCTION  
 ALL RF DETAILS  
 EQUIPMENT AND FENCE OMITTED FOR



(1) PROPOSED DISH Wireless L.L.C. HYBRID CABLE WITH NEW T-BRACKETS

EXISTING SELF-SUPPORT TOWER

PROPOSED DISH Wireless L.L.C. ICE BRIDGE

PROPOSED DISH Wireless L.L.C. EQUIPMENT ON PROPOSED STEEL PLATFORM

PROPOSED DISH Wireless L.L.C. GPS UNIT

Wireless towers and associated antennas are permitted as a conditional use permit in the I-Industrial zoning district. Any alteration or expansion of the use requires a 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;*

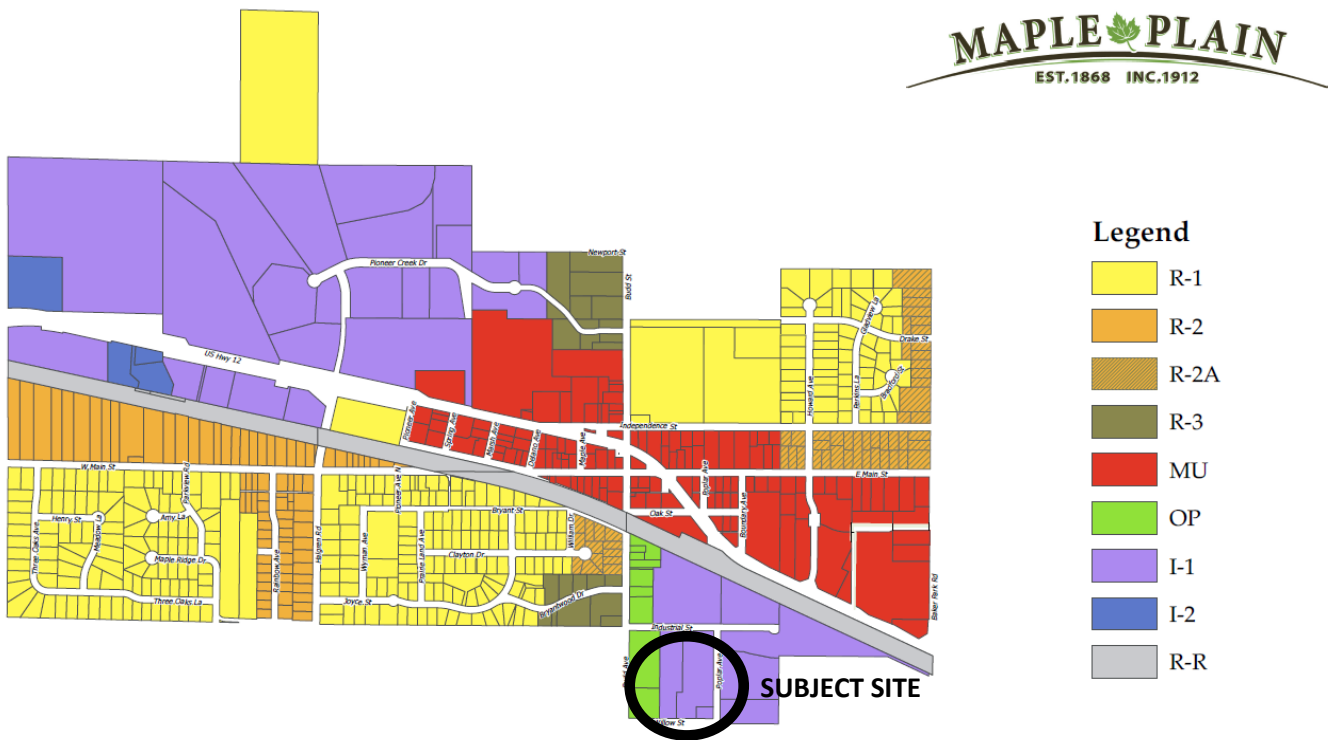
*(h) Towers shall comply with all applicable Federal Aviation Administration (FAA) regulations;*

*(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 associated cable and ground mounted equipment would be located in a manner that appears to have little impact on the surrounding properties. The additional antennas are being located below 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 subject and adjacent towers have 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/Public Hearing:**

Planning Commissioners reviewed the request and asked questions of staff relating to the proposed amendment. Planning Commissioners asked if future changes to the tower would require an additional amendment. It was noted that any increase in the number or size of the antennas or similar equipment would likely require an amendment to the CUP, but replacement of existing equipment with similar would not. Planning Commissioners asked if the City would review the structural analysis to ensure that the tower can support the additional antennas. It was noted that the structural analysis would be reviewed at the time of building permit review. Commissioners found that the criteria for granting a CUP had been met by the

applicant and no new impacts would occur as a result of the proposed new antennas on the tower. No public comments were made before or during the public hearing.

***Recommendation:***

Planning Commissioners recommended approval of the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional use permit meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. The Conditional Use Permit shall include the following conditions:
  - a. The conditional use permit shall allow three (3) new antennas and associated support equipment and radios to be located at an elevation of 168' on the existing tower. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations.
  - b. 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.]
  - c. 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 (square footage) 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.

***Attachments:***

1. RESOLUTION
2. Aerial Images
3. Tower plans
4. Structural Analysis

Image of Tower and Base Buildings





DISH Wireless L.L.C. SITE ID:

**MNMSP00148A**

DISH Wireless L.L.C. SITE ADDRESS:

**5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359**

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:	
<b>TOWER SCOPE OF WORK:</b>	
<ul style="list-style-type: none"> <li>• INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)</li> <li>• INSTALL (1) PROPOSED SECTOR FRAMES</li> <li>• INSTALL PROPOSED JUMPERS</li> <li>• INSTALL (6) PROPOSED RRUs (2 PER SECTOR)</li> <li>• INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)</li> <li>• INSTALL (1) PROPOSED HYBRID CABLE</li> </ul>	
<b>GROUND SCOPE OF WORK:</b>	
<ul style="list-style-type: none"> <li>• INSTALL (1) PROPOSED METAL PLATFORM</li> <li>• INSTALL (1) PROPOSED ICE BRIDGE</li> <li>• INSTALL (1) PROPOSED PPC CABINET</li> <li>• INSTALL (1) PROPOSED EQUIPMENT CABINET</li> <li>• INSTALL (1) PROPOSED POWER CONDUIT</li> <li>• INSTALL (1) PROPOSED TELCO CONDUIT</li> <li>• INSTALL (1) PROPOSED TELCO-FIBER BOX</li> <li>• INSTALL (1) PROPOSED GPS UNIT</li> <li>• INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)</li> <li>• INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)</li> <li>• INSTALL (1) PROPOSED METER SOCKET</li> </ul>	

SITE INFORMATION	PROJECT DIRECTORY
PROPERTY OWNER: JOHN W HENRICH ADDRESS: 4125 HIGHWOOD RD. MOUND, MN 55364	APPLICANT: DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
TOWER TYPE: SELF SUPPORT	TOWER OWNER: CROWN CASTLE 2000 CORPORATE DR CANONSBURG, PA 15317 (877) 486-9377
TOWER CO SITE ID: 878454	SITE DESIGNER: GPD GROUP, INC. 520 S MAIN ST, STE 2531 AKRON, OH 44311 (330) 572-2100
TOWER APP NUMBER: 582621	SITE ACQUISITION: ABIODUN JOHNSON ABIODUN.JOHNSON@CROWNCastle.COM
COUNTY: HENNEPIN	CONSTRUCTION MANAGER: MOHAMMED MOHAMMED MOHAMMED.MOHAMMED@DISH.COM
LATITUDE (NAD 83): 45° 00' 06.86" N 45.0019 N	RF ENGINEER: CHONG LEE CHONG.LEE@DISH.COM
LONGITUDE (NAD 83): 93° 39' 13.29" W -93.6537 W	
ZONING JURISDICTION: CITY OF MAPLE PLAIN, MN	
ZONING DISTRICT: I-1	
PARCEL NUMBER: 2511824130014	
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: II-B	
POWER COMPANY: TBD	
TELEPHONE COMPANY: TBD	



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



**GPD GROUP, INC.**

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
Signature: *Christopher J. Scheks*  
Typed or Printed Name: CHRISTOPHER J. SCHEKS  
Date: 02/04/2022 License Number: 51499

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: AJM	CHECKED BY: AJM	APPROVED BY: MRL
---------------	-----------------	------------------

RFDS REV #: ---

**PRELIMINARY DOCUMENTS**

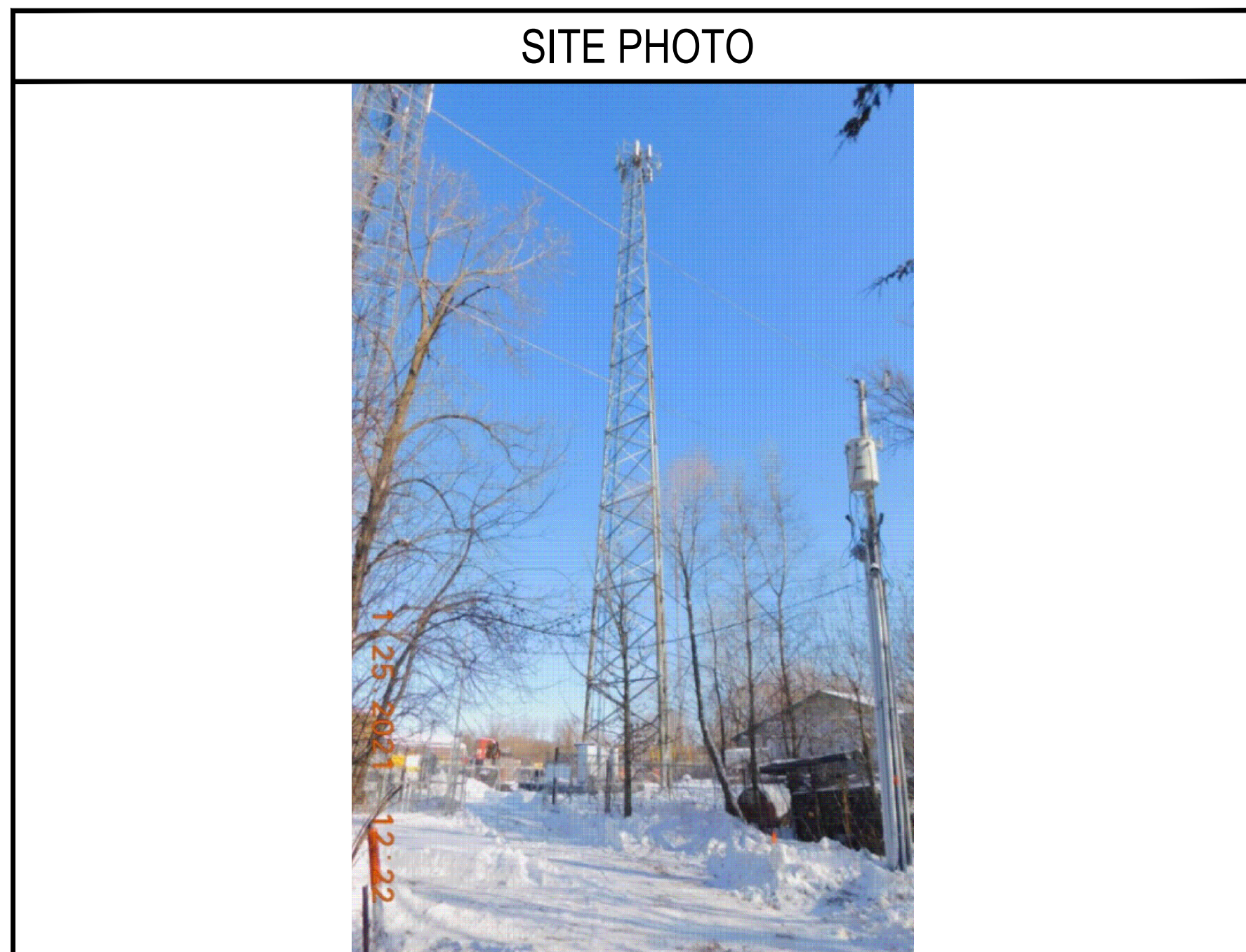
SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/20/2021	ISSUED FOR REVIEW
0	02/04/2022	FINAL CD

A&E PROJECT NUMBER  
2021724.75.878454.03

DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**



GOPHER STATE ONE CALL  
UTILITY NOTIFICATION CENTER OF MINNESOTA  
(800) 252-1166  
WWW.GOPHERSTATEONECALL.ORG  
CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

**GENERAL NOTES**

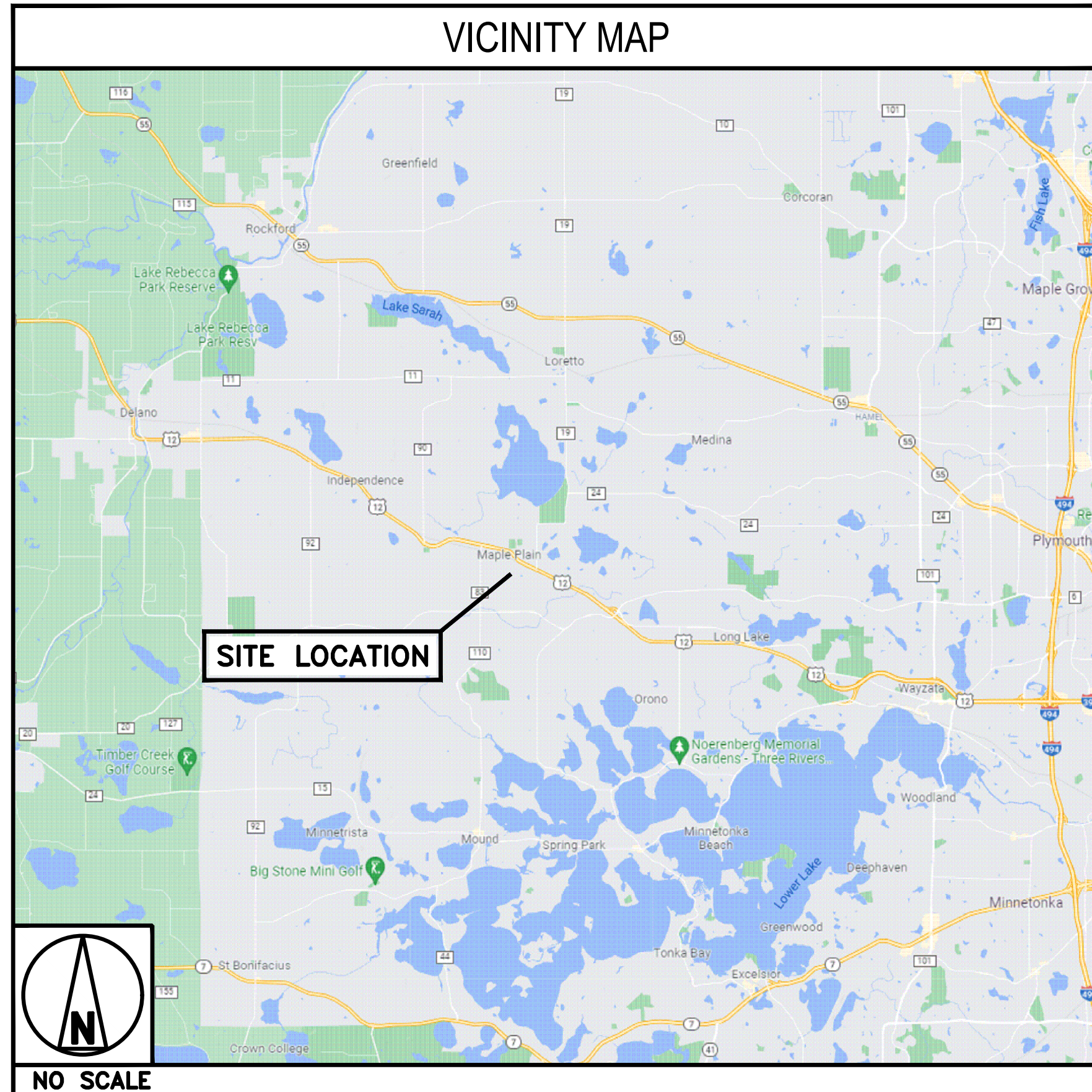
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

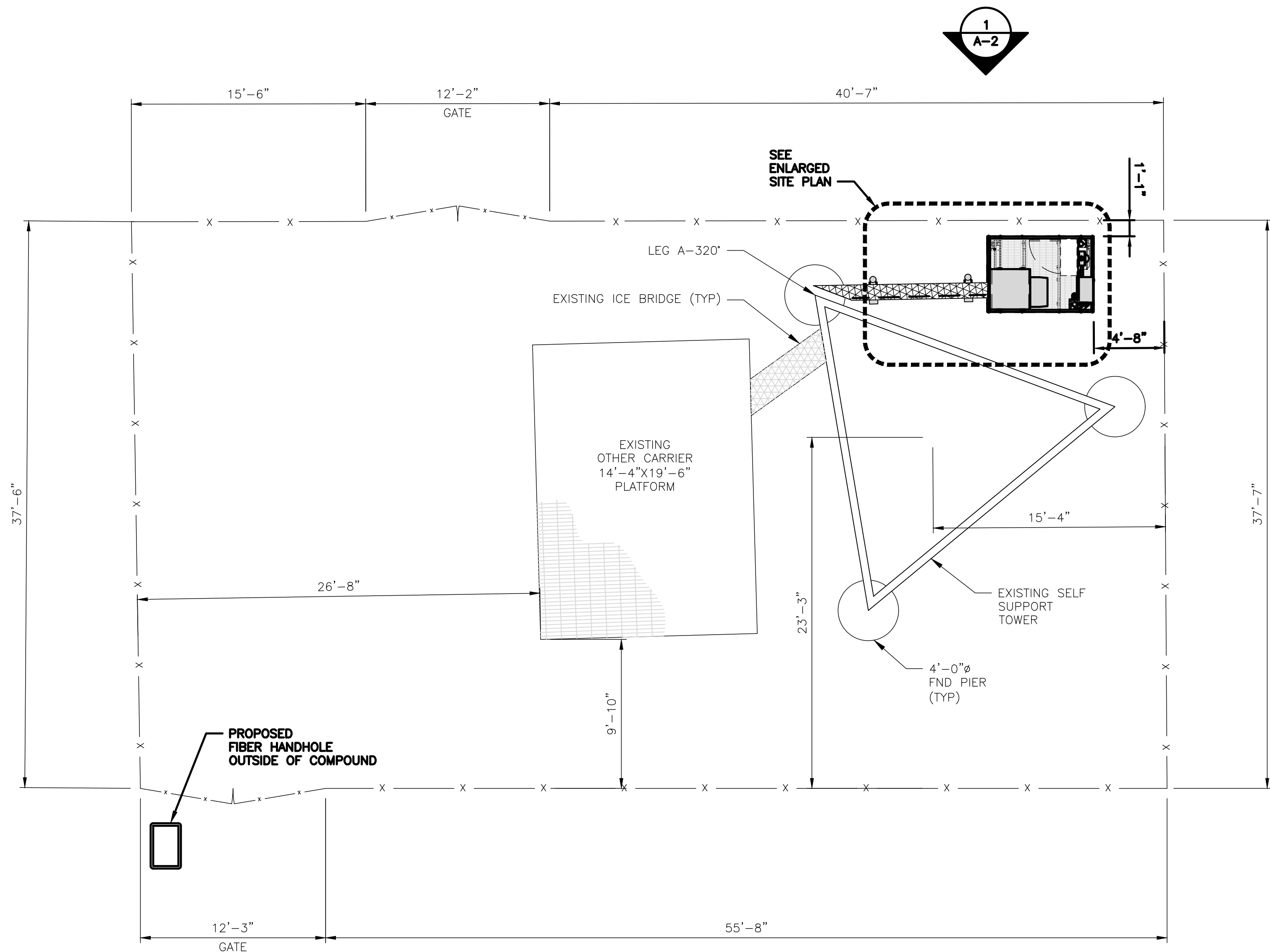
**DIRECTIONS**

**DIRECTIONS FROM MINNEAPOLIS-SAINT PAUL INTERNATIONAL AIRPORT:**  
HEAD NORTH ON 34TH AVE S TOWARD AIRPORT LN/LABELLE DR. MAKE A U-TURN AT E 75TH ST. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-494 W/MN-5 W. FOLLOW I-494 W TO US-12 W IN WAYZATA. FOLLOW US-12 W TO WILLOW ST IN INDEPENDENCE. KEEP LEFT TO STAY ON US-12 W. TURN LEFT ONTO OAK ST. TURN LEFT ONTO BUDD AVE N. TURN LEFT ONTO WILLOW ST. DESTINATION WILL BE ON THE LEFT

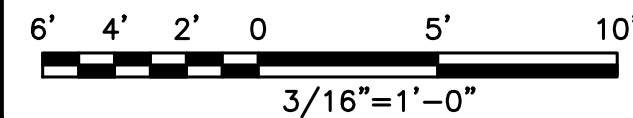


**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



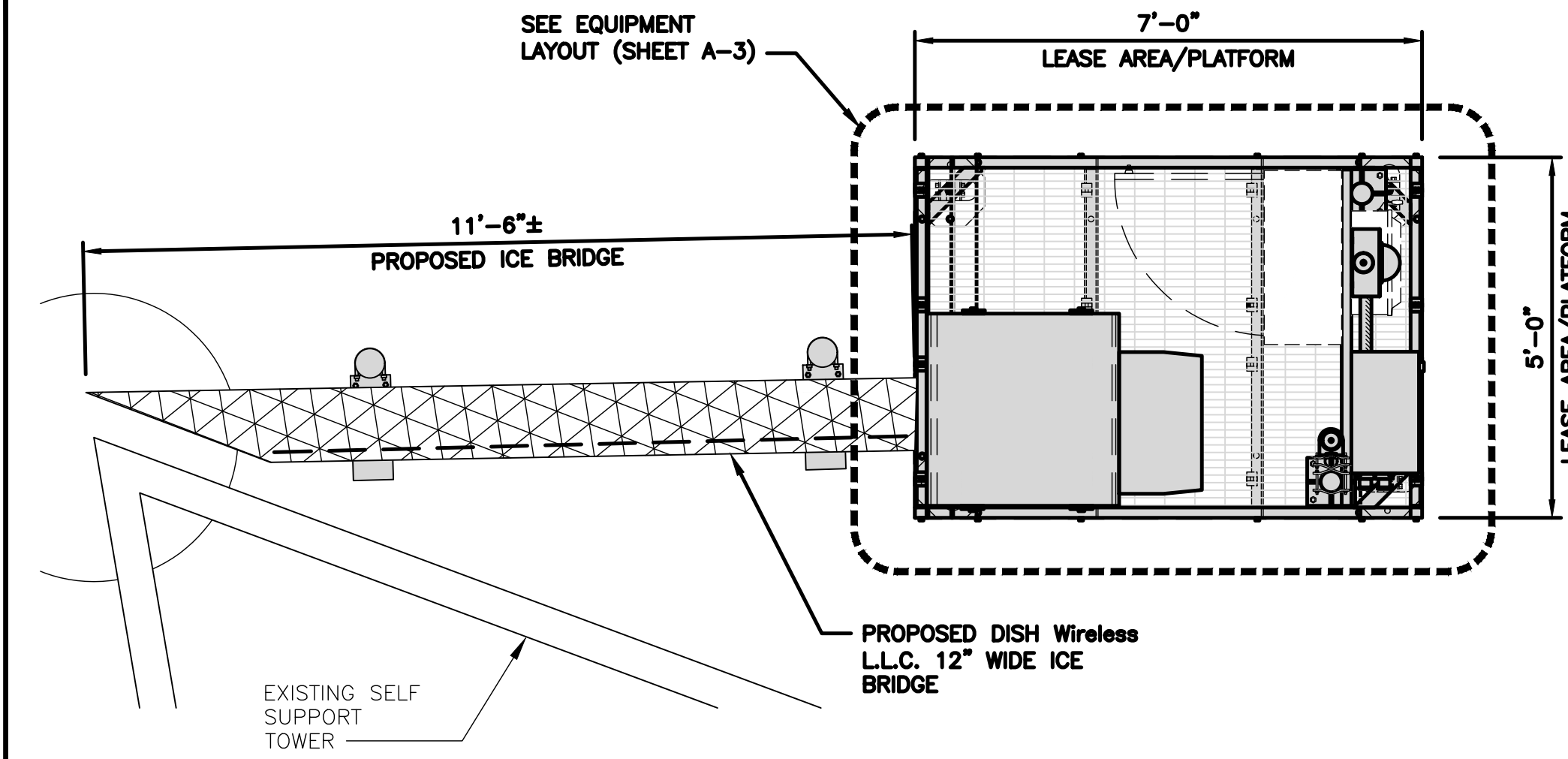
**OVERALL SITE PLAN**



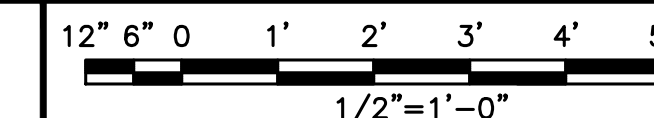
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**NOTES**

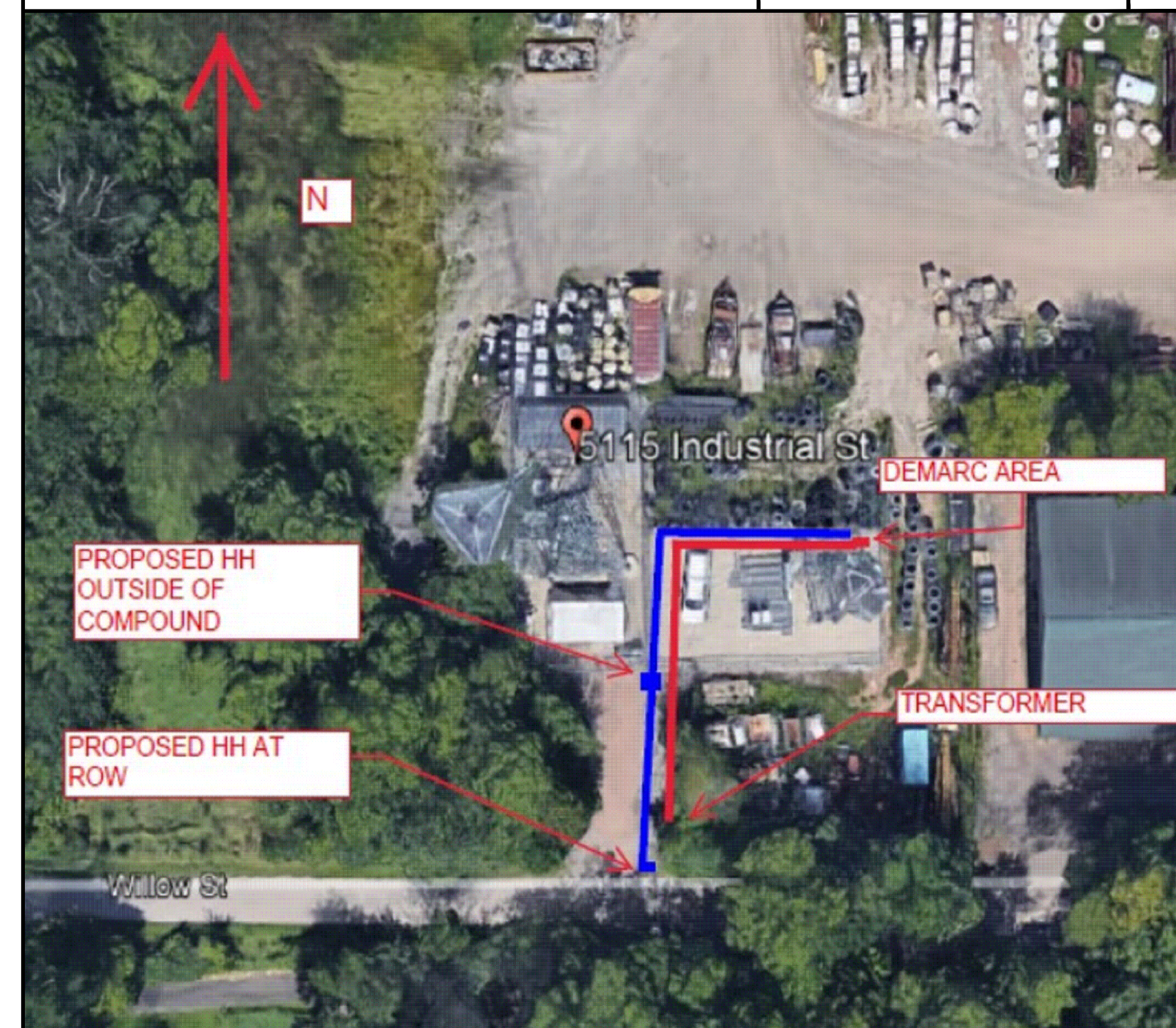
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



**ENLARGED SITE PLAN**



2



**UTILITY ROUTE**

NO SCALE

3



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
Signature: *Christopher J. Schecks*  
Typed or Printed Name: CHRISTOPHER J. SCHECKS  
Date: 02/04/2022 License Number: 51499

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DRAWN BY: CHECKED BY: APPROVED BY:  
AJM AJM MRL

RFDS REV #: ---

**PRELIMINARY DOCUMENTS**

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REV	DATE	DESCRIPTION
A	10/20/2021	ISSUED FOR REVIEW
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A&E PROJECT NUMBER  
2021724.75.878454.03

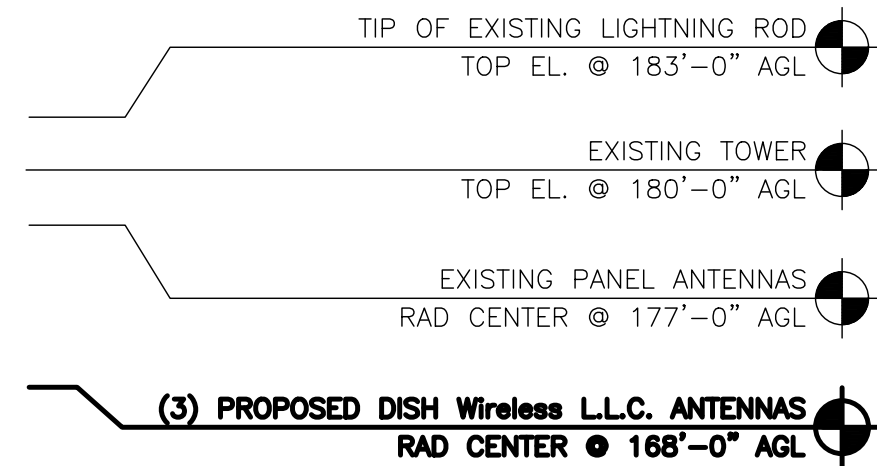
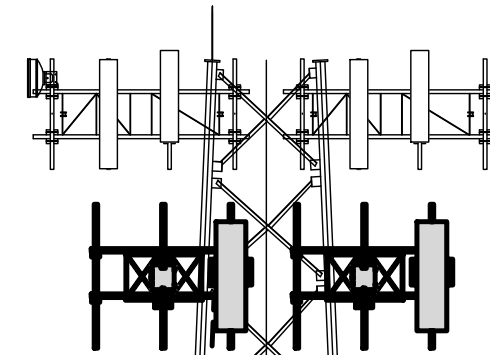
DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
OVERALL AND ENLARGED  
SITE PLAN

SHEET NUMBER  
**A-1**

**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.

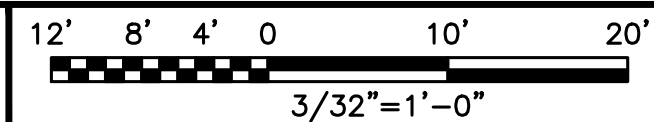


(1) PROPOSED DISH Wireless L.L.C. HYBRID CABLE WITH NEW T-BRACKETS

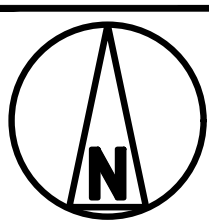
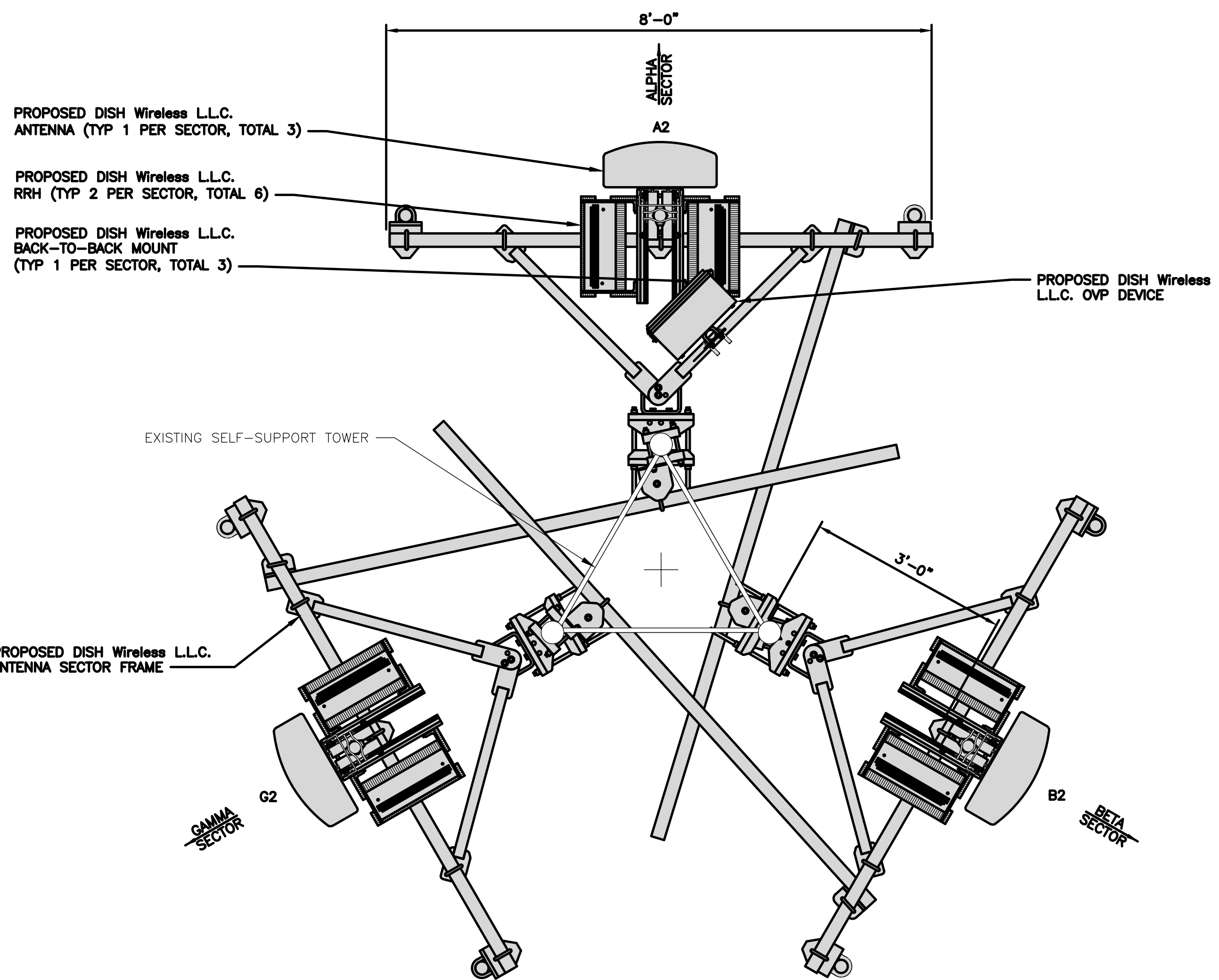
EXISTING SELF-SUPPORT TOWER

PROPOSED DISH Wireless L.L.C. ICE BRIDGE  
 PROPOSED DISH Wireless L.L.C. EQUIPMENT ON PROPOSED STEEL PLATFORM  
 PROPOSED DISH Wireless L.L.C. GPS UNIT

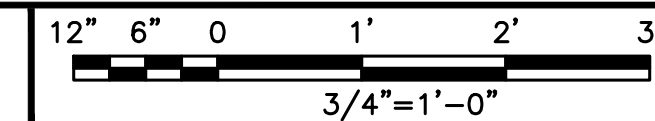
**PROPOSED NORTH ELEVATION**



1



**ANTENNA LAYOUT**



2

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A2	PROPOSED	COMMSCOPE - FFV-65B-R2	5G	72.0" x 20.0"	20°	168'-0"	(1) HIGH-CAPACITY CUI/12PSM6P4XXX HYBRID CABLE (190' LONG)
BETA	B2	PROPOSED	COMMSCOPE - FFV-65B-R2	5G	72.0" x 20.0"	120°	168'-0"	
GAMMA	G2	PROPOSED	COMMSCOPE - FFV-65B-R2	5G	72.0" x 20.0"	240°	168'-0"	
SECTOR	POSITION	RRH		NOTES				
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY					
ALPHA	A2	FUJITSU - TA08025-B605	5G	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.				
	A2	FUJITSU - TA08025-B604	5G					
BETA	B2	FUJITSU - TA08025-B605	5G					
	B2	FUJITSU - TA08025-B604	5G					
GAMMA	G2	FUJITSU - TA08025-B605	5G					
	G2	FUJITSU - TA08025-B604	5G					
SECTOR	POSITION	OVP						
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY					
ALPHA	-	RAYCAP - RDIC-9181-PF-48	-					

**ANTENNA SCHEDULE**

NO SCALE

3



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

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 Signature: *Christopher J. Schecks*  
 Typed or Printed Name: CHRISTOPHER J. SCHECKS  
 Date: 02/04/2022 License Number: 51499

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DRAWN BY: CHECKED BY: APPROVED BY:  
 AJM AJM MRL

RFDS REV #: ---

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A&E PROJECT NUMBER  
2021724.75.878454.03

DISH Wireless L.L.C. PROJECT INFORMATION  
 MNMSP00148A  
 5115 INDUSTRIAL STREET  
 MAPLE PLAIN, MN 55359

SHEET TITLE  
 ELEVATION, ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER

**A-2**



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
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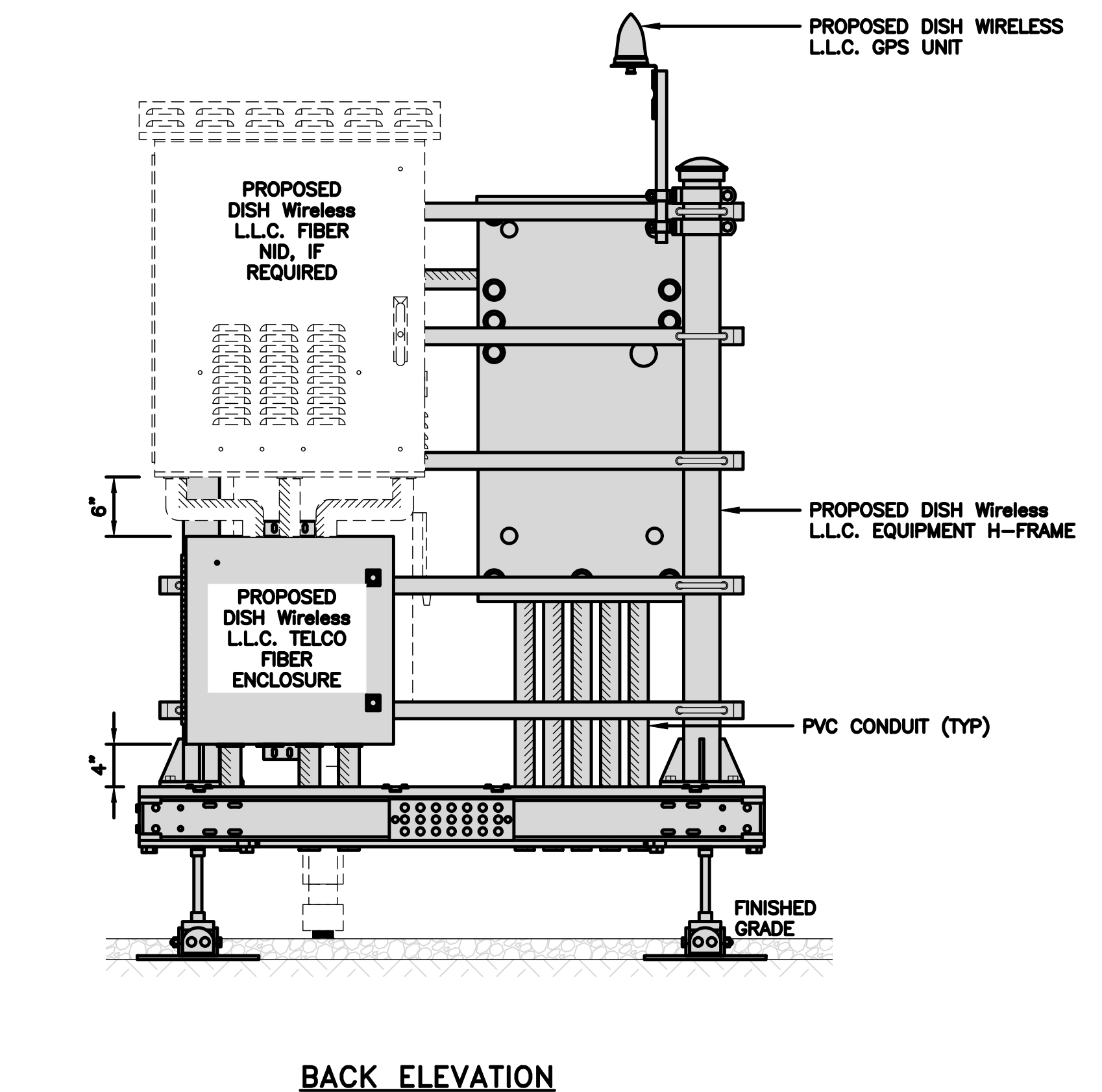
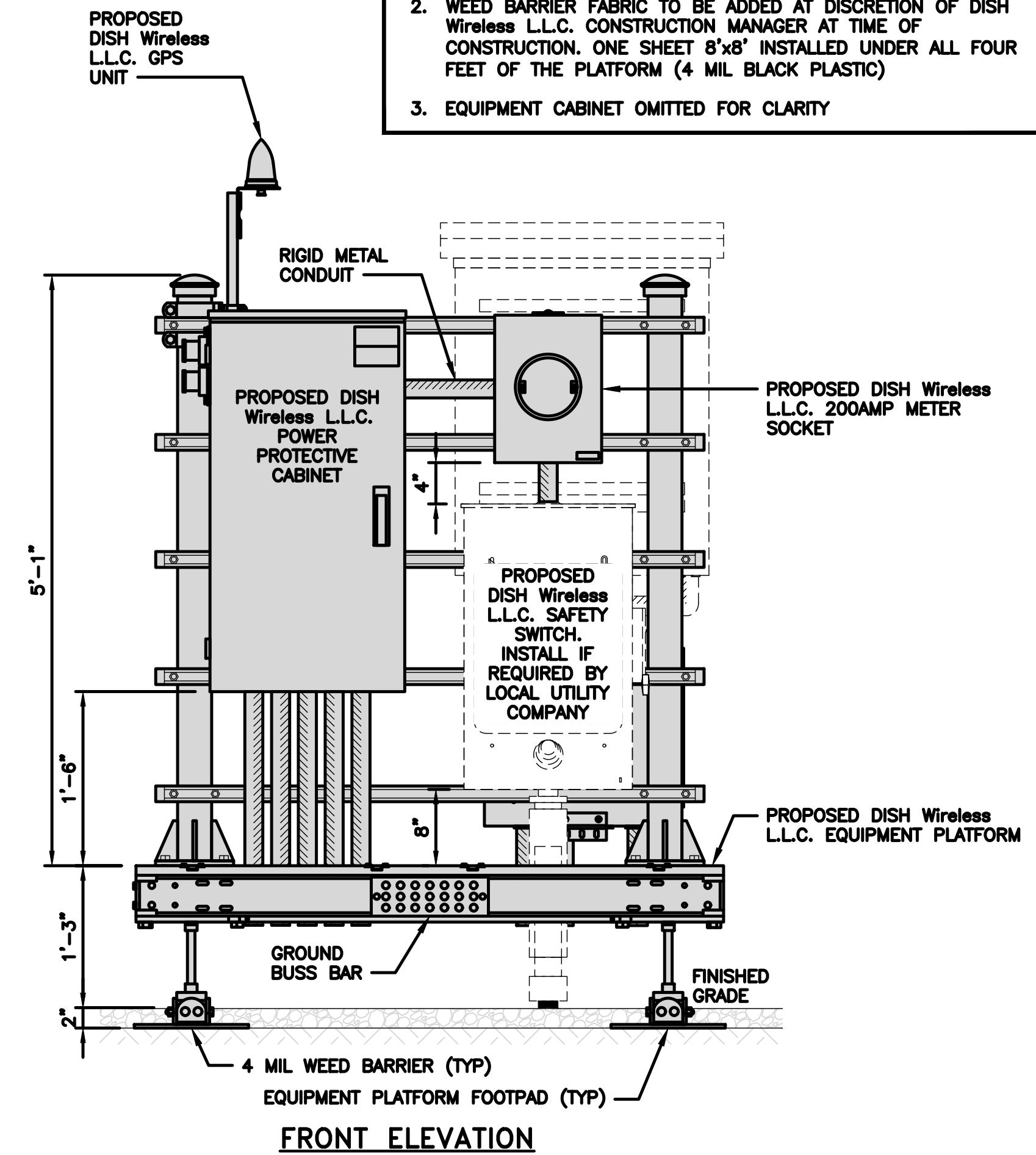
DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
EQUIPMENT PLATFORM AND  
H-FRAME DETAILS

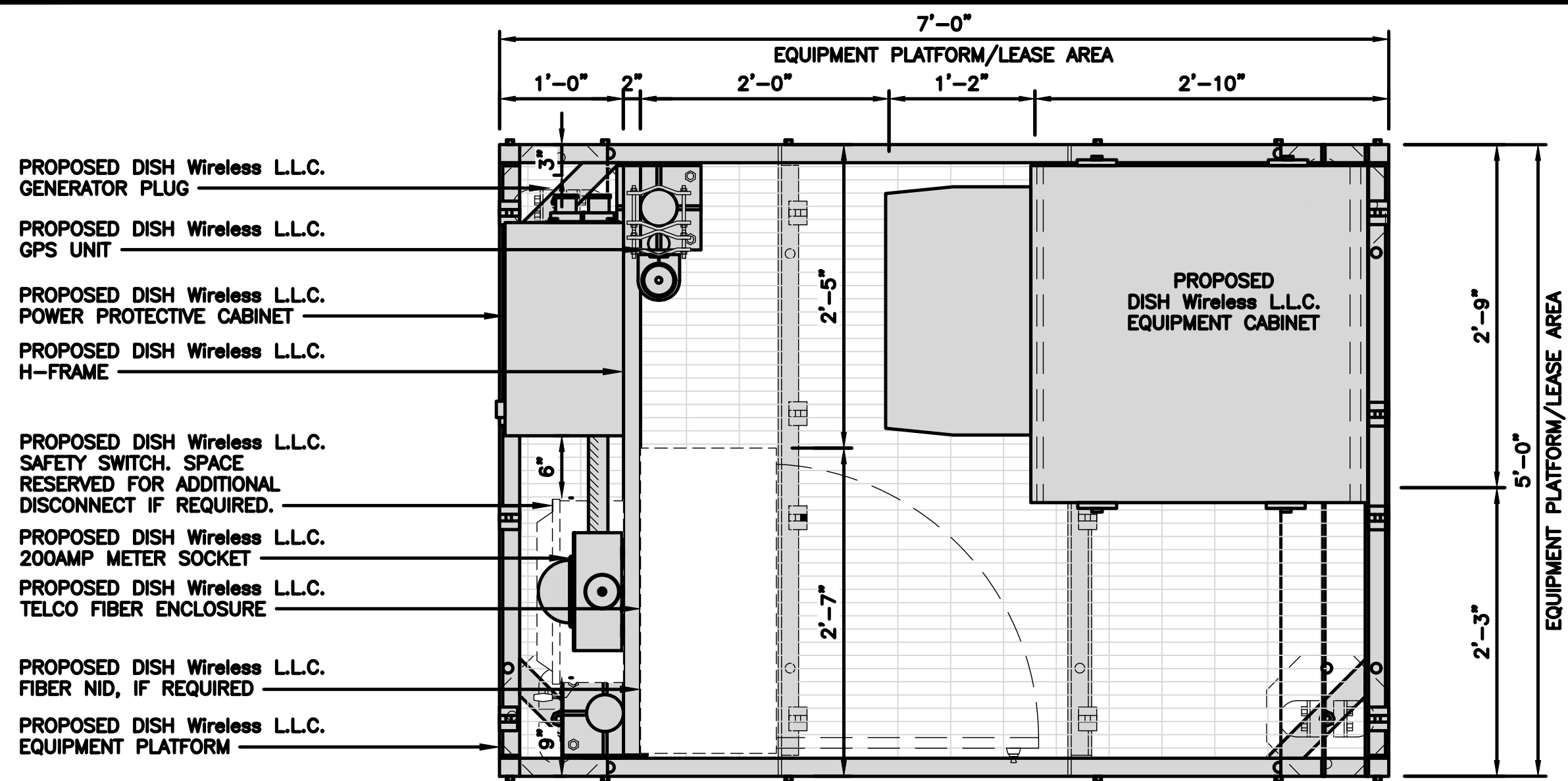
SHEET NUMBER  
**A-3**

**NOTES**

1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH Wireless L.L.C. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY



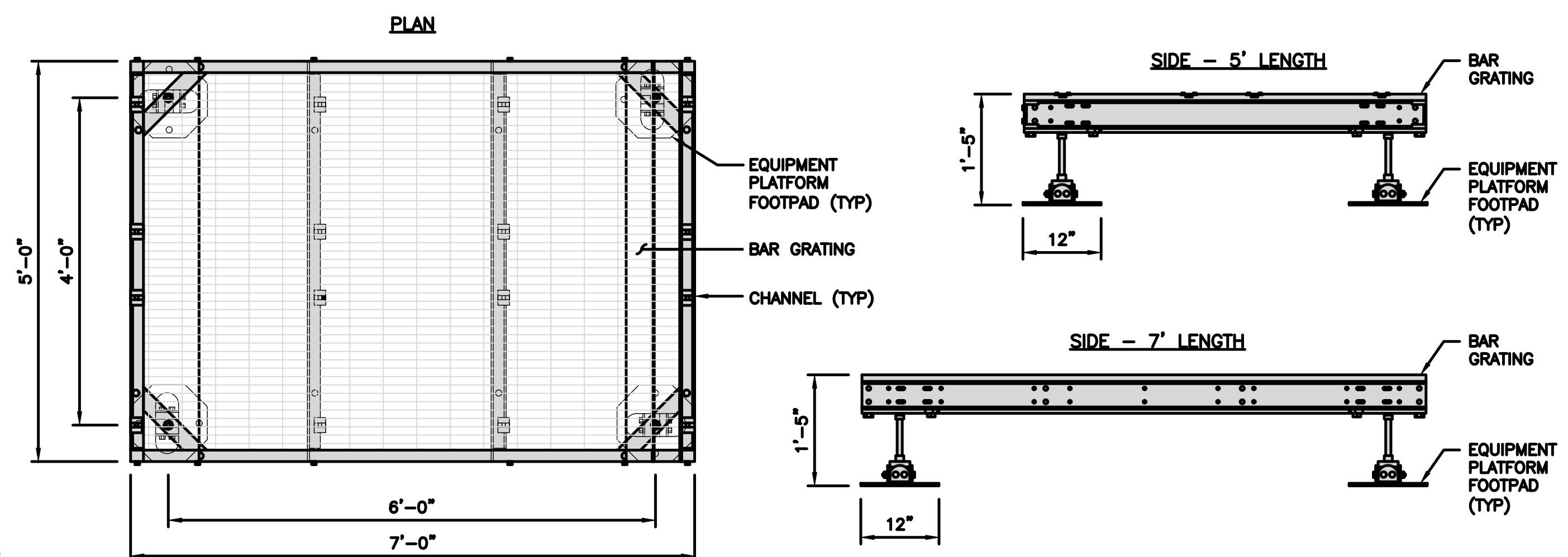
**H-FRAME EQUIPMENT ELEVATION** 12" 9" 6" 3" 0 1" 2" 1"=1'-0"



**PLATFORM EQUIPMENT PLAN** 12" 9" 6" 3" 0 1" 2" 1"=1'-0" 1

<b>COMMSCOPE MTC4045LP 5X7 PLATFORM</b>	
DIMENSIONS (HxWxD)	16"x84"x60"
TOTAL WEIGHT	423 LBS

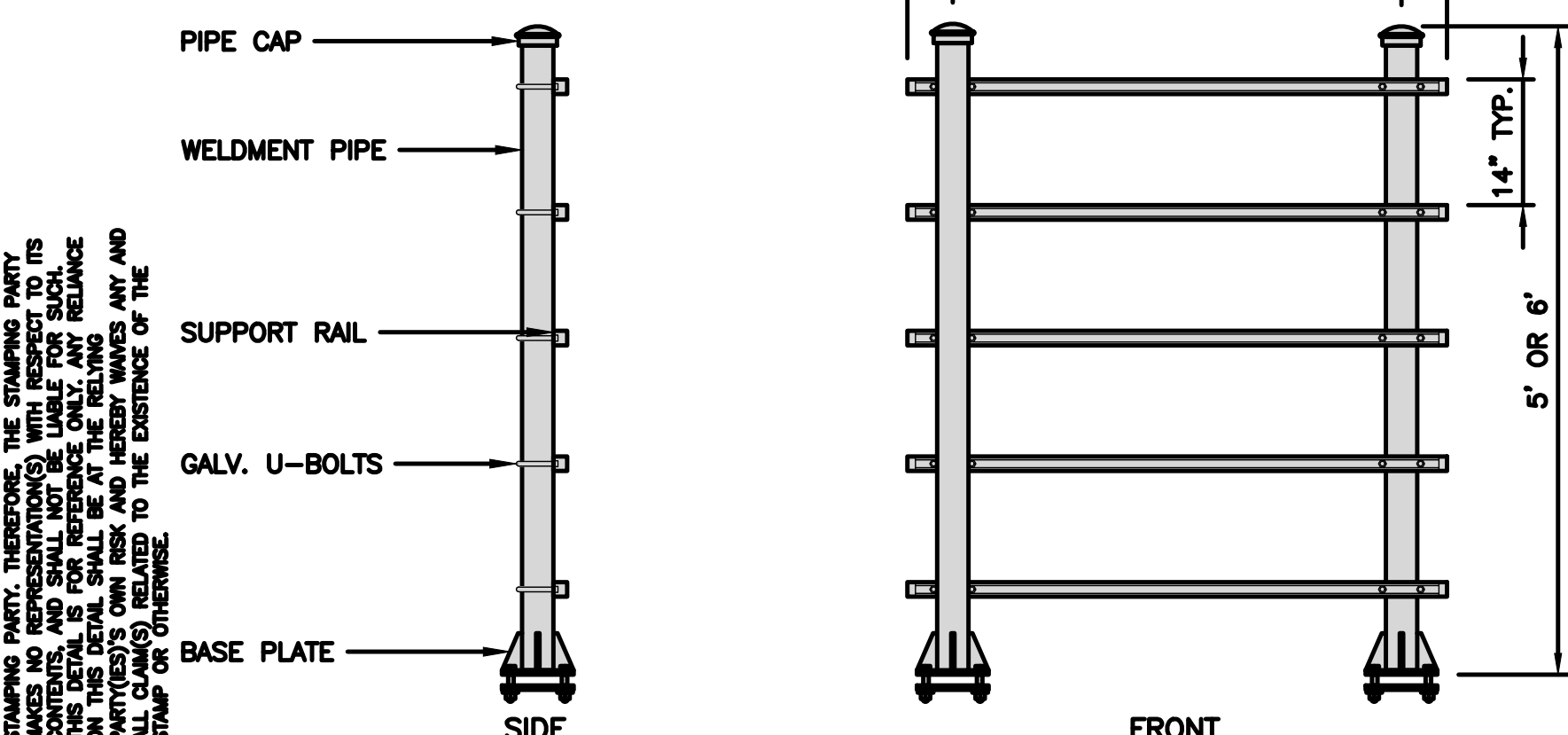
NOTE:  
GC TO PROVIDE EXTENDED THREAD FOR PLATFORM IF REQUIRED HEIGHT EXCEEDS 17"



**PLATFORM DETAIL** NO SCALE 2

<b>COMMSCOPE MTC4045HFLD H-FRAME</b>	
UNISTRUT/SUPPORT RAILS QTY	5
WEIGHT	59.74 lbs

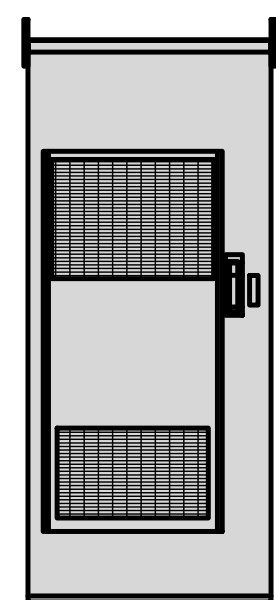
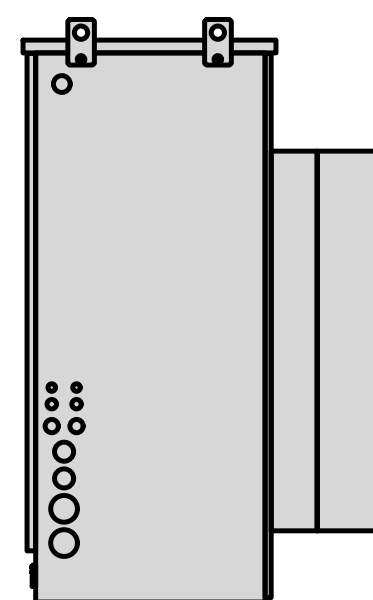
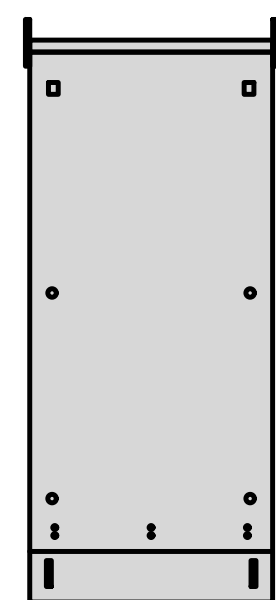
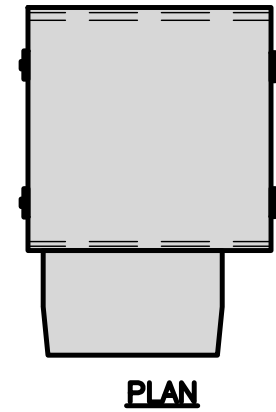
NOTE:  
OR DISH Wireless L.L.C. APPROVED EQUIVALENT



**H-FRAME DETAIL** NO SCALE 3

**NOT USED** NO SCALE 4

CHARLES INDUSTRY HEX CUBE-PM639155N4	
DIMENSIONS (HxWxD)	74"x32"x32"
POWER PLANT	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	408 lbs



BACK

SIDE

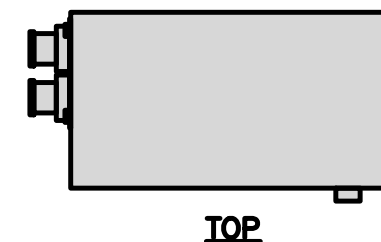
FRONT

CABINET DETAIL

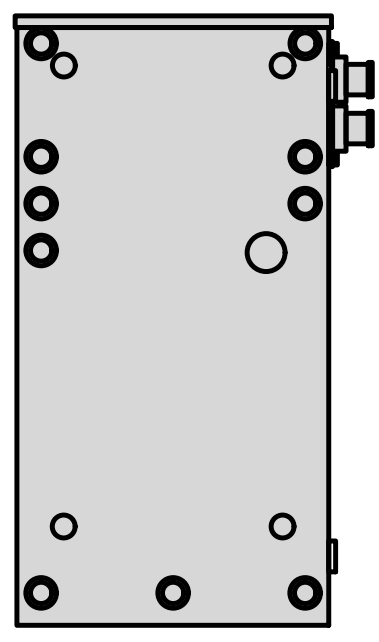
NO SCALE

1

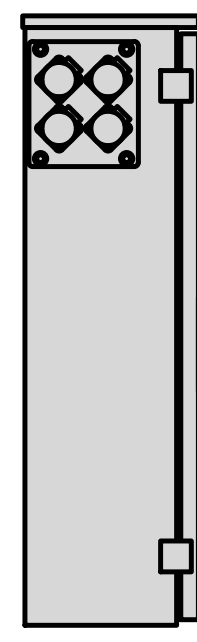
RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD)	39"x22.855"x12.593
WEIGHT	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G



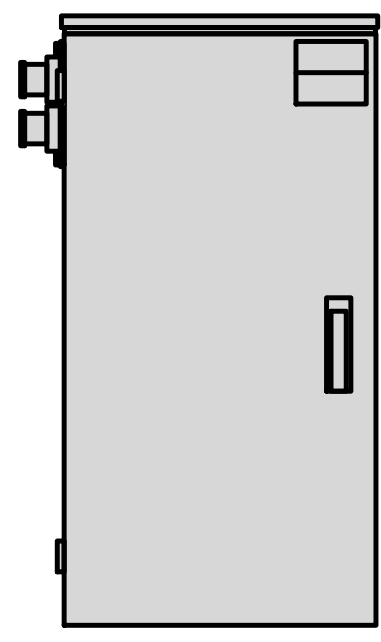
TOP



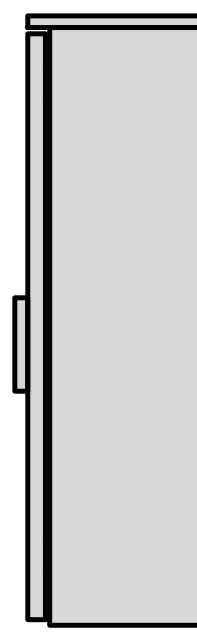
BACK



SIDE



FRONT



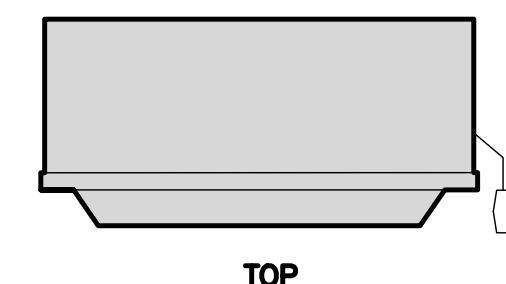
SIDE

POWER PROTECTION CABINET (PPC) DETAIL

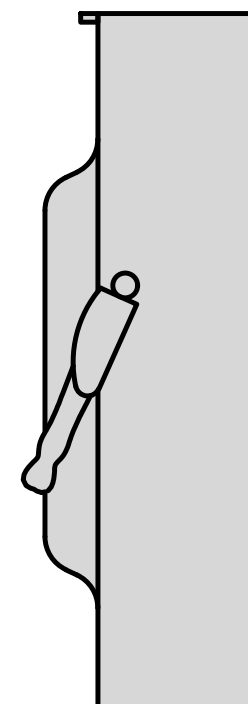
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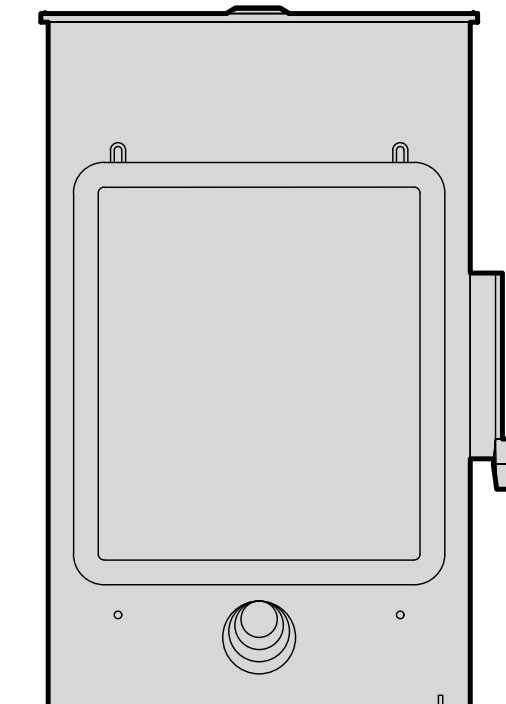
SQUARE D SAFETY SWITCHES D224NRB	
ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875



TOP



SIDE



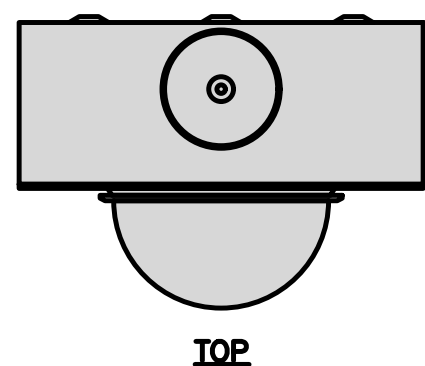
FRONT

SAFETY SWITCH DETAIL

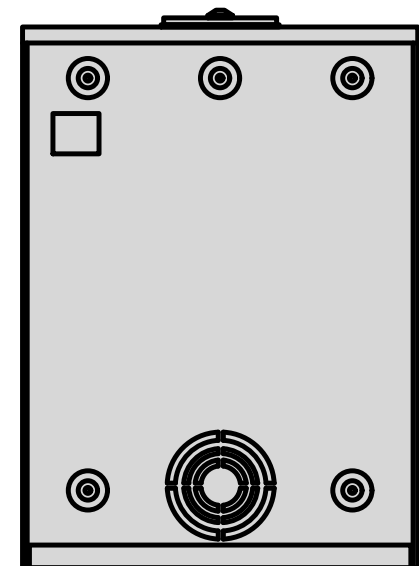
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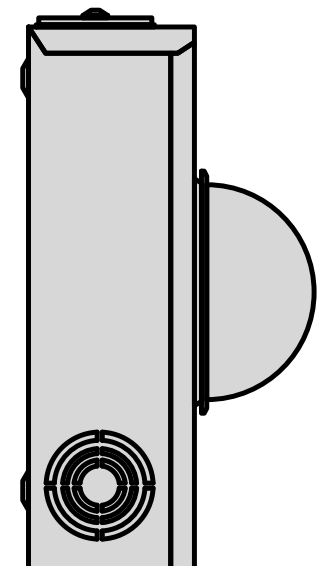
EATON METER SOCKET UNRRS213BEUSE	
DIMENSIONS (HxWxD)	16"x12"x6"
TYPE	RING
AMPERAGE RATING	200 CONT. AMP
WEIGHT	18 lbs



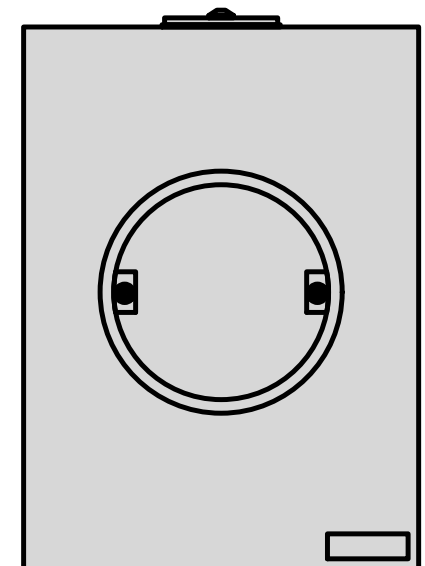
TOP



BACK



SIDE



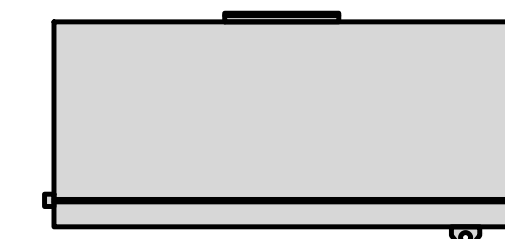
FRONT

METER BANK DETAIL

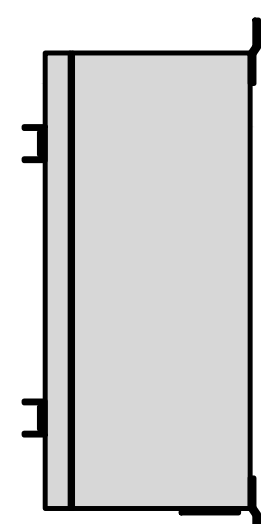
NO SCALE

4

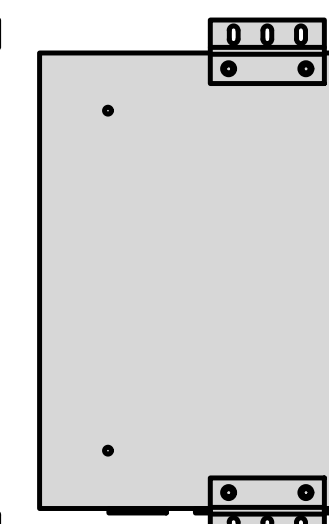
CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4



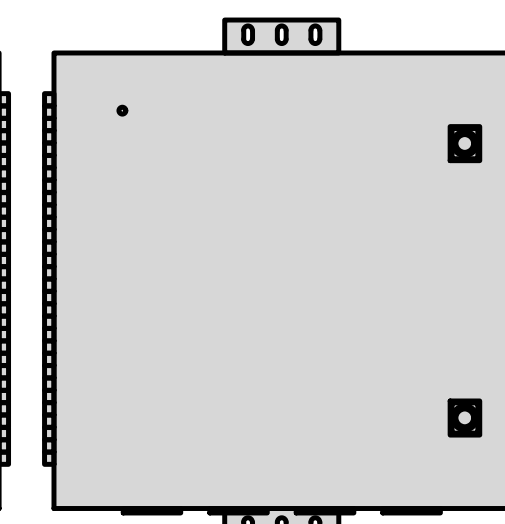
FRONT



SIDE



BACK



FRONT

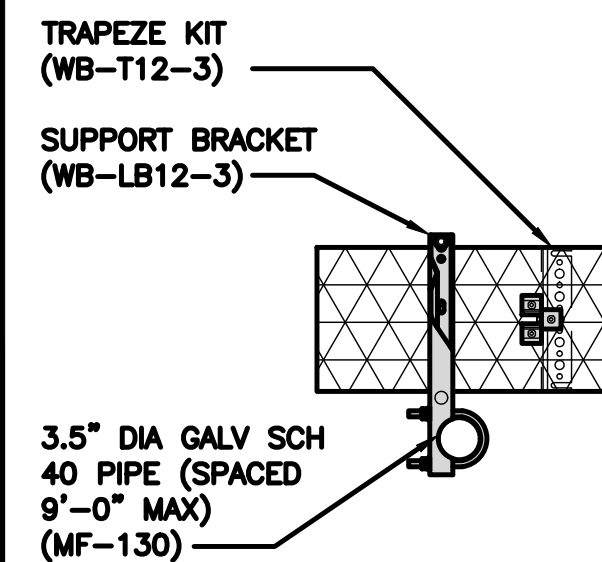
FIBER TELCO ENCLOSURE DETAIL

NO SCALE

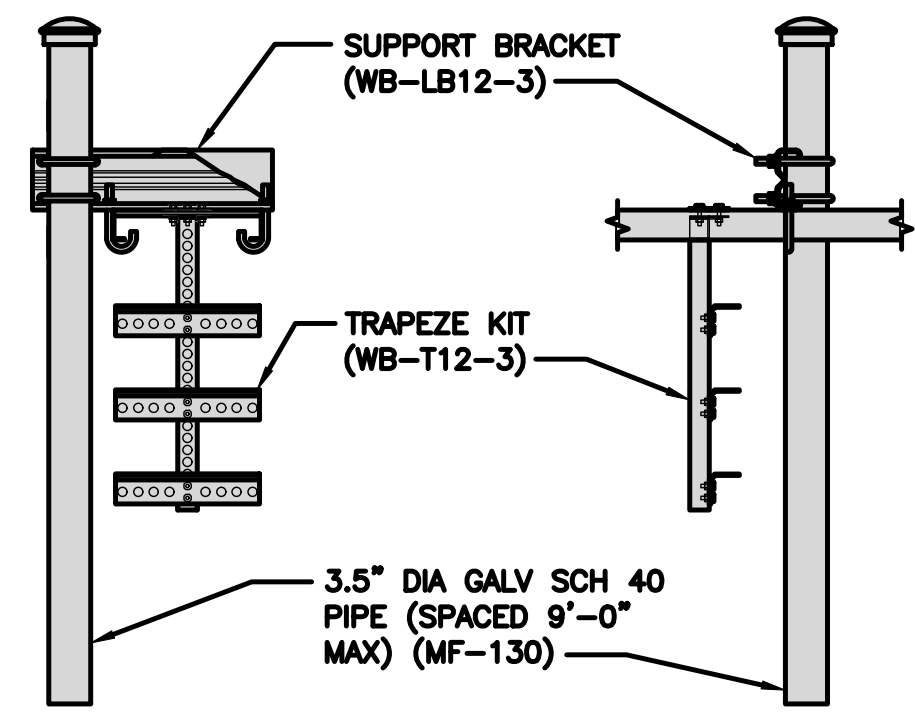
6

COMMSCOPE WB-K110-B WAVEGUIDE BRIDGE KIT	
DIMENSIONS (HxL)	160"x10'
WEIGHT/ VOLUME	325.0 LBS
CABLE RUN (QTY)	12

INCLUDED PRODUCTS:  
 WB-T12-3 TRAPEZE KIT, 3 RUNGS  
 WB-LB12-3 SUPPORT BRACKET  
 MF-130 DIRECT BURIAL PIPE COLUMN, 13'-4"



PLAN



FRONT

SIDE

ICE BRIDGE DETAIL

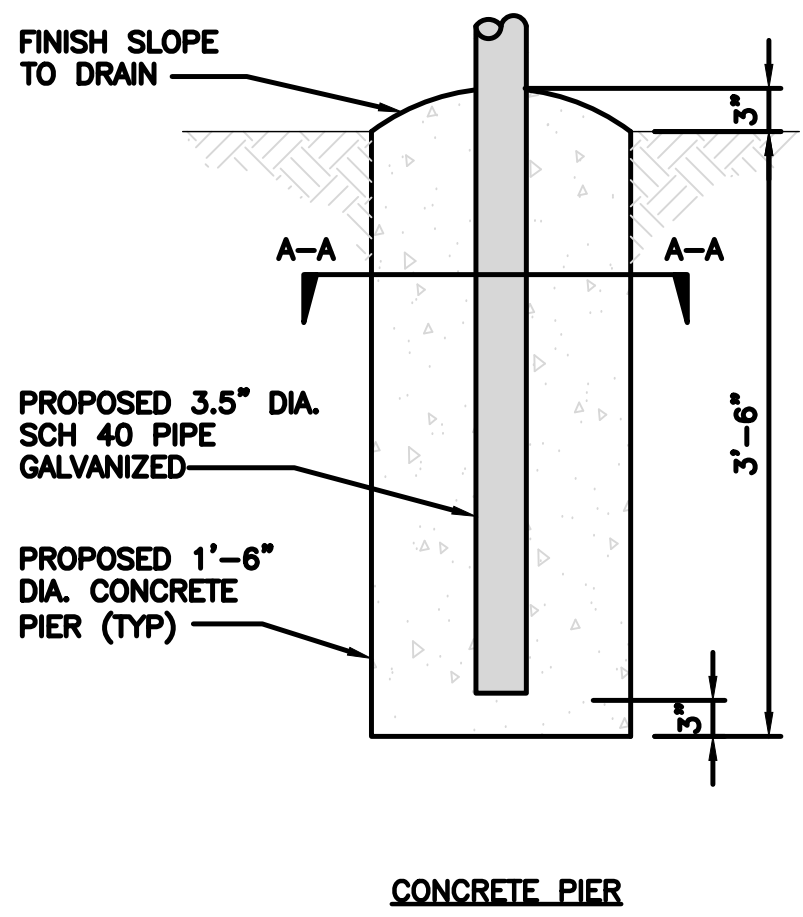
NO SCALE

7

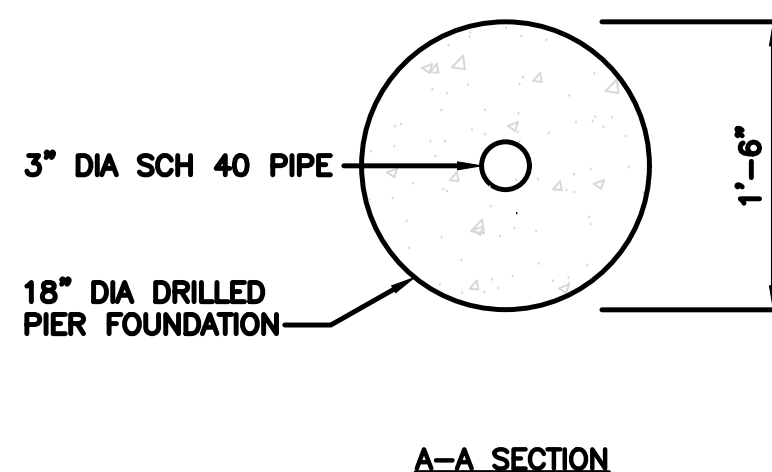
NOT USED

NO SCALE

5



CONCRETE PIER

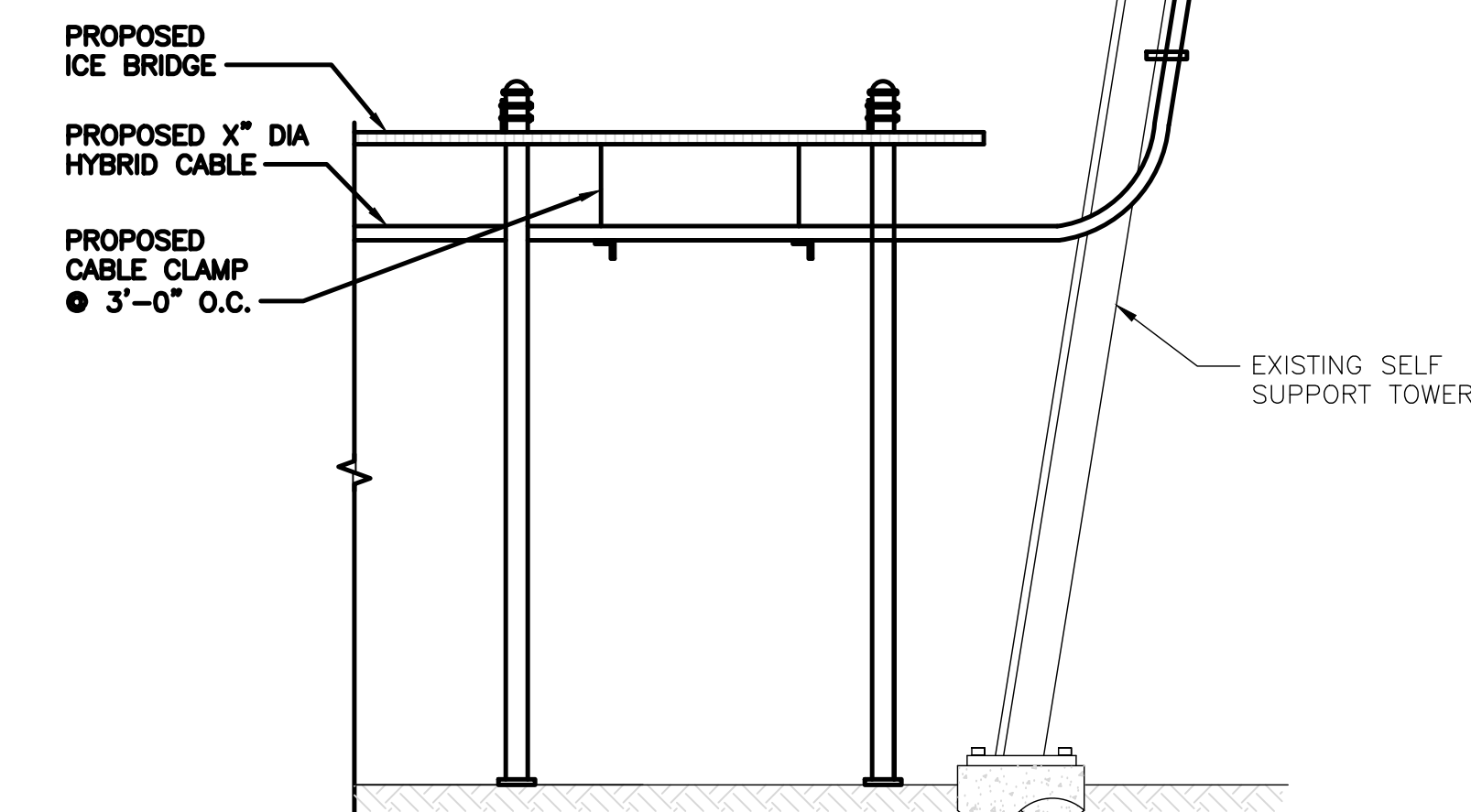


A-A SECTION

TYPICAL ICE BRIDGE CONCRETE PIER DETAIL

NO SCALE

8



HYBRID CABLE RUN

NO SCALE

9

**dish**  
wireless.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

FOR  
REFERENCE  
ONLY

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DRAWN BY: CHECKED BY: APPROVED BY:

AJM AJM MRL

RFDS REV #: ---

PRELIMINARY DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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0	02/04/2022	FINAL CD

A&E PROJECT NUMBER  
2021724.75.878454.03

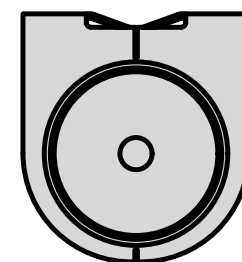
DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
EQUIPMENT DETAILS

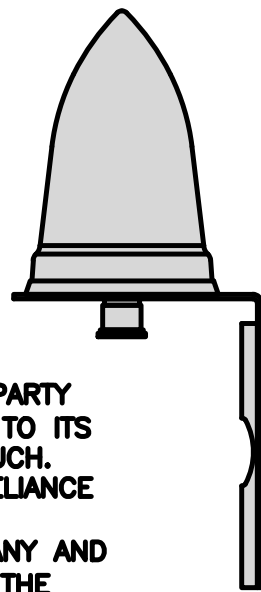
SHEET NUMBER

**A-4**

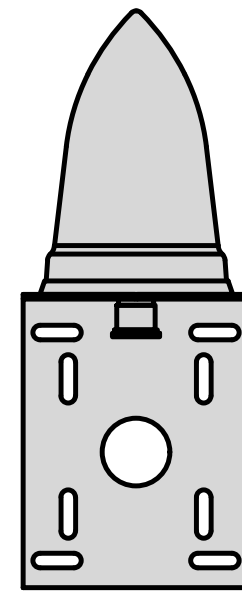
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



TOP

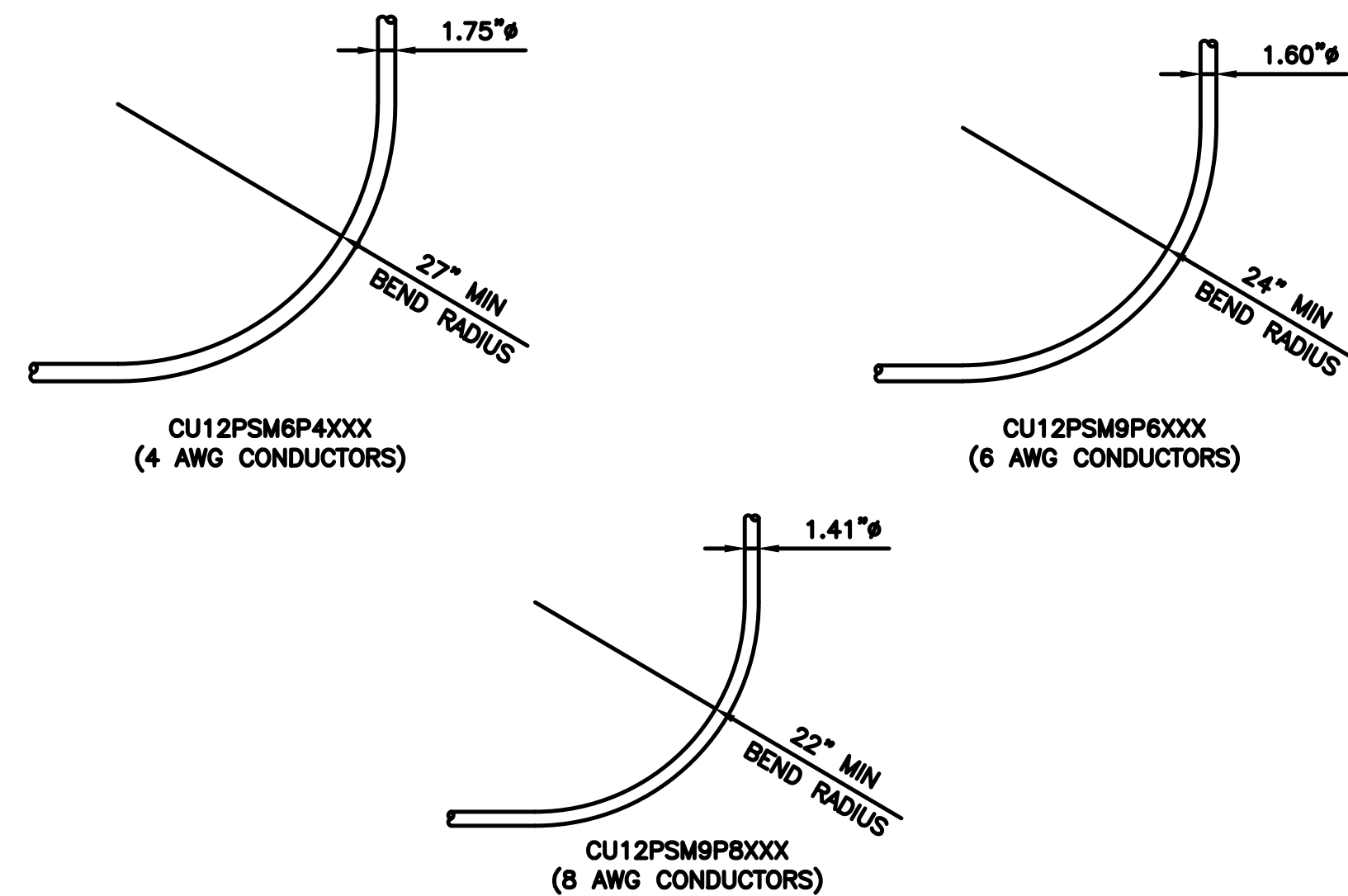
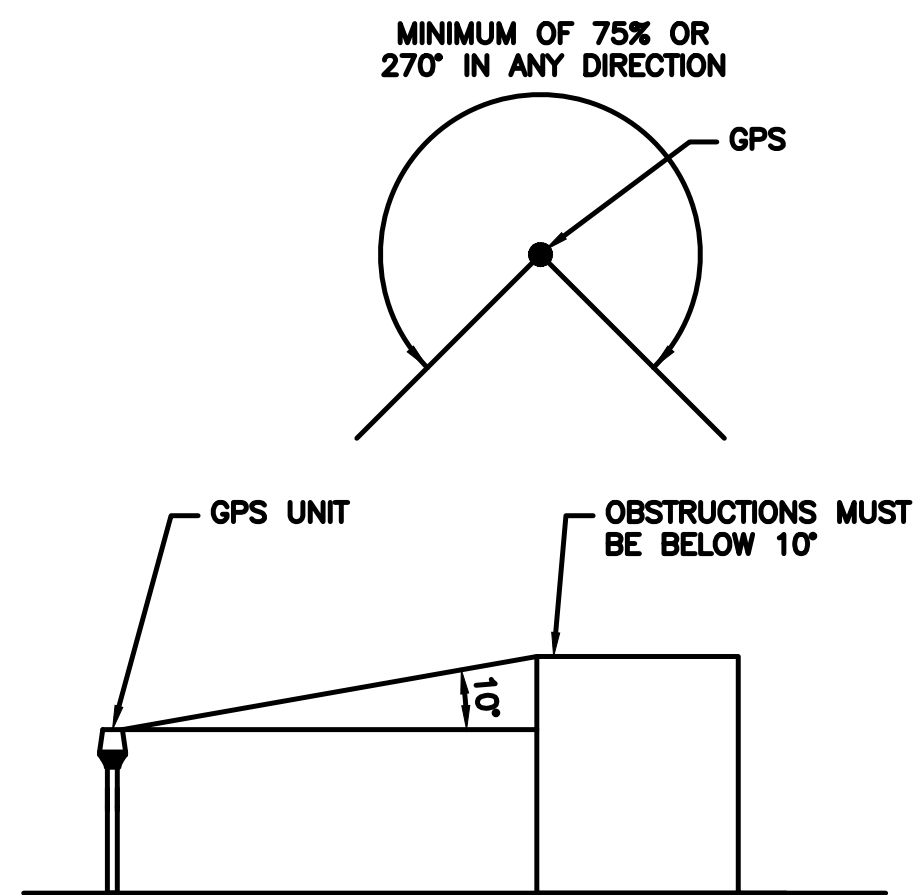


BACK



SIDE

THIS DETAIL HAS NOT BEEN REVIEWED BY THE STAMPING PARTY. THEREFORE, THE STAMPING PARTY MAKES NO REPRESENTATION(S) WITH RESPECT TO ITS CONTENTS, AND SHALL NOT BE LIABLE FOR SUCH. THIS DETAIL IS FOR REFERENCE ONLY. ANY RELIANCE ON THIS DETAIL SHALL BE AT THE RELYING PARTY(IES)'S OWN RISK AND HEREBY WAIVES ANY AND ALL CLAIM(S) RELATED TO THE EXISTENCE OF THE STAMP OR OTHERWISE.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
Signature: *Christopher J. Schecks*  
Typed or Printed Name: CHRISTOPHER J. SCHECKS  
Date: 02/04/2022 License Number: 51499

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DRAWN BY:	CHECKED BY:	APPROVED BY:
AJM	AJM	MRL

RFDS REV #: ---

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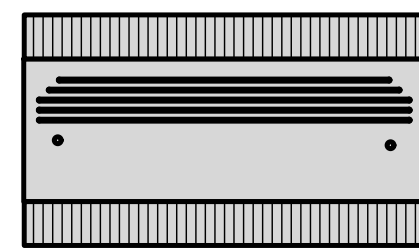
DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSPO0148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
EQUIPMENT DETAILS

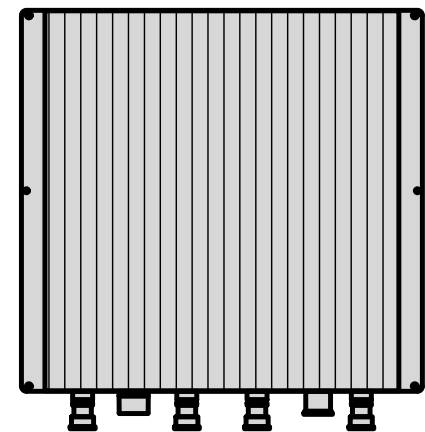
SHEET NUMBER  
**A-5**

GPS DETAIL	NO SCALE	1	GPS MINIMUM SKY VIEW REQUIREMENTS	NO SCALE	2	CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS	NO SCALE	3
NOT USED	NO SCALE	4	NOT USED	NO SCALE	5	NOT USED	NO SCALE	6
NOT USED	NO SCALE	7	NOT USED	NO SCALE	8	NOT USED	NO SCALE	9

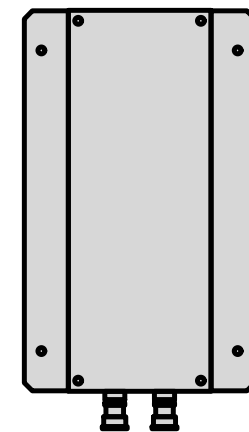
FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



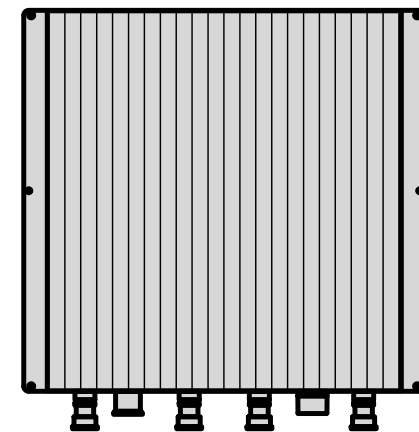
PLAN



BACK



SIDE



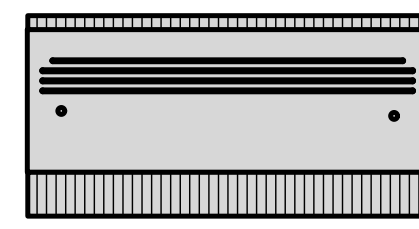
FRONT

RRH DETAIL

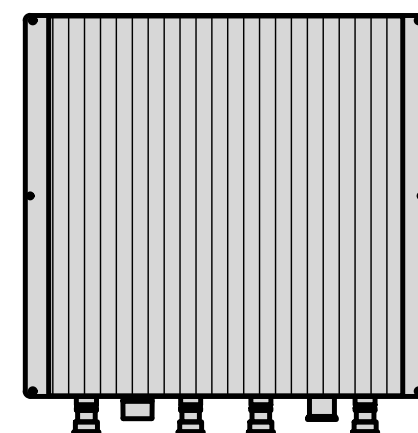
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1

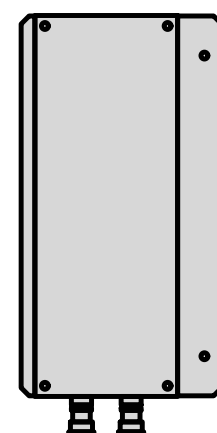
FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



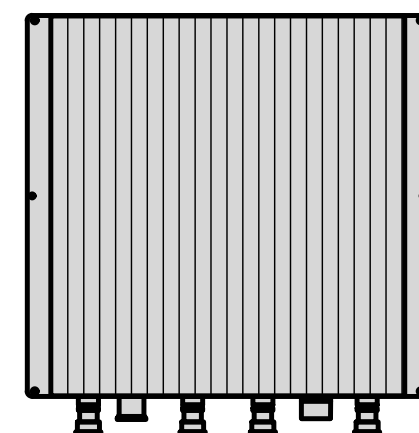
PLAN



BACK



SIDE



FRONT

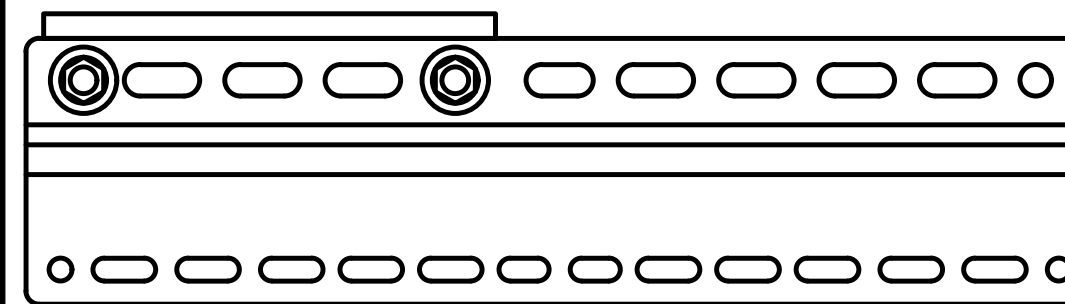
RRH DETAIL

NO SCALE

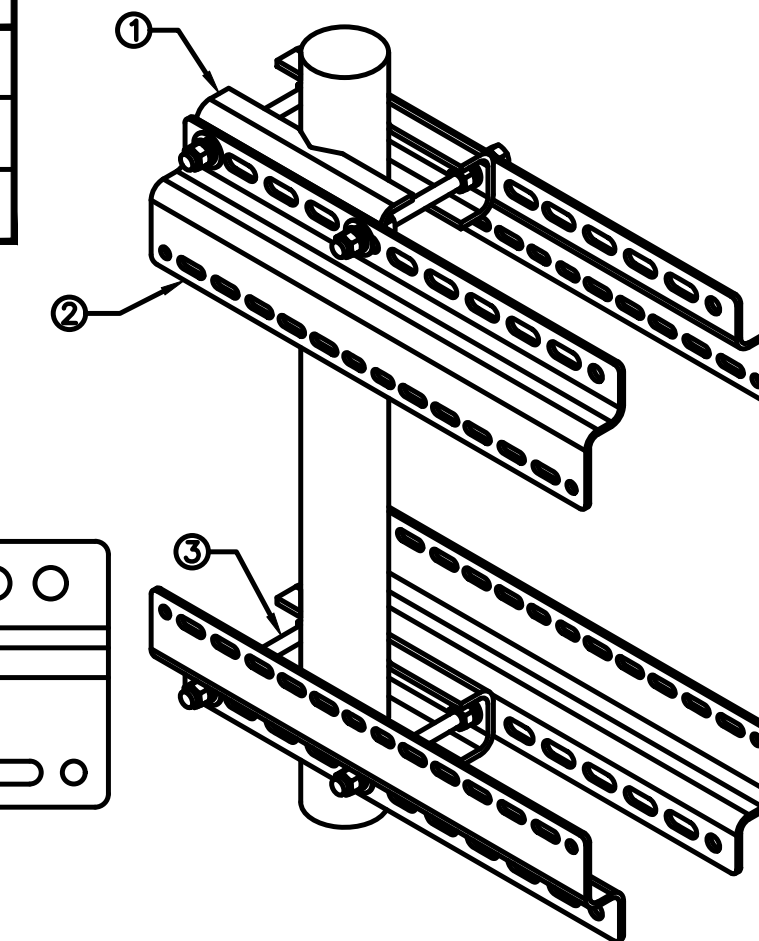
2

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

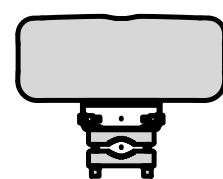


RRH MOUNT DETAIL

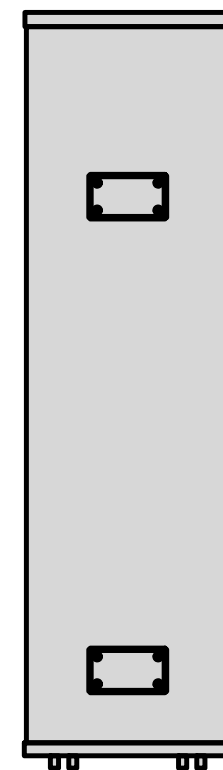
NO SCALE

3

COMMSCOPE FFV-65B-R2	
DIMENSIONS (HxWxD)(MM/IN)	1828x498x197 72"x19.6"x7.8"
RF CONNECTOR INTERFACE	4.3-10 FEMALE
WEIGHT	70.8 lbs
WEIGHT WITH BRACKETS	98.1 lbs



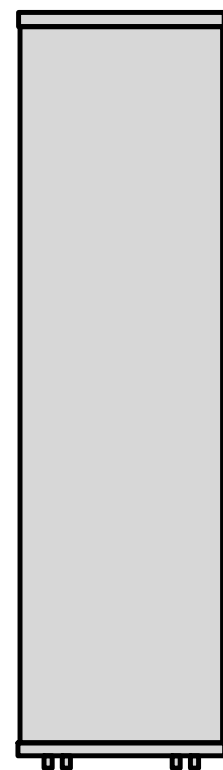
PLAN



BACK



SIDE



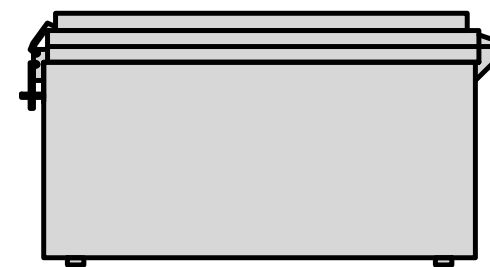
FRONT

ANTENNA DETAIL

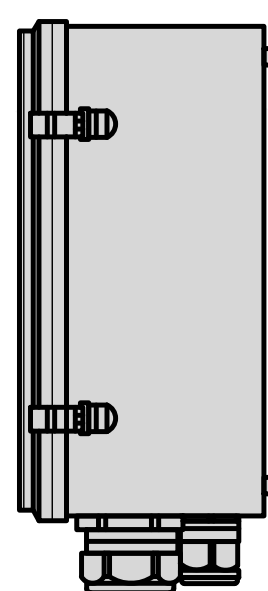
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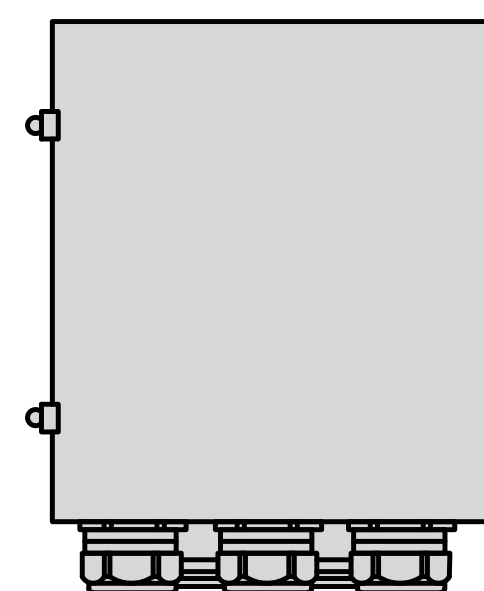
RAYCAP RDIC-9181-PF-48 DC SURGE PROTECTION (OVP)	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS



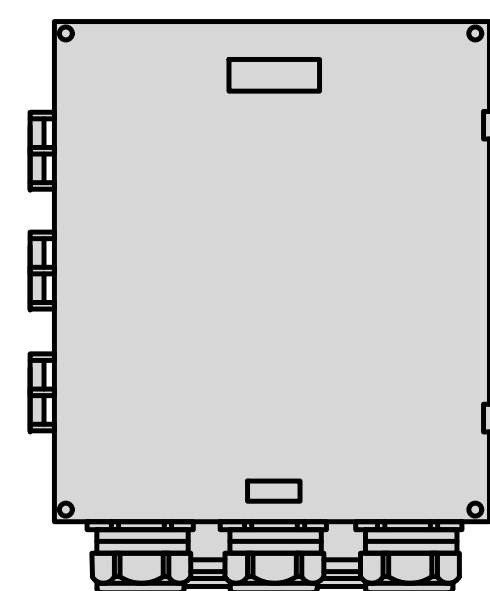
PLAN



SIDE



BACK



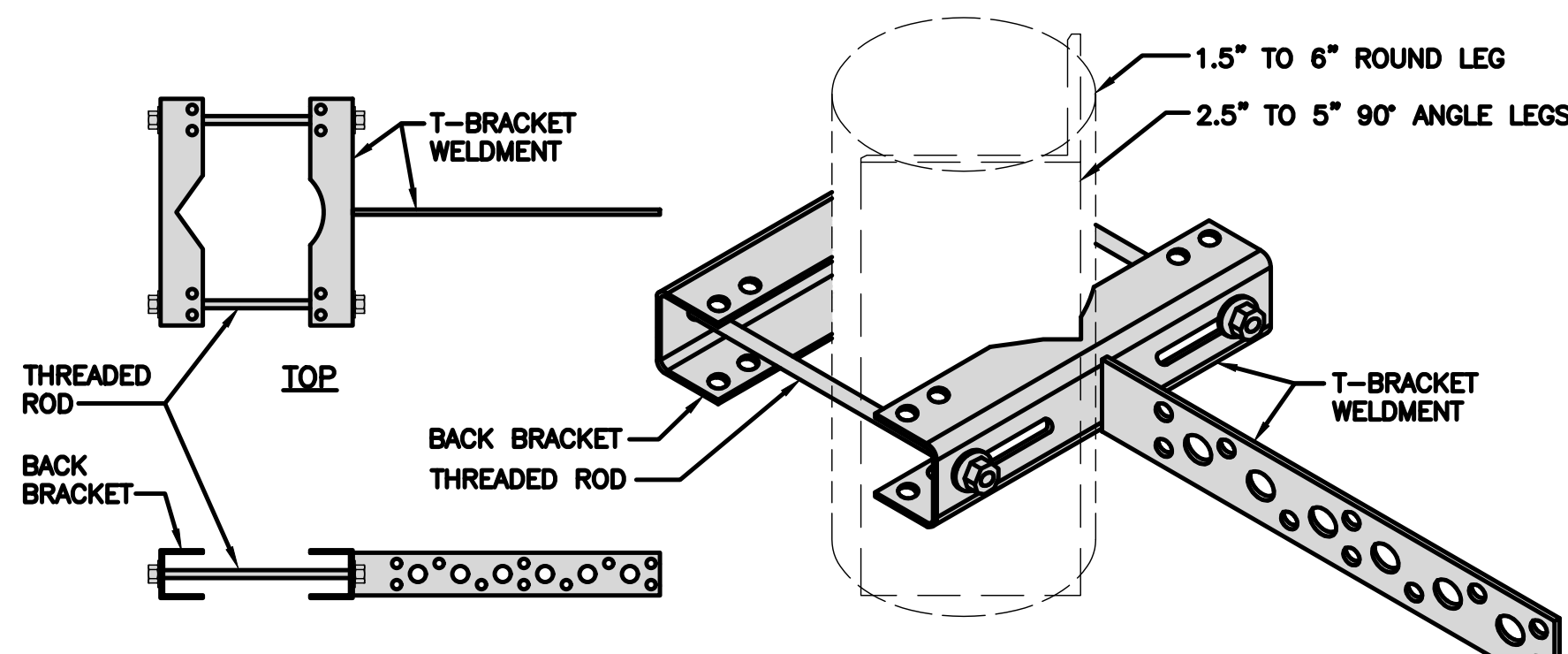
FRONT

SURGE SUPPRESSION DETAIL (OVP)

NO SCALE

7

SITEPRO1 T600 UNIVERSAL T-BRACKET	
DIMENSIONS (HxWxL)	2.25"x10.0"x15.25"
WEIGHT/ VOLUME	5.60 LBS



SIDE

ISOMETRIC

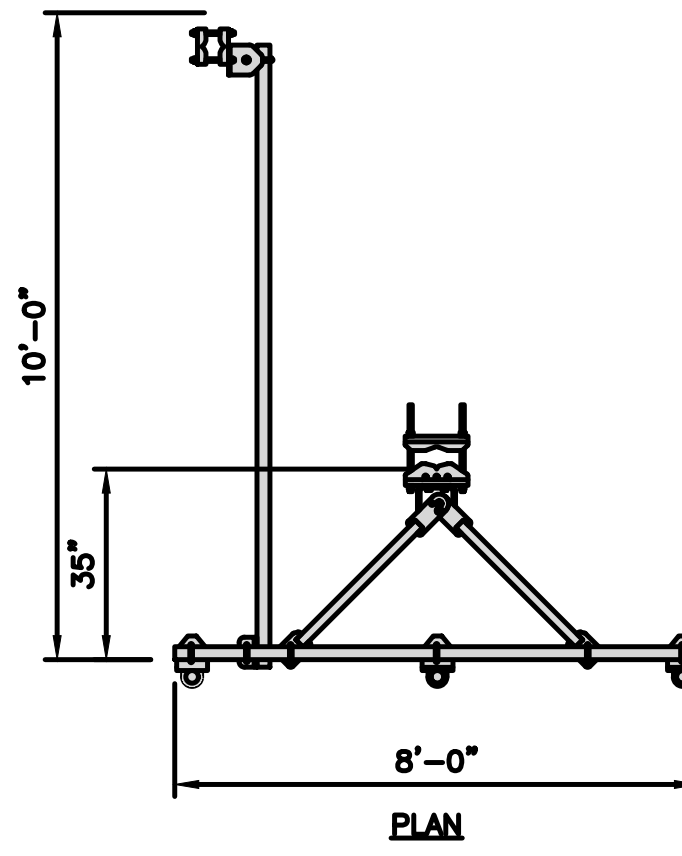
VERTICAL CABLE SUPPORT DETAIL

NO SCALE

8

COMMSCOPE V-FRAME MTC3975083	
FACE SIZE	8'-0"
WEIGHT	352.136 lbs

NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT



PLAN

FRONT

ANTENNA FRAME DETAIL

NO SCALE

9



5701 SOUTH SANTA FE DRIVE  
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DRAWN BY: CHECKED BY: APPROVED BY:  
AJM AJM MRL

RFDS REV #: ---

PRELIMINARY  
DOCUMENTS

SUBMITTALS		
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A&E PROJECT NUMBER  
2021724.75.878454.03

DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

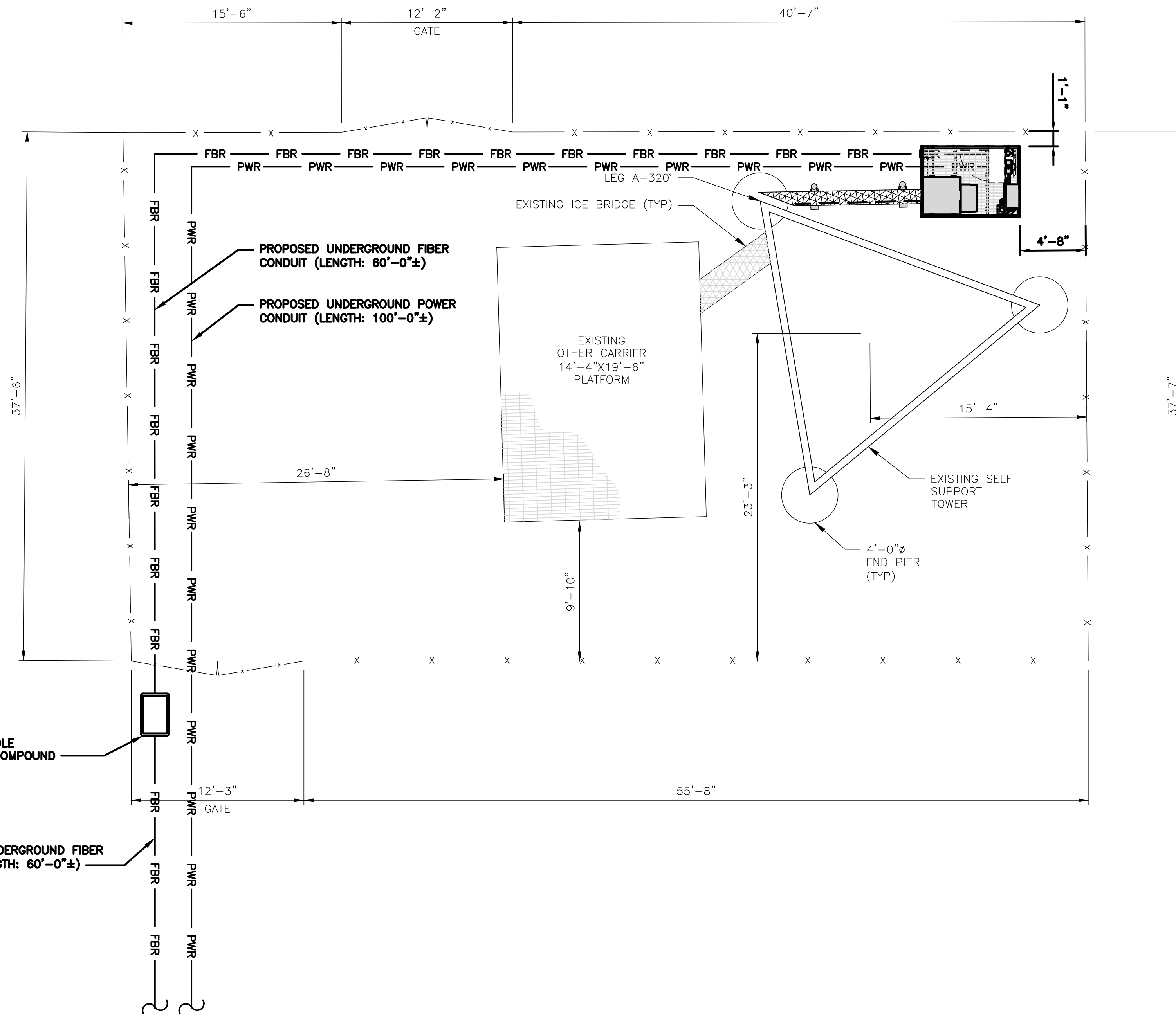
A-6

**NOTES**

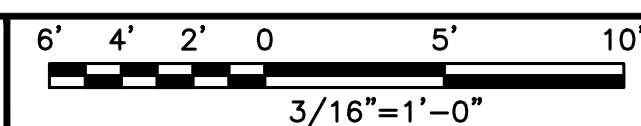
1. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
3. THE GROUND LEASE PROVIDES BROAD/BLANKET UTILITY RIGHTS. "PWR" AND "FBR" PATH DEPICTED ON A-1 AND E-1 ARE BASED ON BEST AVAILABLE INFORMATION INCLUDING BUT NOT LIMITED TO FIELD VERIFICATION, PRIOR PROJECT DOCUMENTATION AND OTHER REAL PROPERTY RIGHTS DOCUMENTS. WHEN INSTALLING THE UTILITIES PLEASE LOCATE AND FOLLOW EXISTING PATH. IF EXISTING PATH IS NOT AN OPTION, PLEASE NOTIFY TOWER OWNER AS FURTHER COORDINATION MAY BE NEEDED.

DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

1. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
9. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
10. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
11. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.
13. ALL TRENCHES IN COMPOUND TO BE HAND DUG



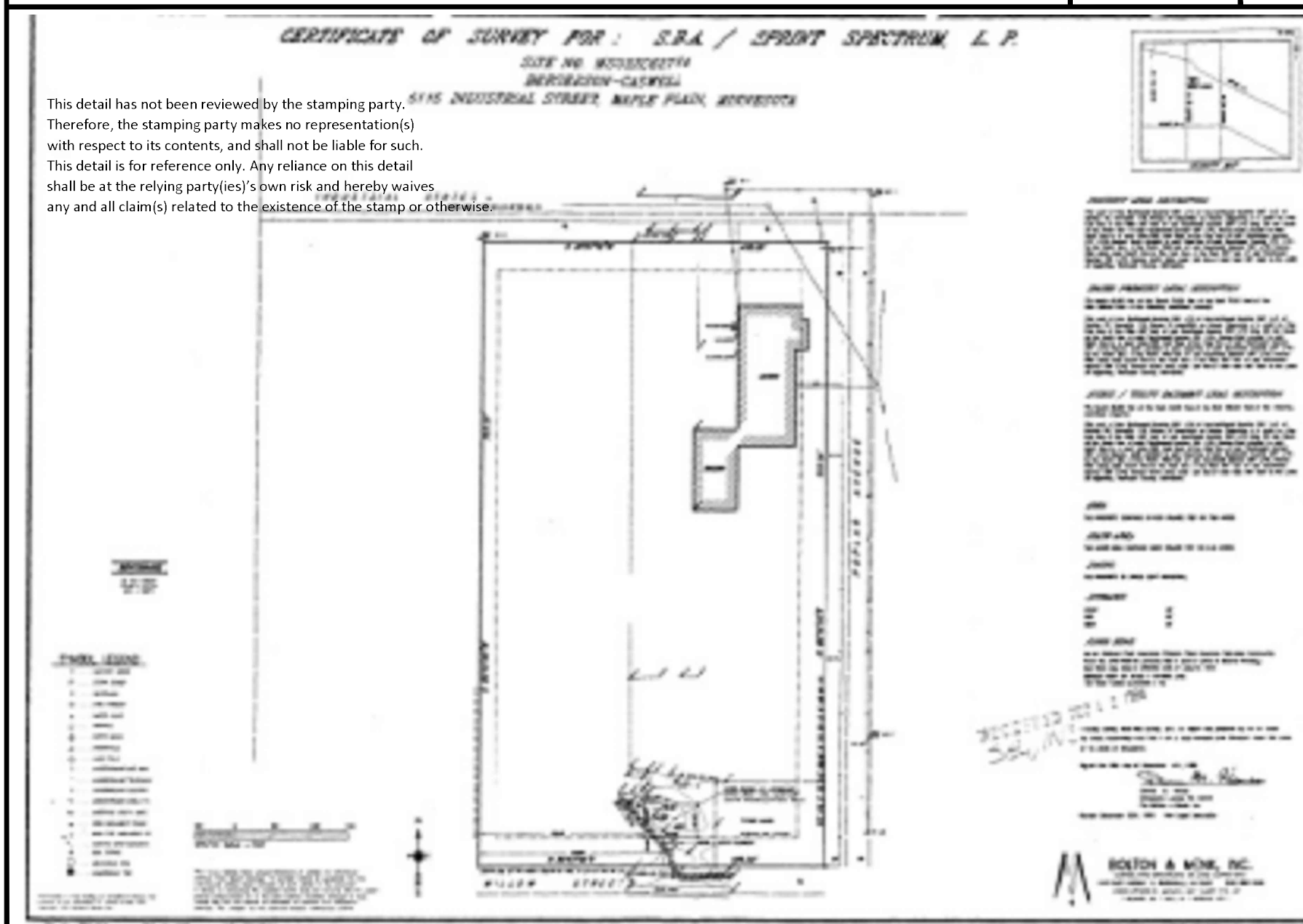
**UTILITY ROUTE PLAN**



1

**ELECTRICAL NOTES**

NO SCALE 2



**SITE SURVEY**

NO SCALE 3



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
Signature: *[Signature]*  
Typed or Printed Name: STEVEN P. SCHAUB  
Date: 02/04/2022 License Number: 50426

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DRAWN BY:	CHECKED BY:	APPROVED BY:
AJM	AJM	MRL

RFDS REV #: ---

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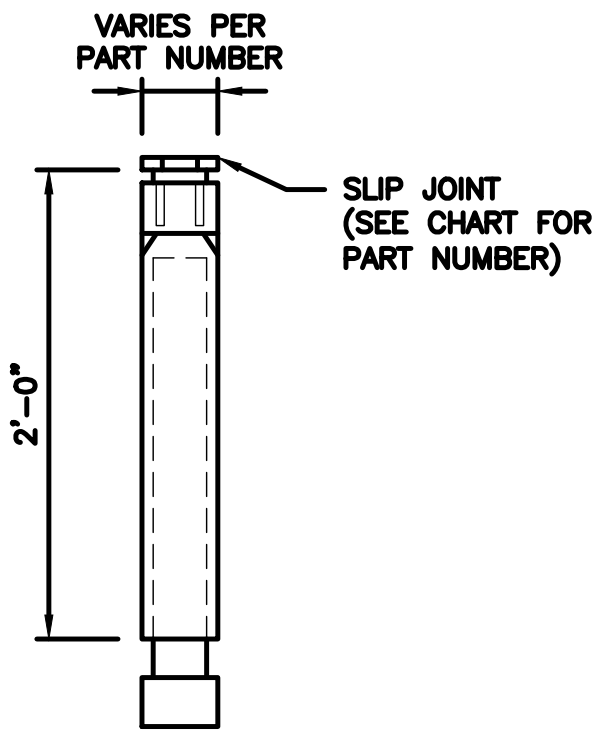
DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
ELECTRICAL/FIBER ROUTE  
PLAN AND NOTES

SHEET NUMBER  
**E-1**

**CARLON EXPANSION FITTINGS**

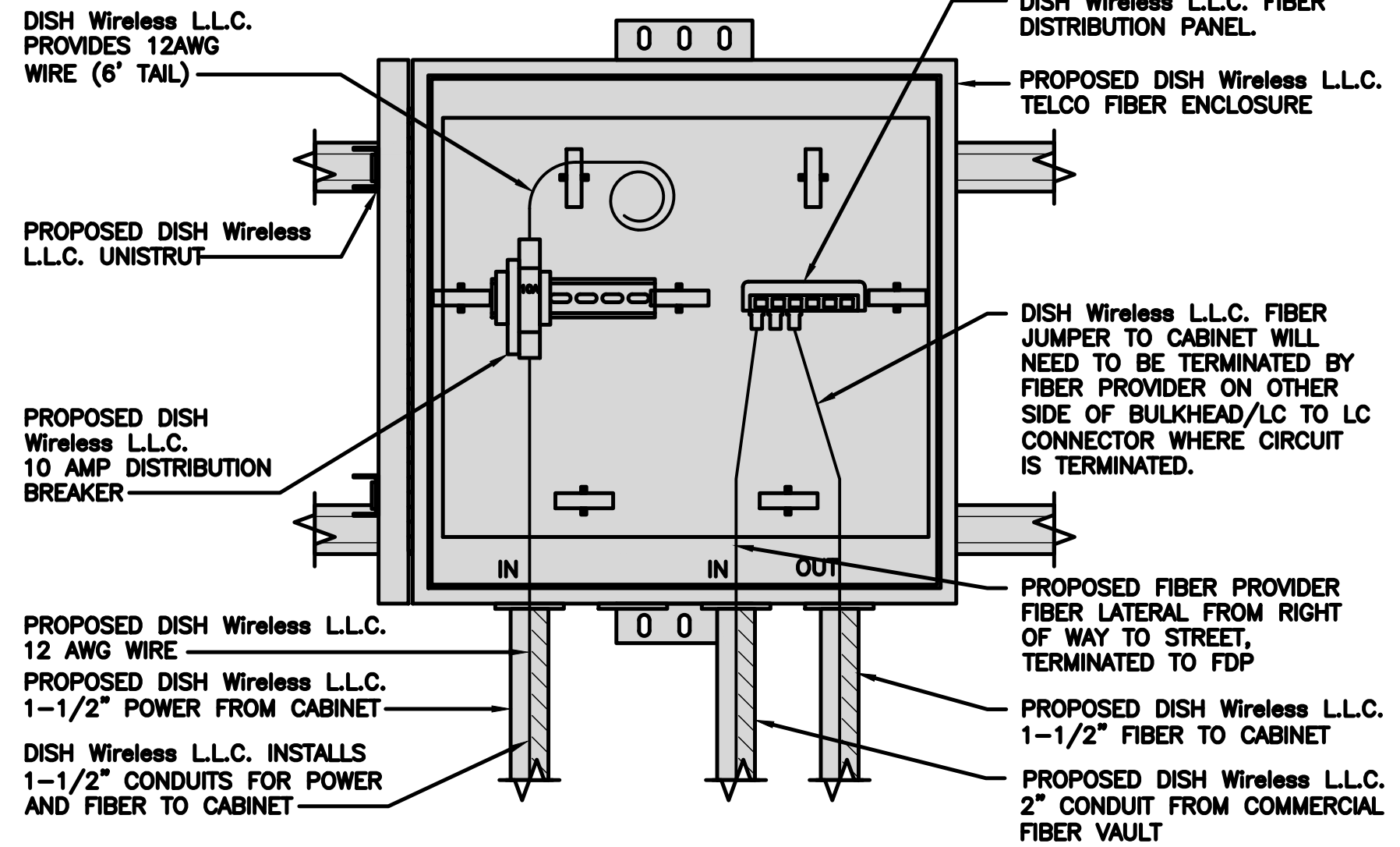
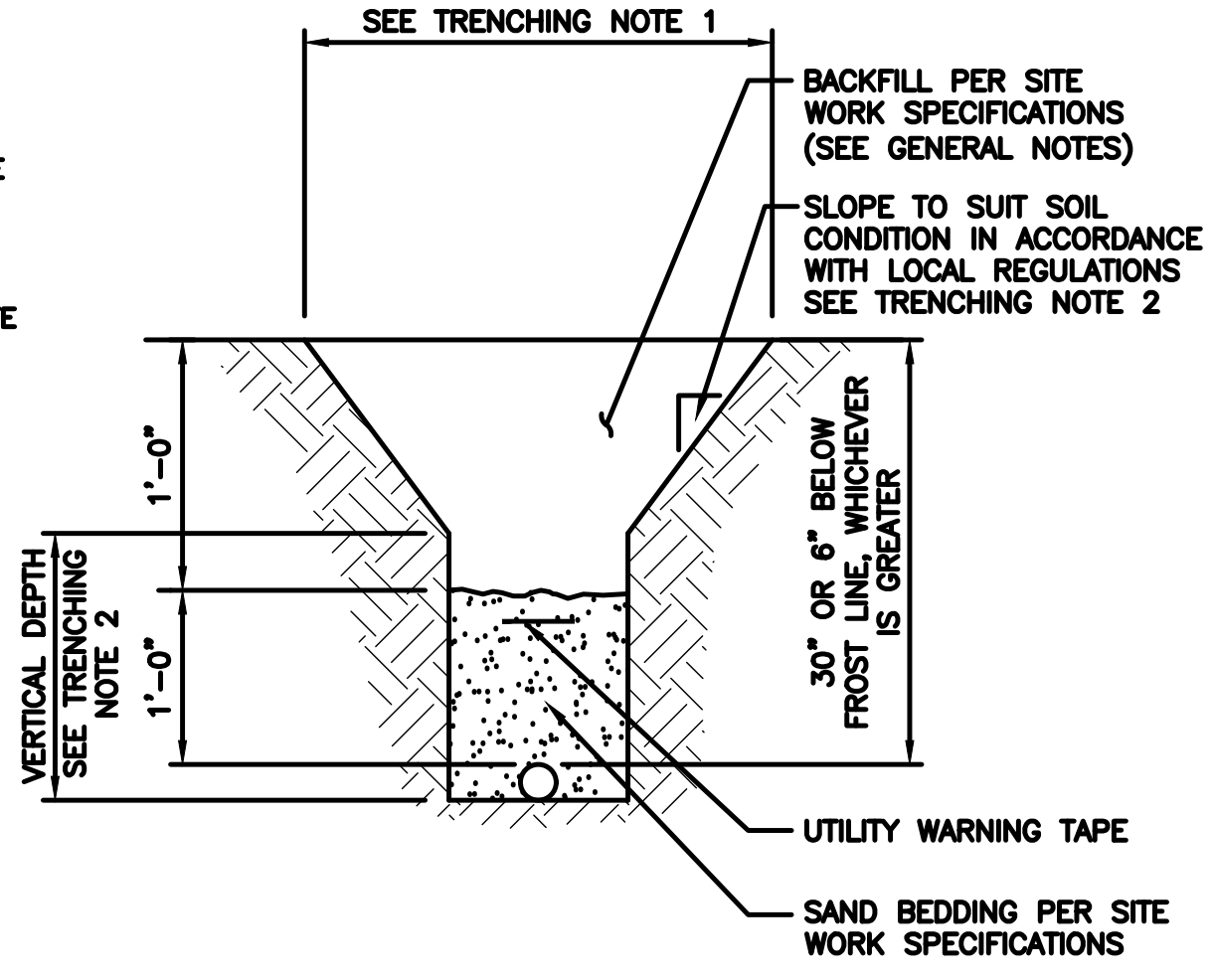
COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH
E945D	E945DX	1/2"	20	4"
E945E	E945EX	3/4"	15	4"
E945F	E945FX	1"	10	4"
E945G	E945GX	1 1/4"	5	4"
E945H	E945HX	1 1/2"	5	4"
E945J	E945JX	2"	15	8"
E945K	E945KX	2 1/2"	10	8"
E945L	E945LX	3"	10	8"
E945M	E945MX	3 1/2"	5	8"
E945N	E945NX	4"	5	8"
E945P	E945PX	5"	1	8"
E945R	E945RX	6"	1	8"



NOTE: CONTRACTOR TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.

**TRENCHING NOTES**

- CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
- TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.
- ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION, WHICHEVER IS THE MOST STRINGENT.



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LITTLETON, CO 80120



520 South Main Street, Suite 2531  
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330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Ohio.  
Signature: *[Signature]*  
Typed or Printed Name: STEVEN P. SCHAUB  
Date: 02/04/2022 License Number: 50426

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5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

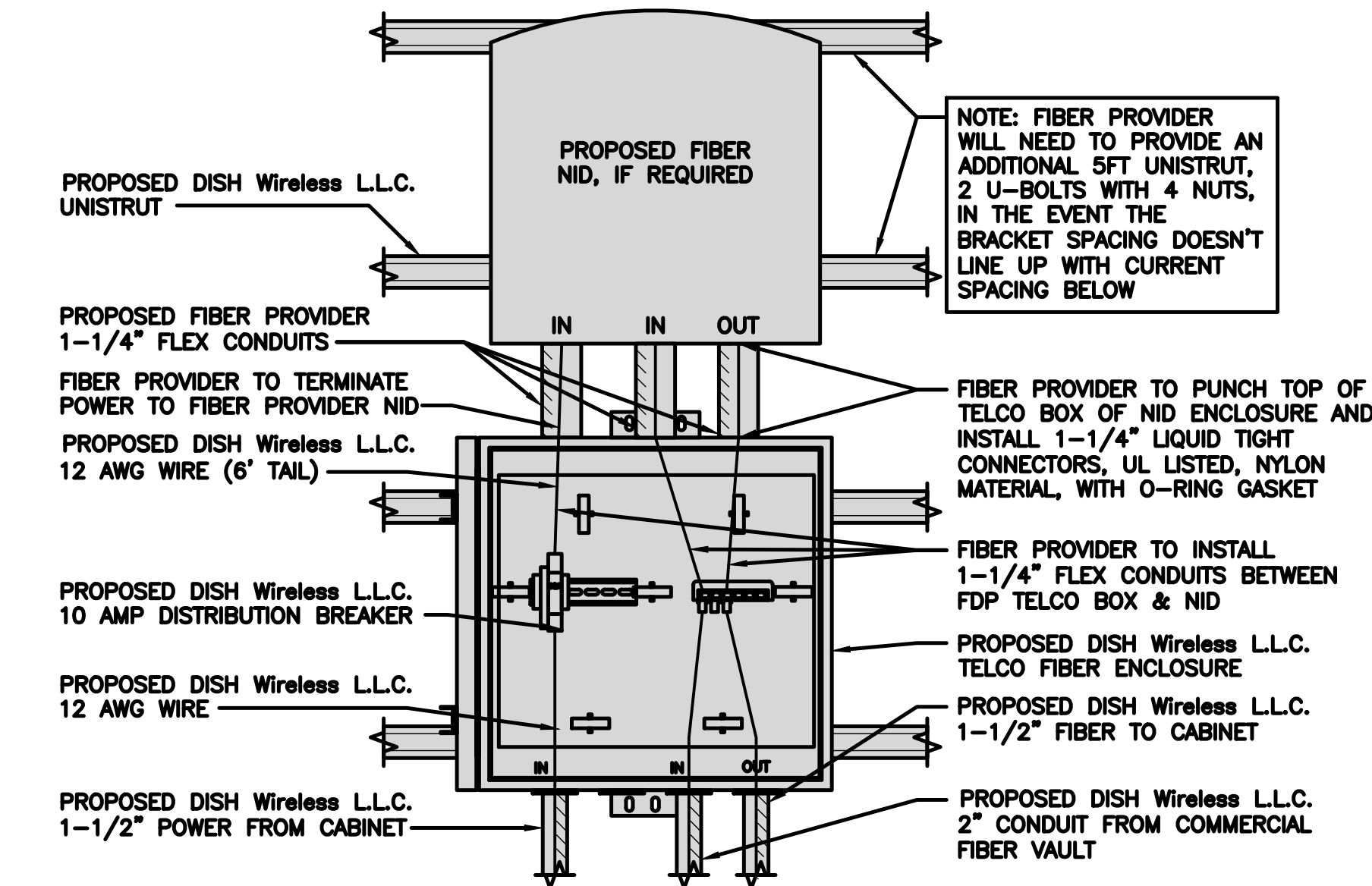
SHEET TITLE  
ELECTRICAL  
DETAILS

SHEET NUMBER  
**E-2**

EXPANSION JOINT DETAIL NO SCALE 1

TYPICAL UNDERGROUND TRENCH DETAIL NO SCALE 2

DARK TELCO BOX - INTERIOR WIRING LAYOUT NO SCALE 3



LIT TELCO BOX - INTERIOR WIRING LAYOUT (OPTIONAL) NO SCALE 4

NOT USED NO SCALE 5

NOT USED NO SCALE 6



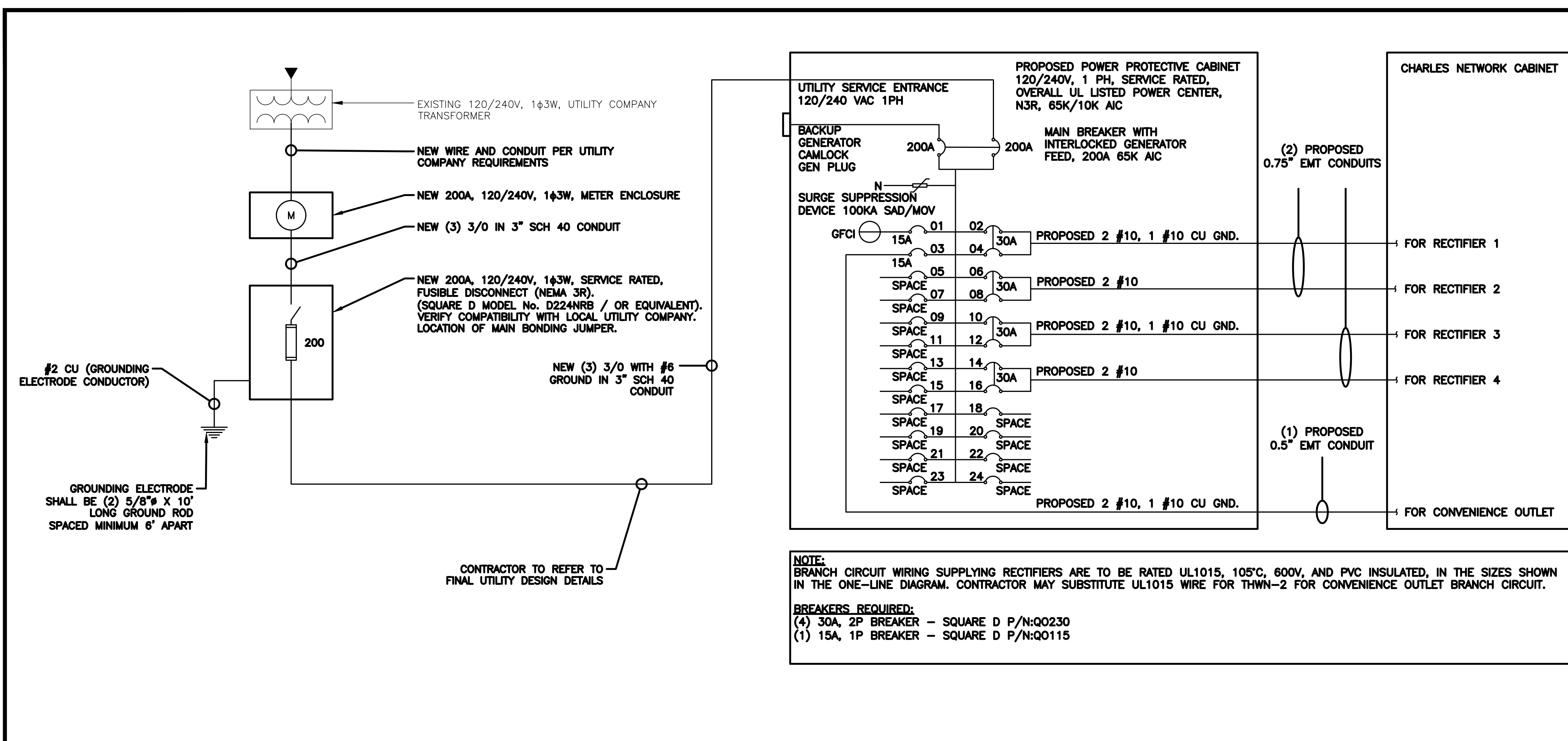
NOT USED NO SCALE 7



NOT USED NO SCALE 8



NOT USED NO SCALE 9



**NOTES**

THE (2) CONDUITS WITH (4) CURRENT CARRYING CONDUCTORS EACH, SHALL APPLY THE ADJUSTMENT FACTOR OF 80% PER 2014/17 NEC TABLE 310.15(B)(3)(a) OR 2020 NEC TABLE 310.15(C)(1) FOR UL1015 WIRE.

#12 FOR 15A-20A/1P BREAKER: 0.8 x 30A = 24.0A  
 #10 FOR 25A-30A/2P BREAKER: 0.8 x 40A = 32.0A  
 #8 FOR 35A-40A/2P BREAKER: 0.8 x 55A = 44.0A  
 #6 FOR 45A-60A/2P BREAKER: 0.8 x 75A = 60.0A

CONDUIT SIZING: AT 40% FILL PER NEC CHAPTER 9, TABLE 4, ARTICLE 358.  
 0.5" CONDUIT - 0.122 SQ. IN AREA  
 0.75" CONDUIT - 0.213 SQ. IN AREA  
 2.0" CONDUIT - 1.316 SQ. IN AREA  
 3.0" CONDUIT - 2.907 SQ. IN AREA

CABINET CONVENIENCE OUTLET CONDUCTORS (1 CONDUIT): USING THWN-2, CU.  
 #10 - 0.0211 SQ. IN X 2 = 0.0422 SQ. IN  
 #10 - 0.0211 SQ. IN X 1 = 0.0211 SQ. IN <GROUND  
**TOTAL = 0.0633 SQ. IN**

0.5" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (3) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

RECTIFIER CONDUCTORS (2 CONDUITS): USING UL1015, CU.  
 #10 - 0.0266 SQ. IN X 4 = 0.1064 SQ. IN  
 #10 - 0.0082 SQ. IN X 1 = 0.0082 SQ. IN <BARE GROUND  
**TOTAL = 0.1146 SQ. IN**

0.75" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (5) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC FEED CONDUCTORS (1 CONDUIT): USING THWN, CU.  
 3/0 - 0.2679 SQ. IN X 3 = 0.8037 SQ. IN  
 #6 - 0.0507 SQ. IN X 1 = 0.0507 SQ. IN <GROUND  
**TOTAL = 0.8544 SQ. IN**

3.0" SCH 40 PVC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

**dish wireless.**

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 Signature: *[Signature]*  
 Typed or Printed Name: STEVEN P. SCHAUB  
 Date: 02/04/2022 License Number: 50426

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2021724.75.878454.03

DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
ELECTRICAL ONE-LINE, FAULT  
CALCS & PANEL SCHEDULE

SHEET NUMBER  
**E-3**

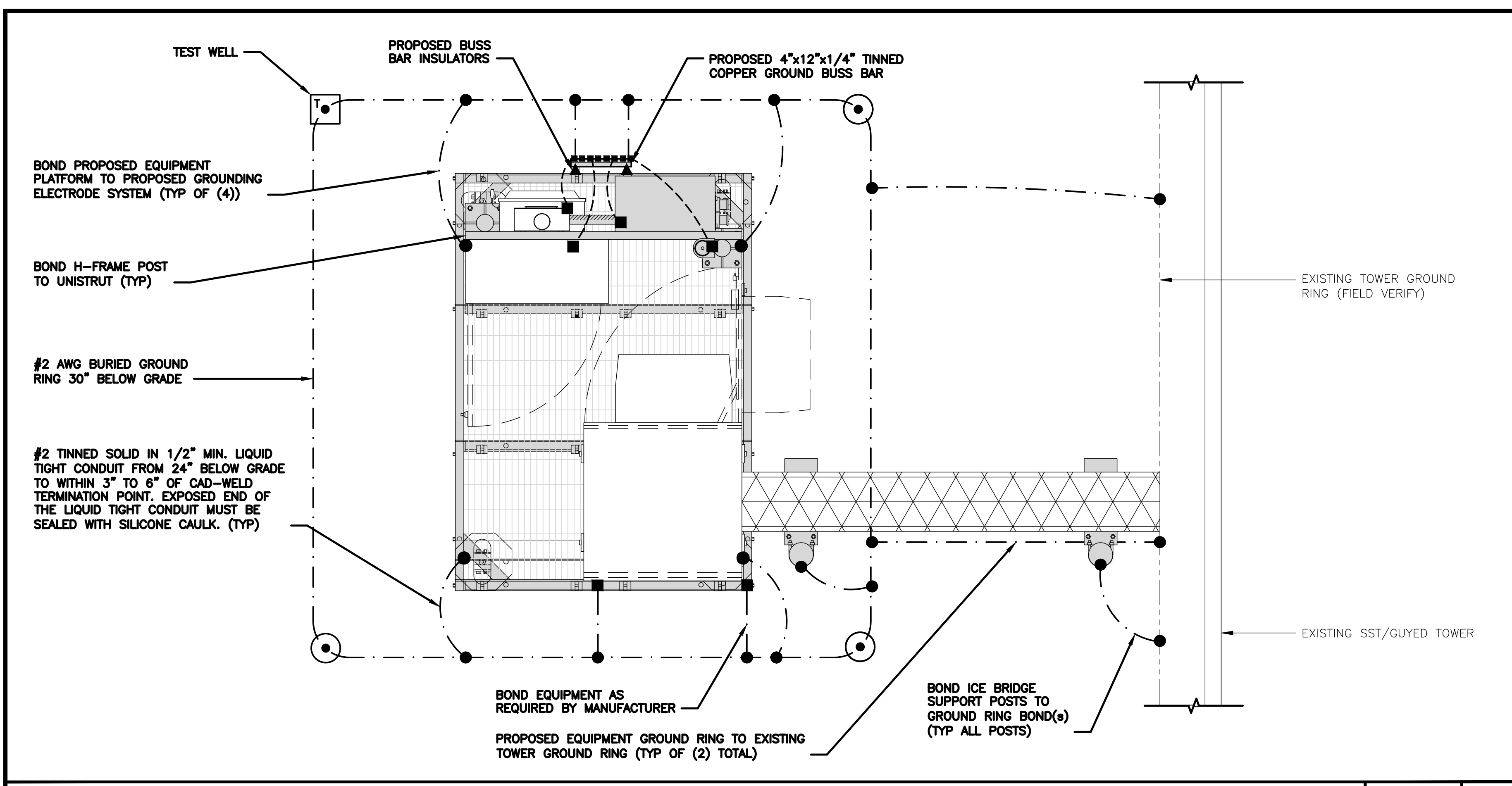
**PPC ONE-LINE DIAGRAM** NO SCALE 1

**PROPOSED ENERSYS PANEL SCHEDULE**

LOAD SERVED	VOLT AMPS (WATTS)		TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPS (WATTS)		LOAD SERVED
	L1	L2						L1	L2	
PPC GFCI OUTLET	180	180	15A	1	A	2	40A	3840	3840	ENERSYS ALPHA CORDEX RECTIFIERS 1 & 2
ENERSYS GFCI OUTLET			15A	3	B	4				
-SPACE-				5	A	6	40A	3840	3840	ENERSYS ALPHA CORDEX RECTIFIER 3 & 4
-SPACE-				7	B	8				
-SPACE-				9	A	10	20A	1920	1920	ENERSYS ALPHA CORDEX RECTIFIER 5
-SPACE-				11	B	12				
-SPACE-				13	A	14				-SPACE-
-SPACE-				15	B	16				-SPACE-
-SPACE-				17	A	18				-SPACE-
-SPACE-				19	B	20				-SPACE-
-SPACE-				21	A	22				-SPACE-
-SPACE-				23	B	24				-SPACE-
VOLTAGE AMPS		180	180					9500	9500	
200A MCB, 1φ, 24 SPACE, 120/240V				L1	L2					
MB RATING: 65,000 AIC				9680	9680					
				81	81					
				81	81					
				102	102					

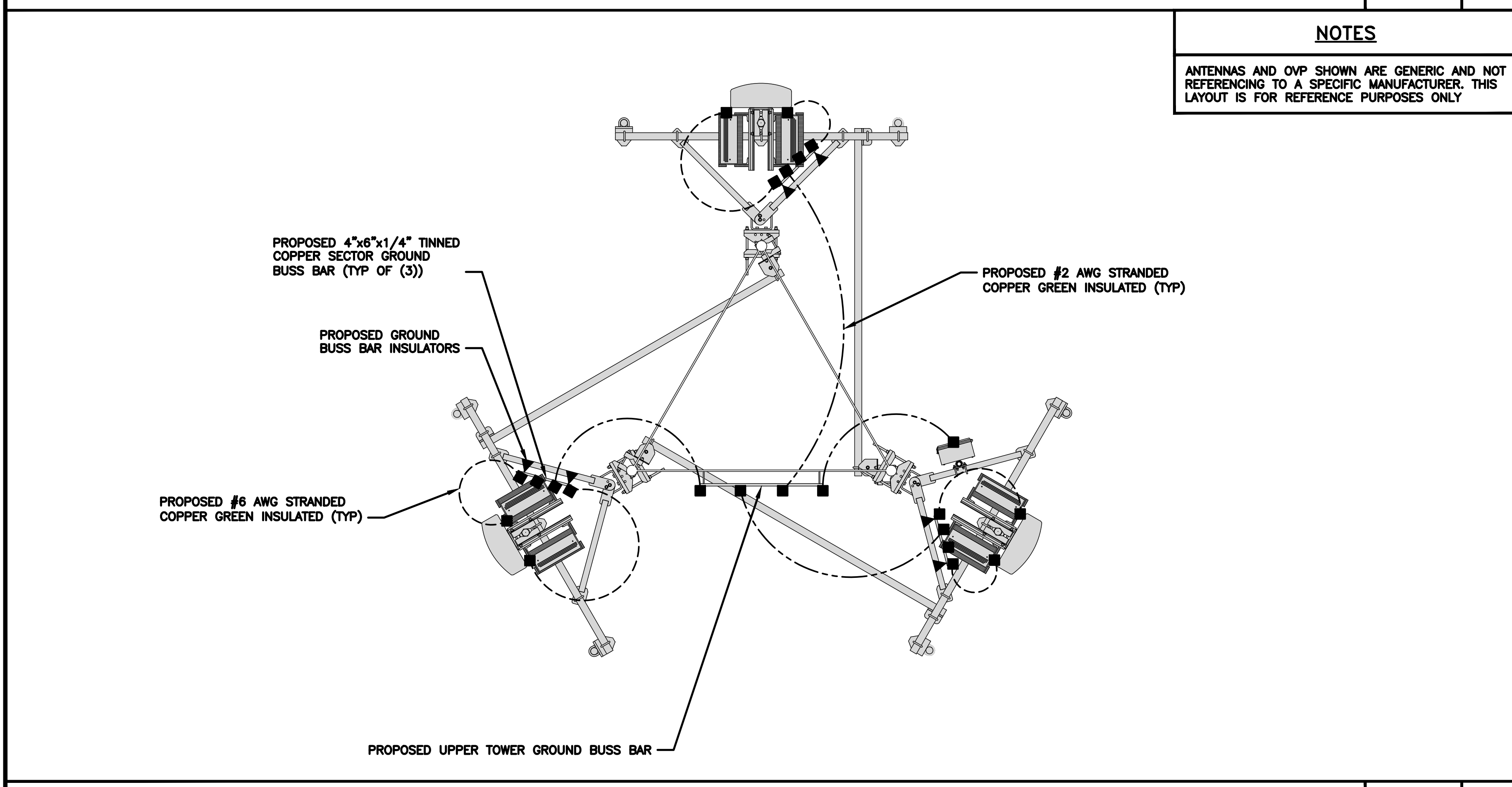
**PANEL SCHEDULE** NO SCALE 2

**NOT USED** NO SCALE 3



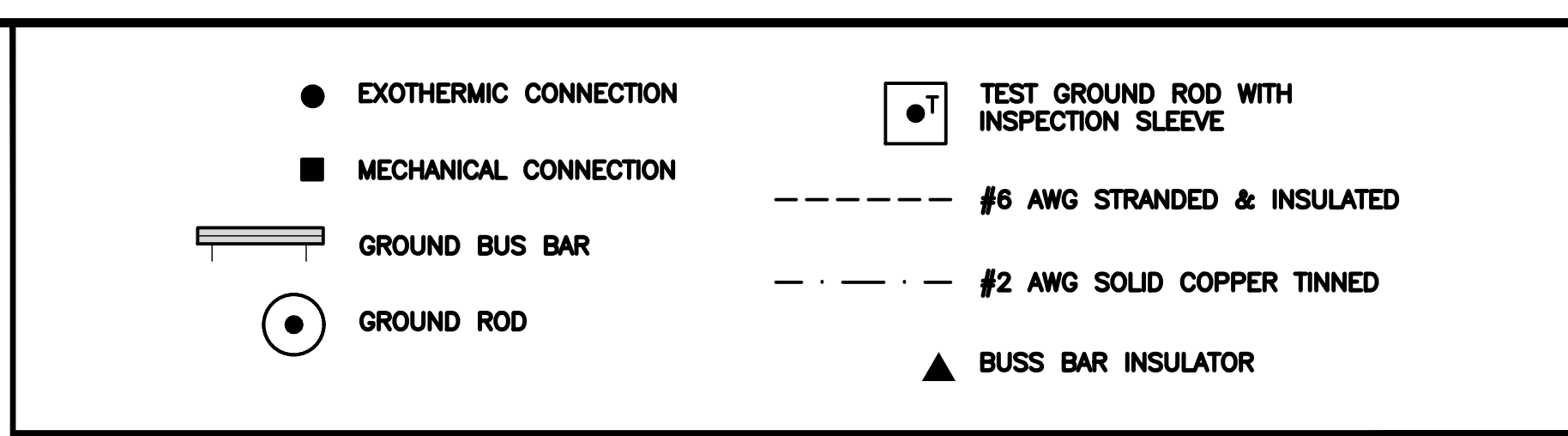
**TYPICAL EQUIPMENT GROUNDING PLAN**

NO SCALE 1



**TYPICAL ANTENNA GROUNDING PLAN**

NO SCALE 2



**GROUNDING LEGEND**

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

**GROUNDING KEY NOTES**

- (A) **EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 8 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- (B) **TOWER GROUND RING:** THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- (C) **INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUND TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- (D) **BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.
- (E) **GROUND ROD:** UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- (F) **CELL REFERENCE GROUND BAR:** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- (G) **HATCH PLATE GROUND BAR:** BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- (H) **EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.
- (I) **TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- (J) **FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- (K) **INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- (L) **FENCE AND GATE GROUNDING:** METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- (M) **EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE
- (N) **ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- (O) DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR
- (P) TOWER TOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO TOWER STEEL.  
REFER TO DISH Wireless L.L.C. GROUNDING NOTES.

**GROUNDING KEY NOTES**

NO SCALE 3



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Date: 02/04/2022 License Number: 50426

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AJM	AJM	MRL

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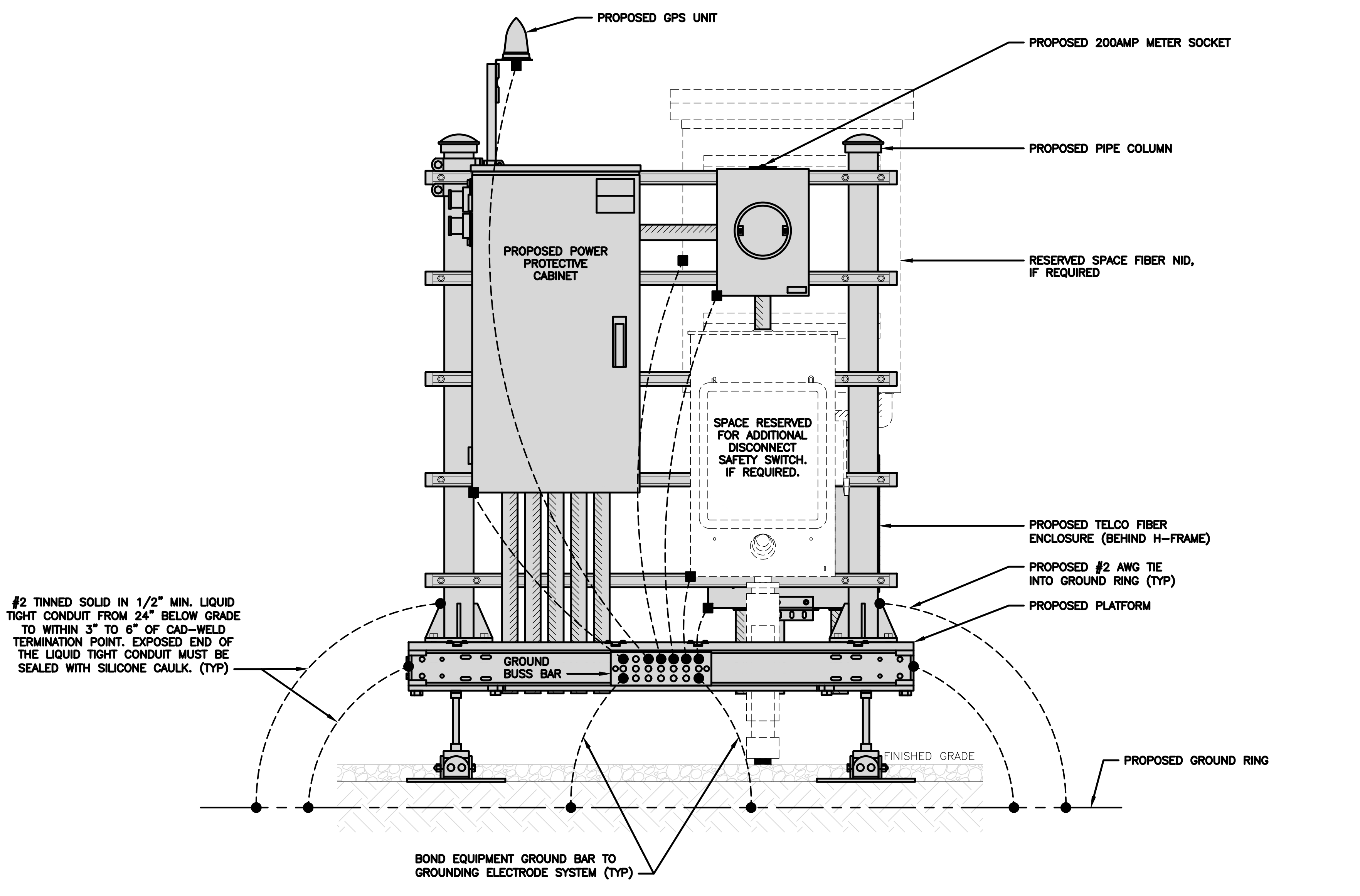
A&E PROJECT NUMBER  
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DISH Wireless L.L.C.  
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MAPLE PLAIN, MN 55359

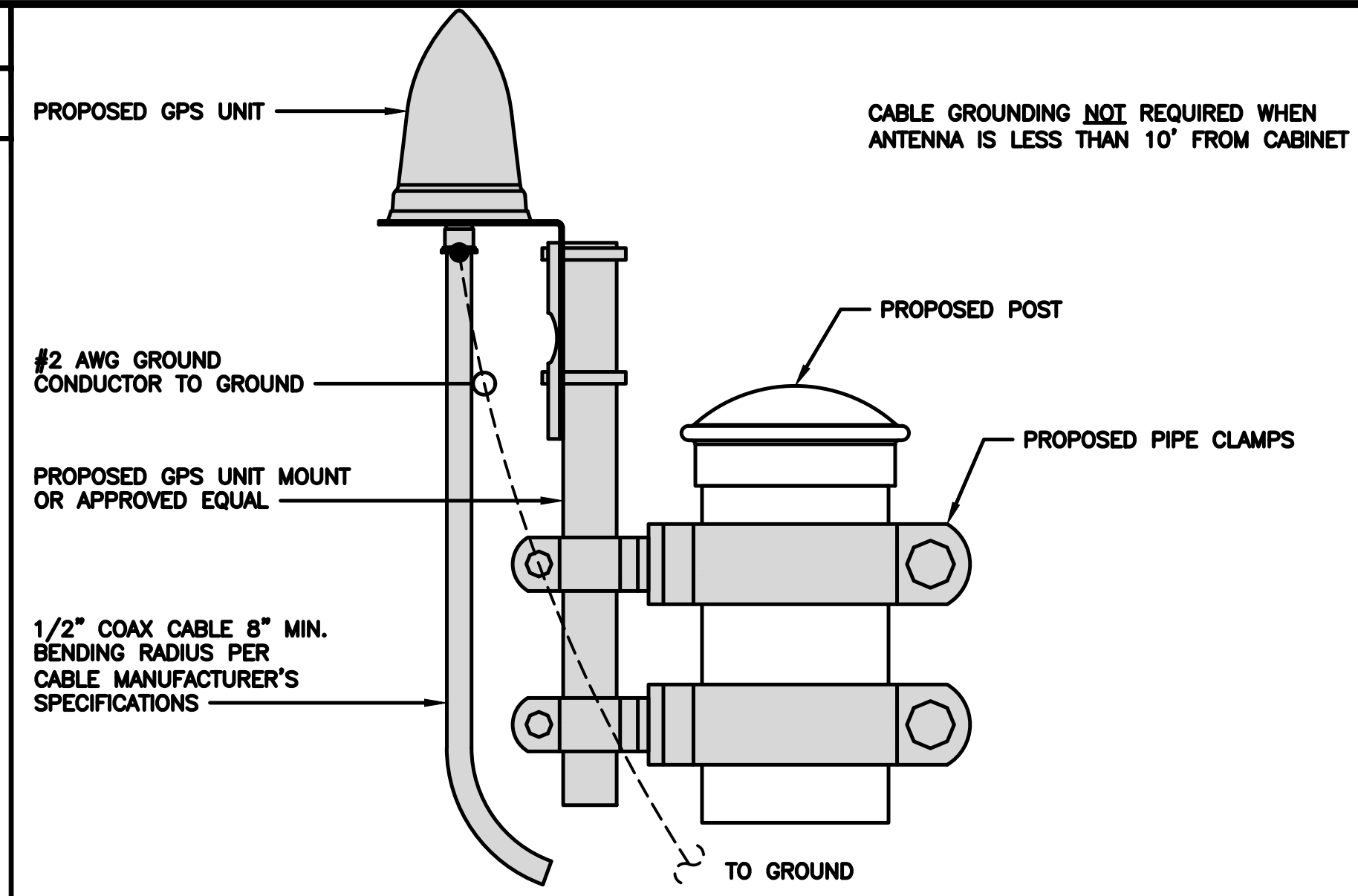
SHEET TITLE  
GROUNDING PLANS AND NOTES

SHEET NUMBER  
**G-1**

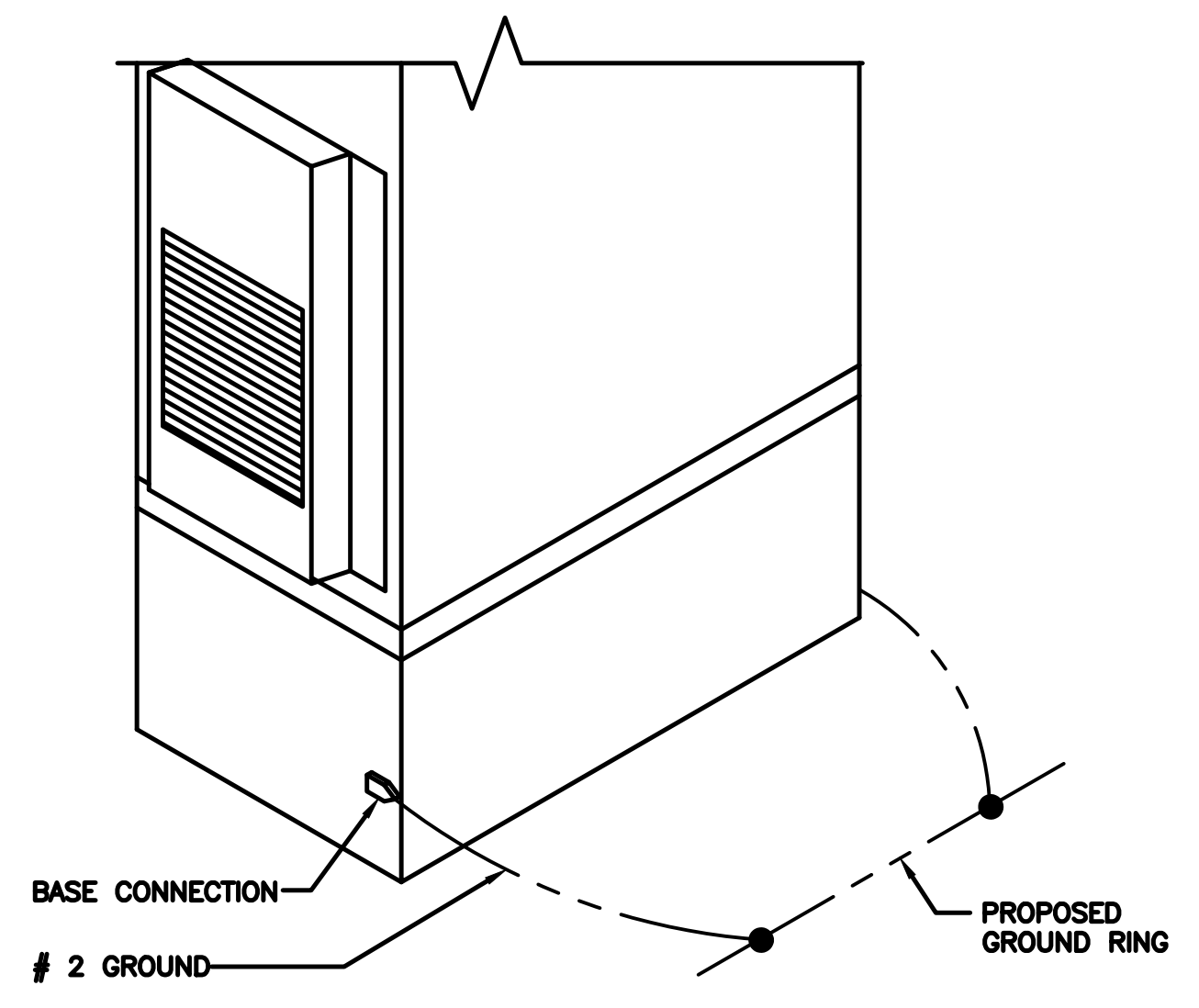
**NOTES**  
EQUIPMENT CABINET OMITTED FOR CLARITY



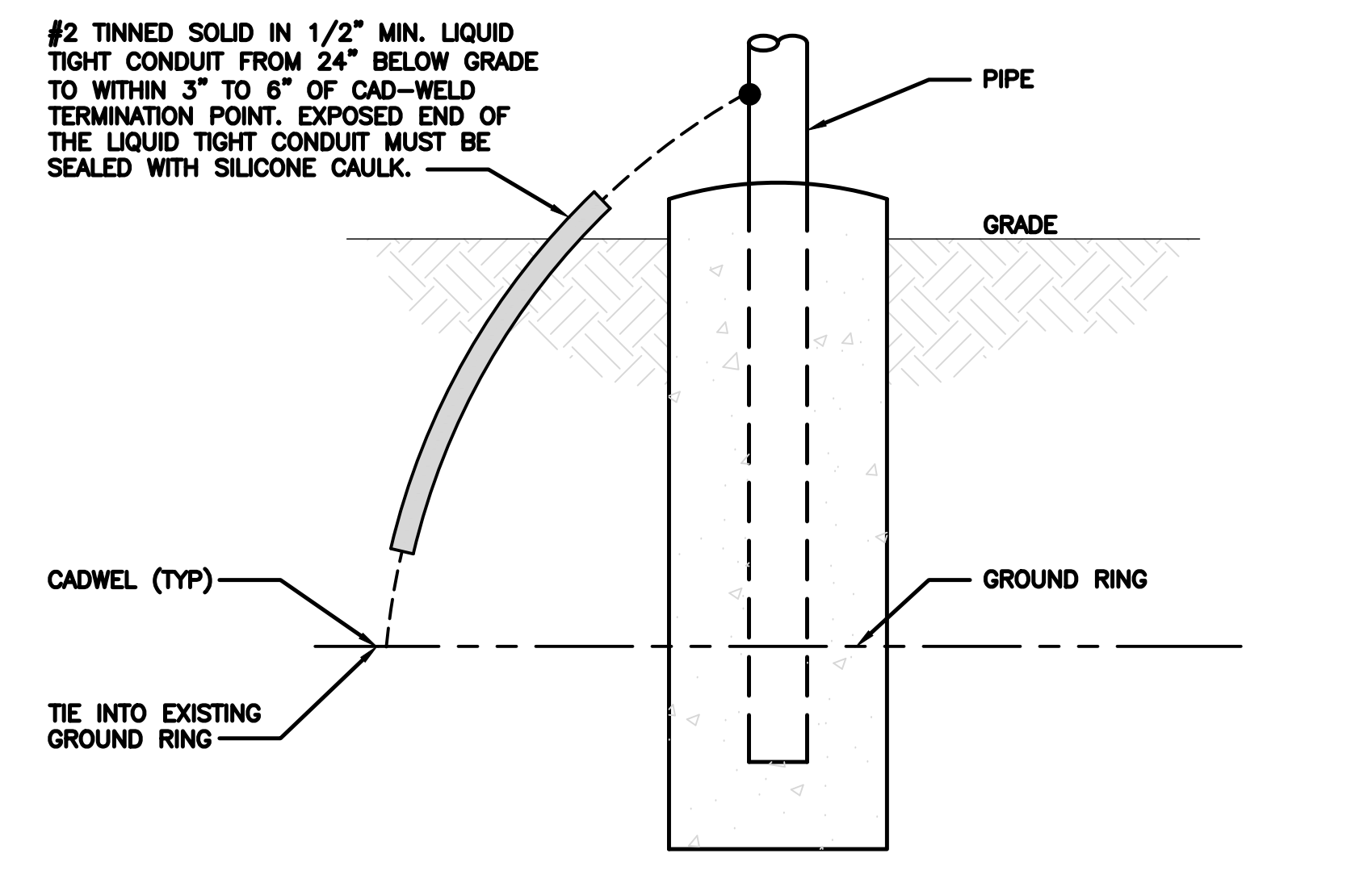
**H-FRAME GROUNDING DETAIL** NO SCALE 1



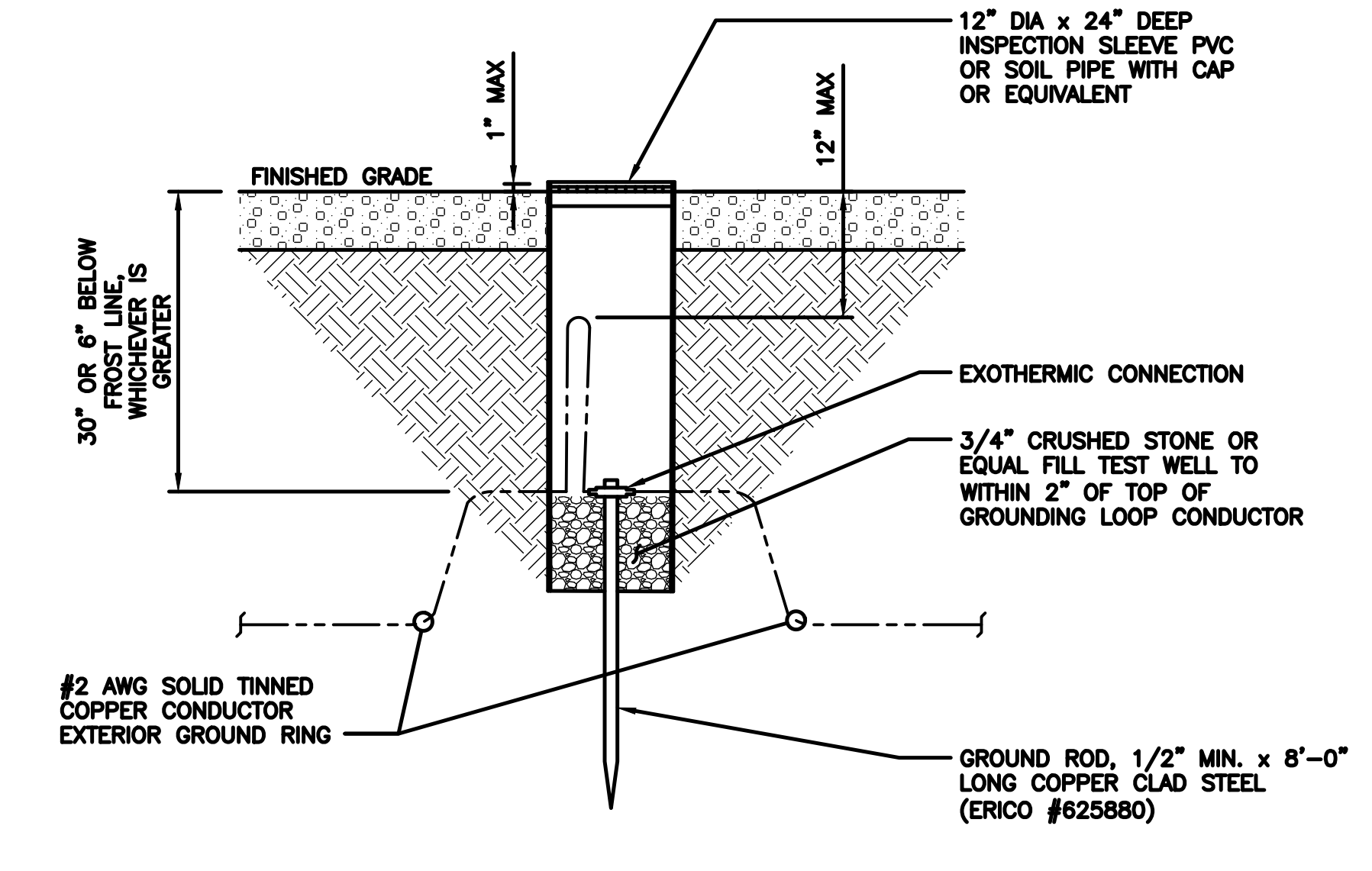
**TYPICAL GPS UNIT GROUNDING** NO SCALE 2



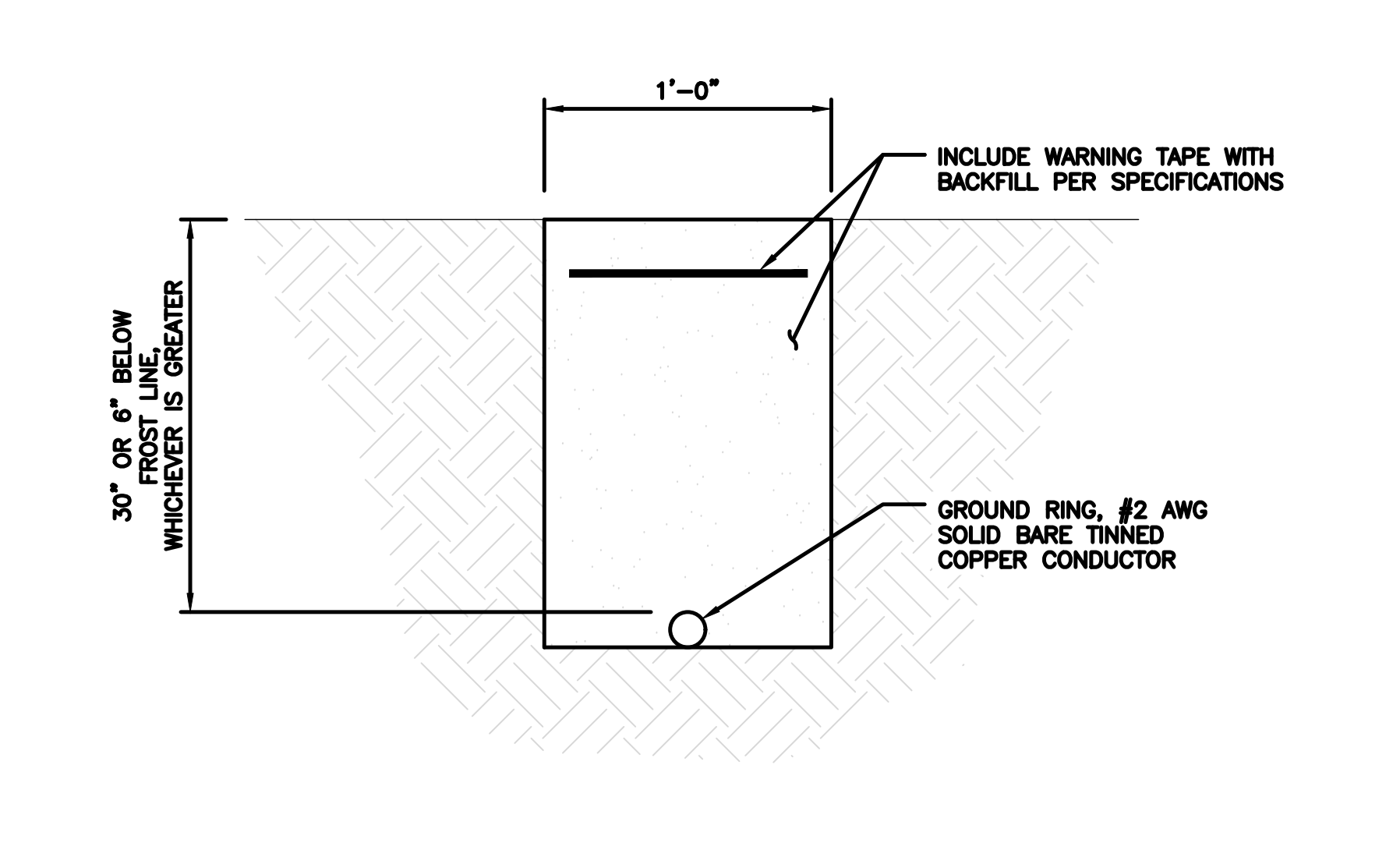
**OUTDOOR CABINET GROUNDING** NO SCALE 3



**TRANSITIONING GROUND DETAIL** NO SCALE 4



**TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE** NO SCALE 5



**TYPICAL GROUND RING TRENCH** NO SCALE 6



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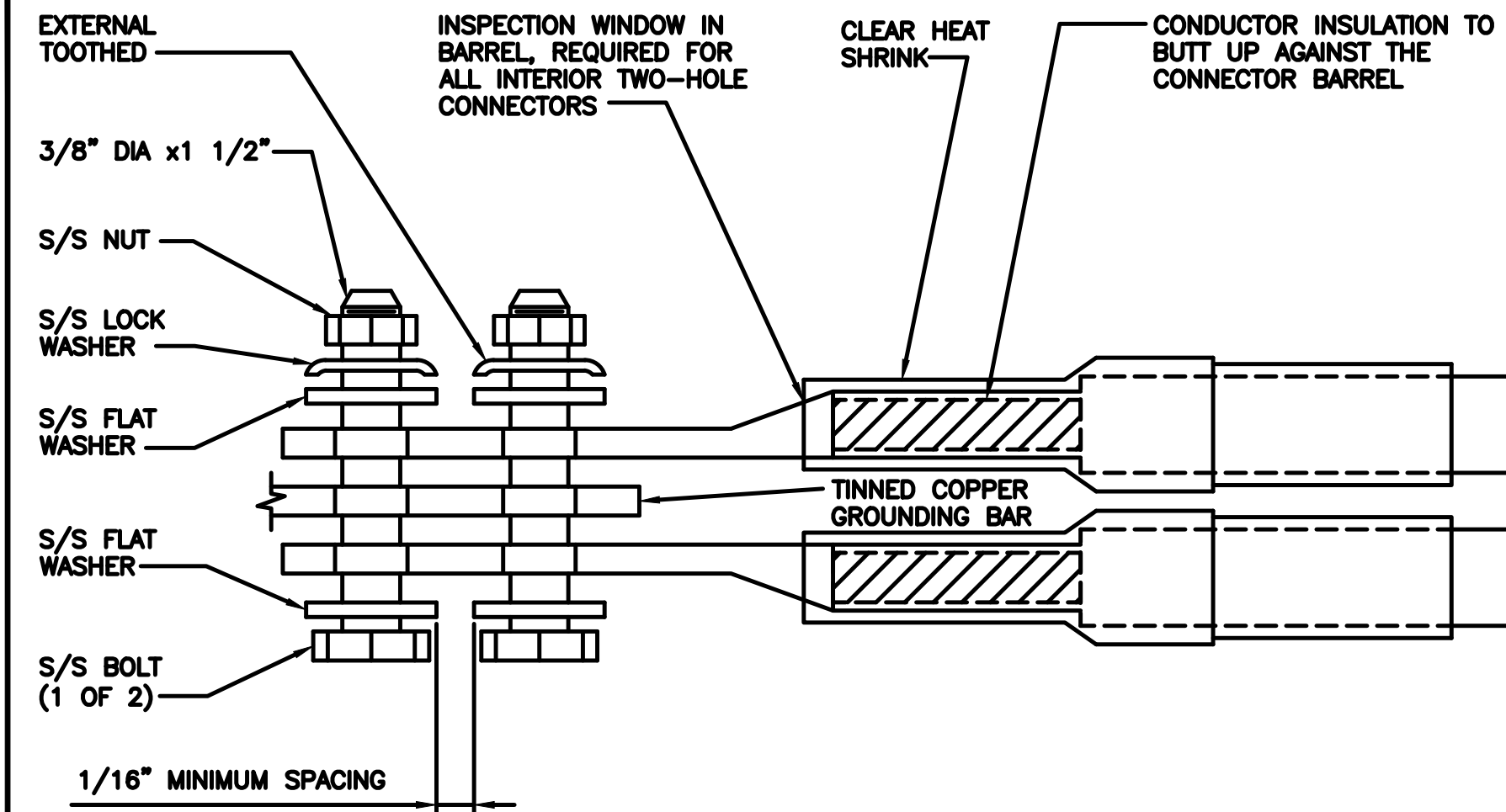
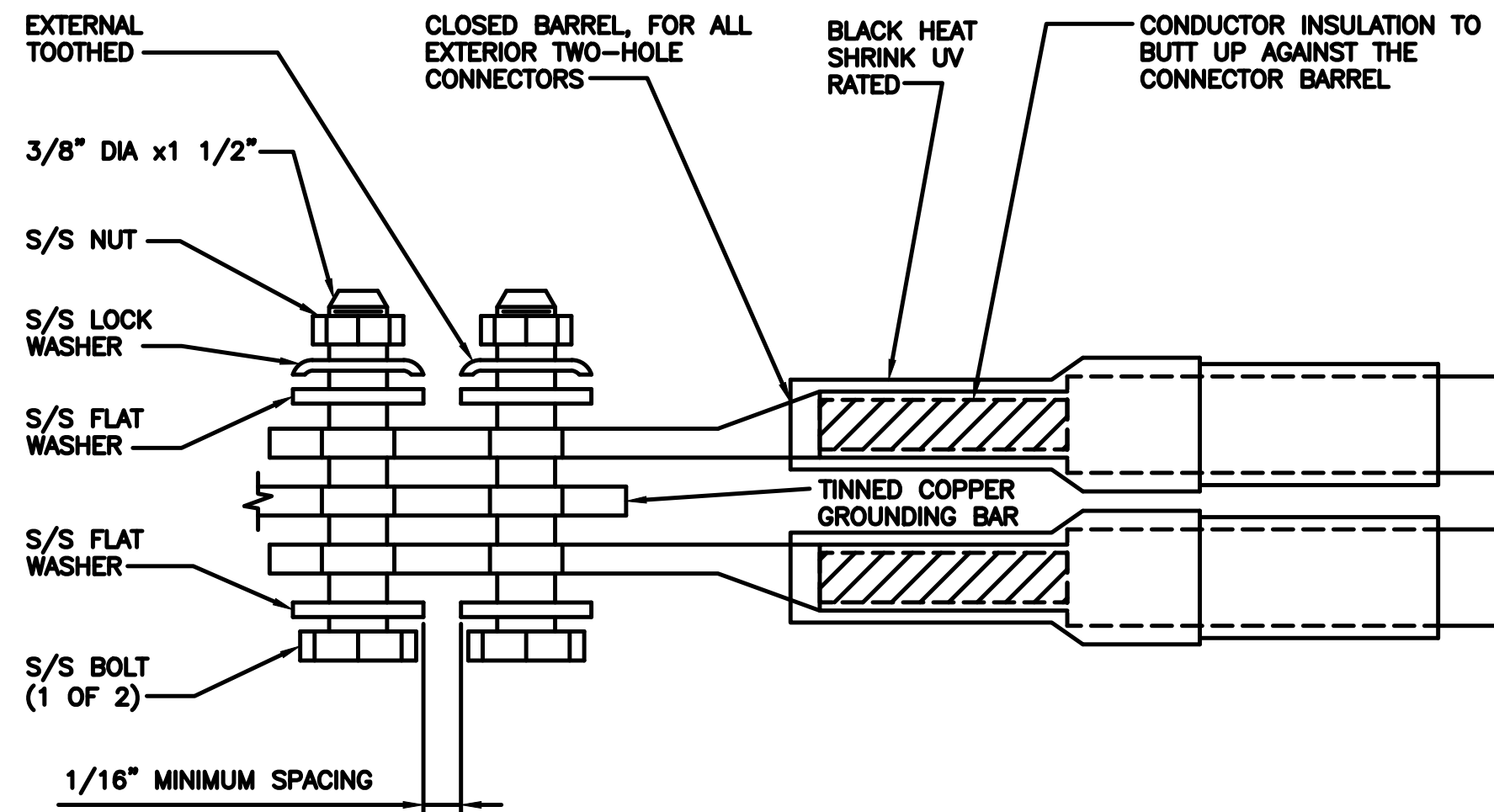
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5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
**G-2**

- EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
- ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
- ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



**dish**  
wireless.

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SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
**G-3**

TYPICAL GROUNDING NOTES

NO SCALE

1

TYPICAL EXTERIOR TWO HOLE LUG

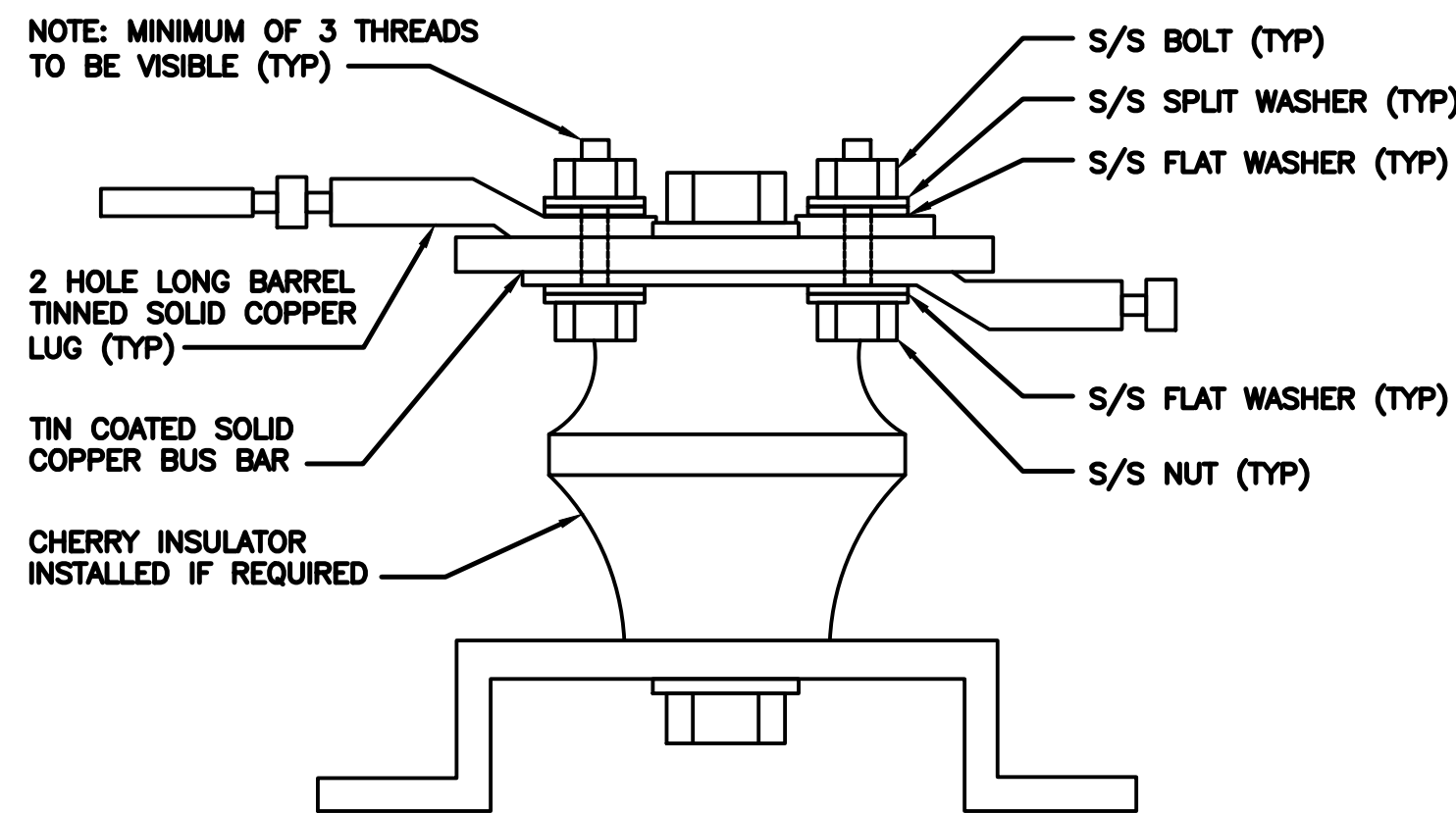
NO SCALE

2

TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

3



LUG DETAIL

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

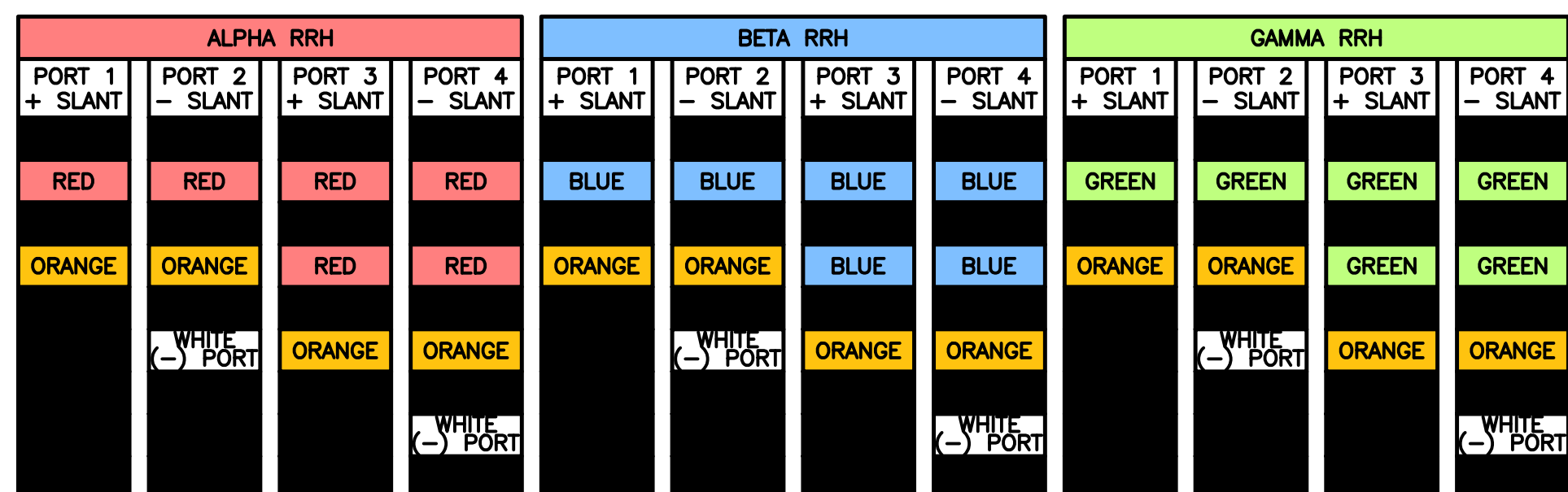
NO SCALE

9

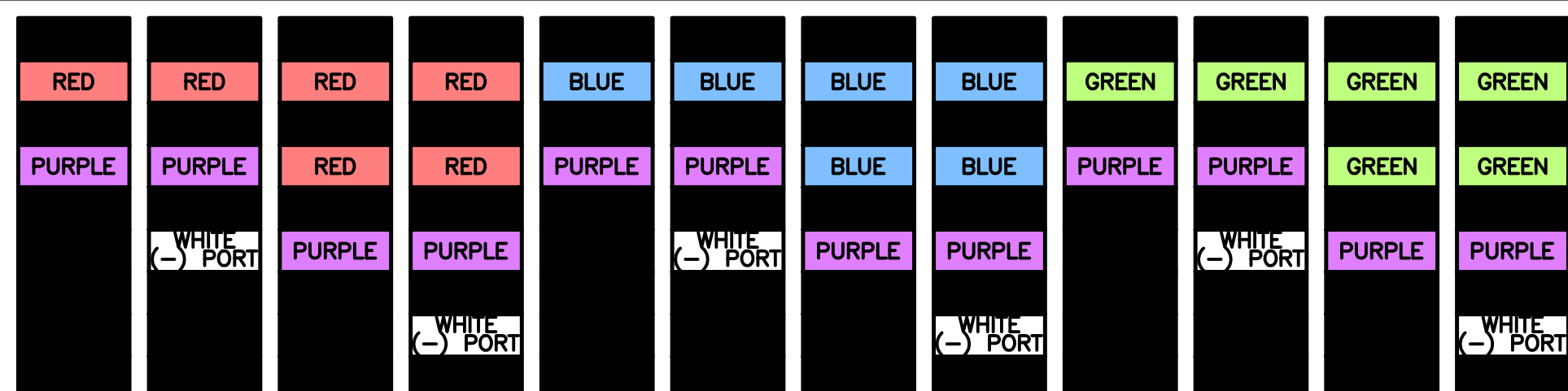
**HYBRID/DISCREET CABLES**

3/4" TAPE WIDTHS WITH 3/4" SPACING

LOW-BAND RRH  
(600 MHz N71 BASEBAND) +  
(850 MHz N26 BAND) +  
(700 MHz N29 BAND) - OPTIONAL PER MARKET  
ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BAND)

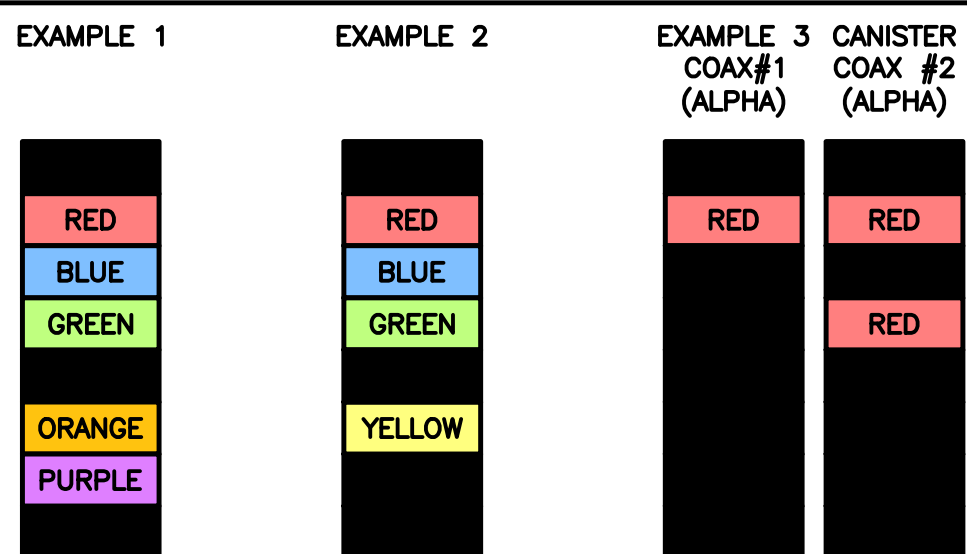


MID-BAND RRH  
(AWS BANDS N66+N70)  
ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BANDS)



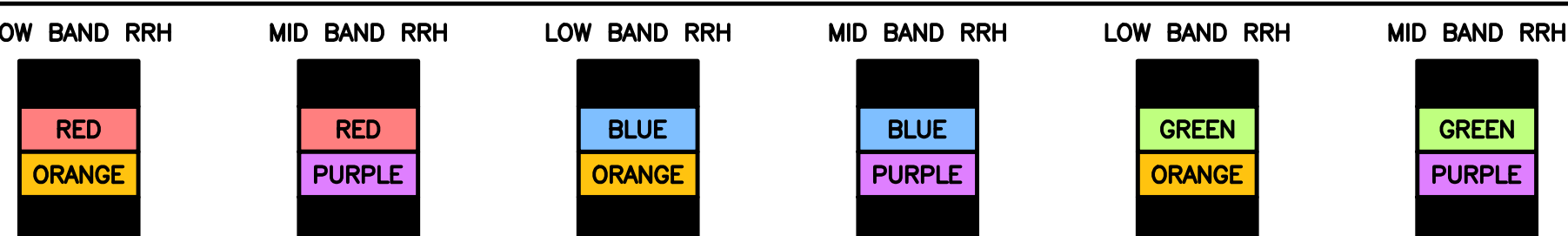
**HYBRID/DISCREET CABLES**

INCLUDE SECTOR BANDS BEING SUPPORTED  
ALONG WITH FREQUENCY BANDS.  
EXAMPLE 1 - HYBRID, OR DISCREET, SUPPORTS  
ALL SECTORS, BOTH LOW-BANDS AND  
MID-BANDS.  
EXAMPLE 2 - HYBRID, OR DISCREET, SUPPORTS  
CBRS ONLY, ALL SECTORS.  
EXAMPLE 3 - MAIN COAX WITH GROUND  
MOUNTED RRHS.



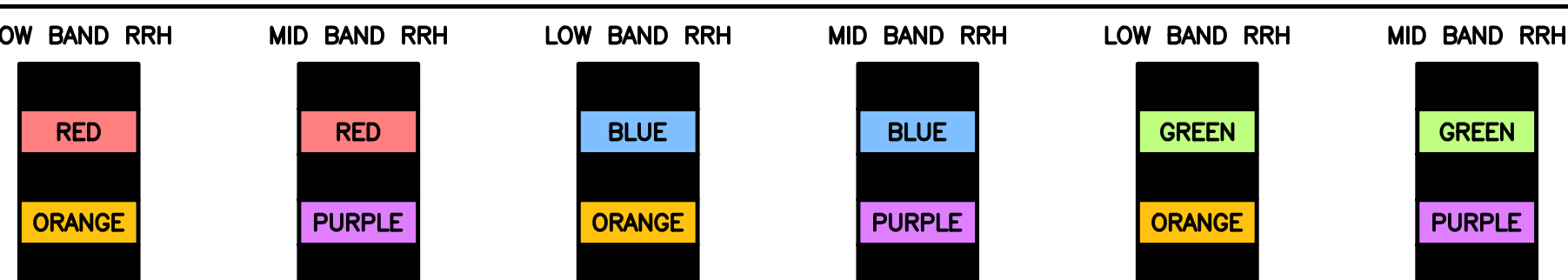
**FIBER JUMPERS TO RRHS**

LOW-BAND HHR FIBER CABLES HAVE SECTOR  
STRIPE ONLY.



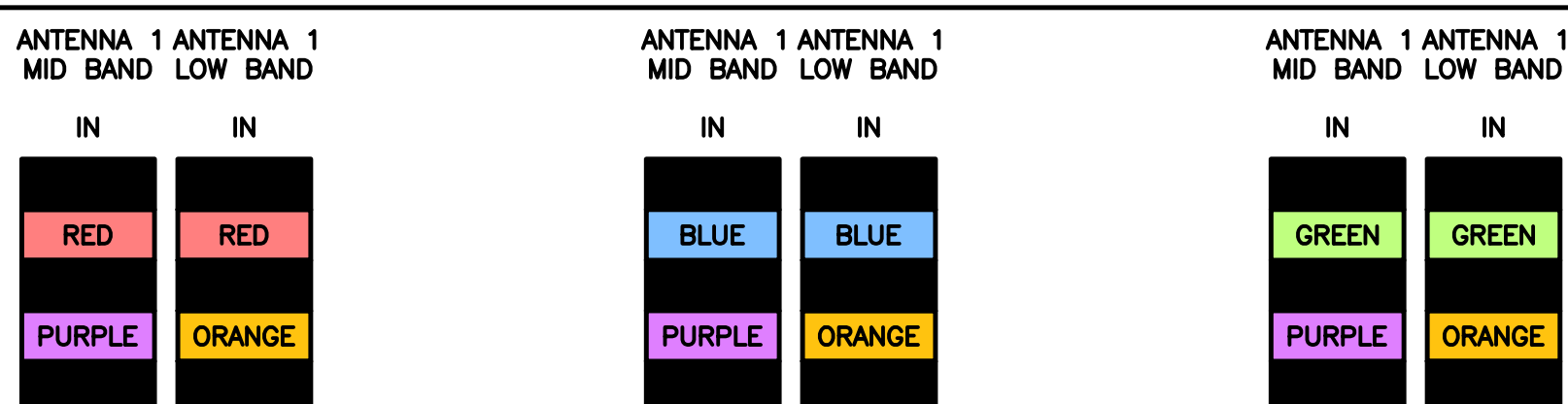
**POWER CABLES TO RRHS**

LOW-BAND RRH POWER CABLES HAVE SECTOR  
STRIPE ONLY.



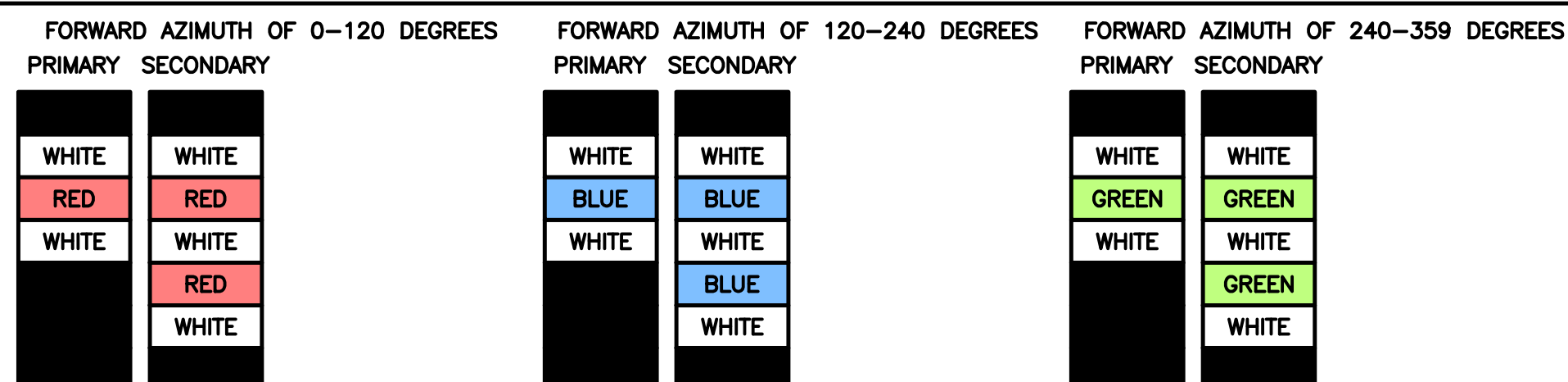
**RET MOTORS AT ANTENNAS**

RET CONTROL IS HANDLED BY THE MID-BAND  
RRH WHEN ONE SET OF RET PORTS EXIST ON  
ANTENNA.  
SEPARATE RET CABLES ARE USED WHEN  
ANTENNA PORTS PROVIDE INPUTS FOR BOTH  
LOW AND MID BANDS.



**MICROWAVE RADIO LINKS**

LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP  
WITH THE AZIMUTH COLOR OVERLAPPING IN THE  
MIDDLE.  
ADD ADDITIONAL SECTOR COLOR BANDS FOR  
EACH ADDITIONAL MW RADIO.  
MICROWAVE CABLES WILL REQUIRE P-TOUCH  
LABELS INSIDE THE CABINET TO IDENTIFY THE  
LOCAL AND REMOTE SITE ID'S.



**RF CABLE COLOR CODES**

NO SCALE

1

**NOT USED**

NO SCALE

4

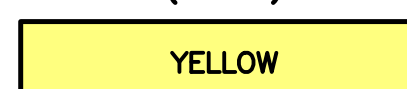
LOW BANDS (N71+N26)  
OPTIONAL - (N29)



AWS  
(N66+N70+H-BLOCK)



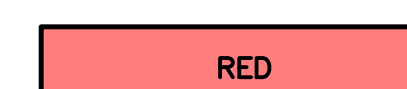
CBRS TECH  
(3 GHz)



NEGATIVE SLANT PORT  
ON ANT/RRH



ALPHA SECTOR



BETA SECTOR



GAMMA SECTOR



COLOR IDENTIFIER

NO SCALE

2

**NOT USED**

NO SCALE

3



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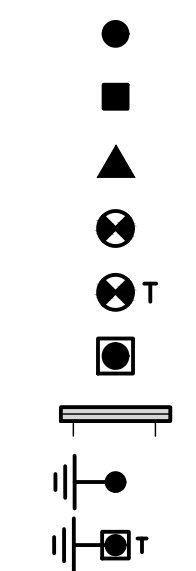
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PROJECT INFORMATION  
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MAPLE PLAIN, MN 55359

SHEET TITLE  
RF  
CABLE COLOR CODE

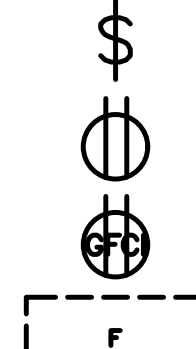
SHEET NUMBER

**RF-1**

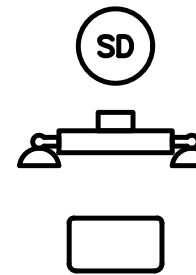
EXOTHERMIC CONNECTION  
 MECHANICAL CONNECTION  
 BUSS BAR INSULATOR  
 CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 EXOTHERMIC WITH INSPECTION SLEEVE  
 GROUNDING BAR  
 GROUND ROD  
 TEST GROUND ROD WITH INSPECTION SLEEVE



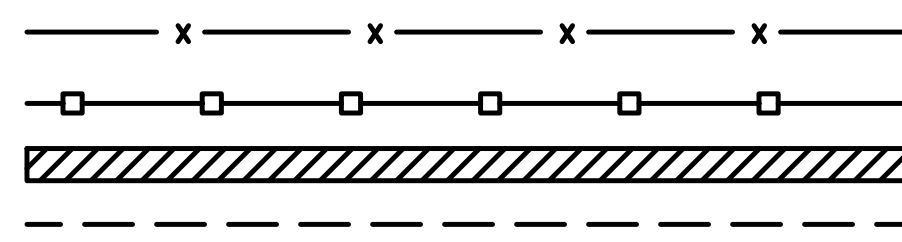
SINGLE POLE SWITCH  
 DUPLEX RECEPTACLE  
 DUPLEX GFCI RECEPTACLE  
 FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8



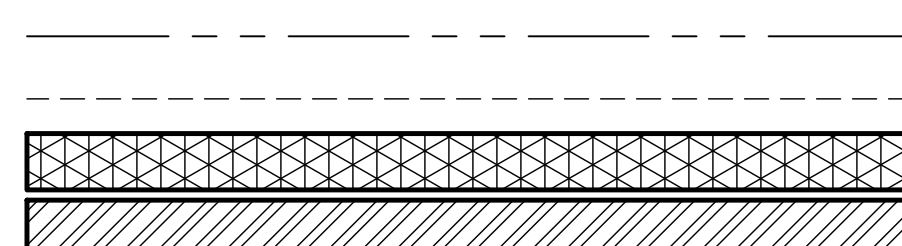
SMOKE DETECTION (DC)  
 EMERGENCY LIGHTING (DC)  
 SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW LED-1-25A400/51K-SR4-120-PE-DBBTXD



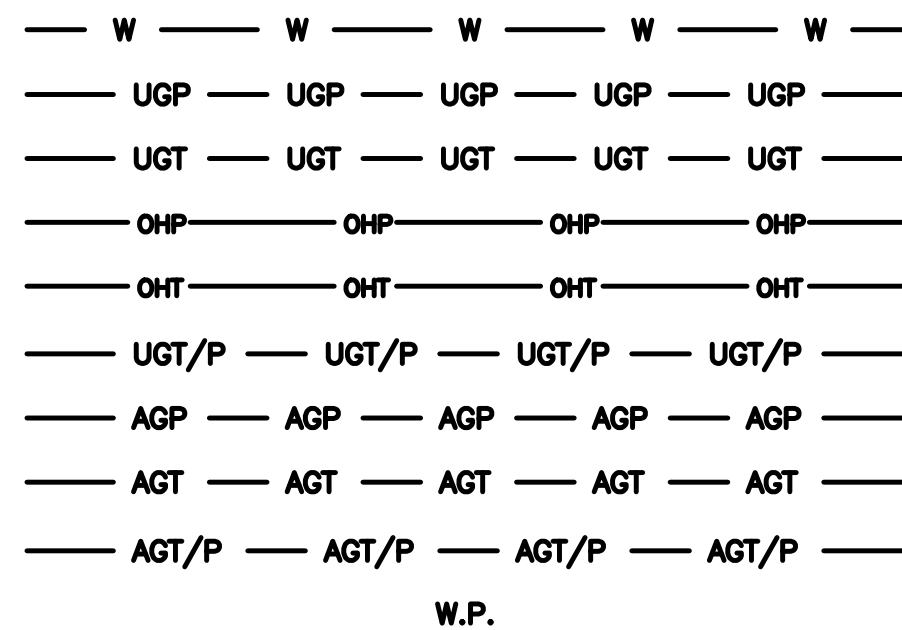
CHAIN LINK FENCE  
 WOOD/WROUGHT IRON FENCE  
 WALL STRUCTURE  
 LEASE AREA



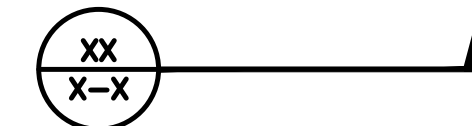
PROPERTY LINE (PL)  
 SETBACKS  
 ICE BRIDGE  
 CABLE TRAY



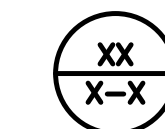
WATER LINE  
 UNDERGROUND POWER  
 UNDERGROUND TELCO  
 OVERHEAD POWER  
 OVERHEAD TELCO  
 UNDERGROUND TELCO/POWER  
 ABOVE GROUND POWER  
 ABOVE GROUND TELCO  
 ABOVE GROUND TELCO/POWER  
 WORKPOINT



SECTION REFERENCE



DETAIL REFERENCE



**LEGEND**

AB ANCHOR BOLT  
 ABV ABOVE  
 AC ALTERNATING CURRENT  
 ADDL ADDITIONAL  
 AFF ABOVE FINISHED FLOOR  
 AFG ABOVE FINISHED GRADE  
 AGL ABOVE GROUND LEVEL  
 AIC AMPERAGE INTERRUPTION CAPACITY  
 ALUM ALUMINUM  
 ALT ALTERNATE  
 ANT ANTENNA  
 APPROX APPROXIMATE  
 ARCH ARCHITECTURAL  
 ATS AUTOMATIC TRANSFER SWITCH  
 AWG AMERICAN WIRE GAUGE  
 BATT BATTERY  
 BLDG BUILDING  
 BLK BLOCK  
 BLKG BLOCKING  
 BM BEAM  
 BTC BARE TINNED COPPER CONDUCTOR  
 BOF BOTTOM OF FOOTING  
 CAB CABINET  
 CANT CANTILEVERED  
 CHG CHARGING  
 CLG CEILING  
 CLR CLEAR  
 COL COLUMN  
 COMM COMMON  
 CONC CONCRETE  
 CONSTR CONSTRUCTION  
 DBL DOUBLE  
 DC DIRECT CURRENT  
 DEPT DEPARTMENT  
 DF DOUGLAS FIR  
 DIA DIAMETER  
 DIAG DIAGONAL  
 DIM DIMENSION  
 DWG DRAWING  
 DWL DOWEL  
 EA EACH  
 EC ELECTRICAL CONDUCTOR  
 EL ELEVATION  
 ELEC ELECTRICAL  
 EMT ELECTRICAL METALLIC TUBING  
 ENG ENGINEER  
 EQ EQUAL  
 EXP EXPANSION  
 EXT EXTERIOR  
 EW EACH WAY  
 FAB FABRICATION  
 FF FINISH FLOOR  
 FG FINISH GRADE  
 FIF FACILITY INTERFACE FRAME  
 FIN FINISH(ED)  
 FLR FLOOR  
 FDN FOUNDATION  
 FOC FACE OF CONCRETE  
 FOM FACE OF MASONRY  
 FOS FACE OF STUD  
 FOW FACE OF WALL  
 FS FINISH SURFACE  
 FT FOOT  
 FTG FOOTING  
 GA GAUGE  
 GEN GENERATOR  
 GFCI GROUND FAULT CIRCUIT INTERRUPTER  
 GLB GLUE LAMINATED BEAM  
 GLV GALVANIZED  
 GPS GLOBAL POSITIONING SYSTEM  
 GND GROUND  
 GSM GLOBAL SYSTEM FOR MOBILE  
 HDG HOT DIPPED GALVANIZED  
 HDR HEADER  
 HGR HANGER  
 HVAC HEAT/VENTILATION/AIR CONDITIONING  
 HT HEIGHT  
 IGR INTERIOR GROUND RING

IN INCH  
 INT INTERIOR  
 LB(S) POUND(S)  
 LF LINEAR FEET  
 LTE LONG TERM EVOLUTION  
 MAS MASONRY  
 MAX MAXIMUM  
 MB MACHINE BOLT  
 MECH MECHANICAL  
 MFR MANUFACTURER  
 MGB MASTER GROUND BAR  
 MIN MINIMUM  
 MISC MISCELLANEOUS  
 MTL METAL  
 MTS MANUAL TRANSFER SWITCH  
 MW MICROWAVE  
 NEC NATIONAL ELECTRIC CODE  
 NM NEWTON METERS  
 NO. NUMBER  
 # NUMBER  
 NTS NOT TO SCALE  
 OC ON-CENTER  
 OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION  
 OPNG OPENING  
 P/C PRECAST CONCRETE  
 PCS PERSONAL COMMUNICATION SERVICES  
 PCU PRIMARY CONTROL UNIT  
 PRC PRIMARY RADIO CABINET  
 PP POLARIZING PRESERVING  
 PSF POUNDS PER SQUARE FOOT  
 PSI POUNDS PER SQUARE INCH  
 PT PRESSURE TREATED  
 PWR POWER CABINET  
 QTY QUANTITY  
 RAD RADIUS  
 RECT RECTIFIER  
 REF REFERENCE  
 REINF REINFORCEMENT  
 REQ'D REQUIRED  
 RET REMOTE ELECTRIC TILT  
 RF RADIO FREQUENCY  
 RMC RIGID METALLIC CONDUIT  
 RRH REMOTE RADIO HEAD  
 RRU REMOTE RADIO UNIT  
 RWY RACEWAY  
 SCH SCHEDULE  
 SHT SHEET  
 SIAD SMART INTEGRATED ACCESS DEVICE  
 SIM SIMILAR  
 SPEC SPECIFICATION  
 SQ SQUARE  
 SS STAINLESS STEEL  
 STD STANDARD  
 STL STEEL  
 TEMP TEMPORARY  
 THK THICKNESS  
 TMA TOWER MOUNTED AMPLIFIER  
 TN TOE NAIL  
 TOA TOP OF ANTENNA  
 TOC TOP OF CURB  
 TOF TOP OF FOUNDATION  
 TOP TOP OF PLATE (PARAPET)  
 TOS TOP OF STEEL  
 TOW TOP OF WALL  
 TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION  
 TYP TYPICAL  
 UG UNDERGROUND  
 UL UNDERWRITERS LABORATORY  
 UNO UNLESS NOTED OTHERWISE  
 UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM  
 UPS UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)  
 VIF VERIFIED IN FIELD  
 W WIDE  
 W/ WITH  
 WD WOOD  
 WP WEATHERPROOF  
 WT WEIGHT

**ABBREVIATIONS**



5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120



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 Akron, OH 44311  
 330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
 Signature: *Christopher J. Schecks*  
 Typed or Printed Name: CHRISTOPHER J. SCHECKS  
 Date: 02/04/2022 License Number: 51499

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DRAWN BY: CHECKED BY: APPROVED BY:  
 AJM AJM MRL

RFDS REV #: ---

**PRELIMINARY DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/20/2021	ISSUED FOR REVIEW
0	02/04/2022	FINAL CD

A&E PROJECT NUMBER  
 2021724.75.878454.03

DISH Wireless L.L.C.  
 PROJECT INFORMATION  
 MNMSP00148A  
 5115 INDUSTRIAL STREET  
 MAPLE PLAIN, MN 55359

SHEET TITLE  
 LEGEND AND ABBREVIATIONS

SHEET NUMBER  
**GN-1**

**SITE ACTIVITY REQUIREMENTS:**

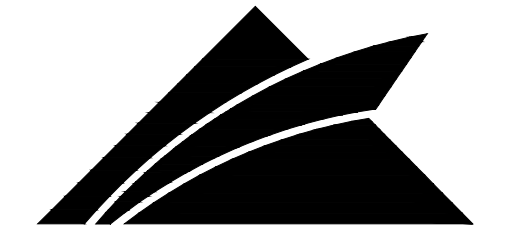
1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
2. "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:  
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. 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 THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. 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 WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS 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 AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. 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 OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

**GENERAL NOTES:**

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION  
CARRIER: DISH Wireless L.L.C.  
TOWER OWNER: TOWER OWNER
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. 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 THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. 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 DISH Wireless L.L.C. AND TOWER OWNER
13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



**GPD GROUP, INC.®**

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330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Ohio.  
Signature: *Christopher J. Schecks*  
Typed or Printed Name: CHRISTOPHER J. SCHECKS  
Date: 02/04/2022 License Number: 51499

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DRAWN BY:	CHECKED BY:	APPROVED BY:
AJM	AJM	MRL

RFDS REV #: ---

**PRELIMINARY DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/20/2021	ISSUED FOR REVIEW
0	02/04/2022	FINAL CD

A&E PROJECT NUMBER  
2021724.75.878454.03

DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-2**

**CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH ( $f'_c$ ) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH ( $F_y$ ) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
  - #4 BARS AND SMALLER 40 ksi
  - #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 BARS AND LARGER 2"
    - #5 BARS AND SMALLER 1-1/2"
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    - SLAB AND WALLS 3/4"
    - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
Signature: *Christopher J. Scheks*  
Typed or Printed Name: CHRISTOPHER J. SCHEKS  
Date: 02/04/2022 License Number: 51499

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DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSPO0148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-3**

**GROUNDING NOTES:**

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.

**ELECTRICAL INSTALLATION NOTES:**

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).

7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIEMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Ohio.  
Signature:   
Typed or Printed Name: STEVEN P. SCHAUB  
Date: 02/04/2022 License Number: 50426

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
AJM	AJM	MRL

RFDS REV #: ---

**PRELIMINARY DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/20/2021	ISSUED FOR REVIEW
0	02/04/2022	FINAL CD

A&E PROJECT NUMBER  
2021724.75.878454.03

DISH Wireless L.L.C.  
PROJECT INFORMATION  
MNMSP00148A  
5115 INDUSTRIAL STREET  
MAPLE PLAIN, MN 55359

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-4**



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

<b>Applicant Name</b> Cody Bland	<b>Company, if applicable</b> Kendall Communications
<b>Address</b> 380 Kendall Place	<b>Phone Number</b> 614-745-5531
<b>City, State, Zip</b> Columbus, OH 43205	<b>Email</b> cody@kendallcommunications.net
<b>Are you the owner of the property?</b> <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. (If not, property owner information is required.)	

<b>Owner Name</b> Crown Castle	<b>Company, if applicable</b>
<b>Address</b> 2000 Corporate Dr	<b>Phone Number</b> 877-486-9377
<b>City, State, Zip</b> Canonsburg, PA 15317	<b>Email</b>

<b>Applicant Signature</b> <i>Cody Bland</i>	<b>Owner Signature</b> <i>Cody Bland</i> as agent for Crown Castle/Dish Wireless, LLC
<b>Date</b> 3/7/22	<b>Date</b> 3/7/22

## PROJECT INFORMATION

**Site Address or Property Identification Number** 25-118-24-13-0014

**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				
<b>Residential Application</b>	<b>Fee</b>	<b>Escrow</b>	<b>Commercial Application</b>	<b>Fee</b>	<b>Escrow</b>
<input type="checkbox"/> Conditional Use Permit	\$500	\$1500	<input checked="" type="checkbox"/> Conditional Use Permit	\$1000	\$3000
<input type="checkbox"/> Interim Use Permit	\$500	\$1500	<input type="checkbox"/> Interim Use Permit	\$1000	\$3000
<input type="checkbox"/> Site Plan	\$500	\$1500	<input type="checkbox"/> Site Plan	\$1000	\$3000
<input type="checkbox"/> Minor Subdivision	\$500	\$1500	<input type="checkbox"/> Minor Subdivision	\$1000	\$3000
<input type="checkbox"/> Variance	\$500	\$1500	<input type="checkbox"/> Variance	\$1000	\$3000
<input type="checkbox"/> Rezoning	\$500	\$1500	<input type="checkbox"/> Rezoning	\$1000	\$3000
<input type="checkbox"/> Text Amendment	\$500	\$1500	<input type="checkbox"/> Text Amendment	\$1000	\$3000
<input type="checkbox"/> Vacation of Property	\$500	\$1500	<input type="checkbox"/> Vacation of Property	\$1000	\$3000
<input type="checkbox"/> Home Occupation	\$200	\$1000			

<b>Residential/Commercial Industrial/Office Planning and Zoning Application</b>	Fee	Escrow	<b>Grading and Excavation Park Fees and Signs</b>	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	*See below
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	\$1000
<input type="checkbox"/> Planned Unit Development	\$1000	\$3000	<input type="checkbox"/> Park Dedication Fee- Residential	10% of land value of development**	
<input type="checkbox"/> Final Plat	\$500	\$3000	<input type="checkbox"/> Park Dedication Fee- Other	10% of land value of development	
			<input type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	

\*Escrow or surety bond in amount of 150% of land alteration costs

\*\* Minimum of 3,750 per unit and maximum of \$8,000 per unit

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

Project includes installing 3 antennas and 6 radios on the existing tower, as well as installing a 5'x7' equipment platform on the ground within the fenced in compound. An equipment cabinet will be placed on the platform and will also include the power and telco connection cabinets. For Dish Wireless, LLC.

**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** *Cody Bland*  
**Date** 3/7/22

**Owner Signature** *Cody Bland* as agent for Crown Castle/Dish  
**Date** 3/7/22 Wireless, LLC

**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 6:00 P.M.  
All applications are due 30 days prior to meeting.

**OFFICE USE ONLY**

<b>Application Type</b> <i>Cond. Use Permit</i>	<b>Review Deadline</b> <input type="checkbox"/> 15 Business Days: _____ <input type="checkbox"/> 60 Day Review: _____ <input type="checkbox"/> 120 Day Review: _____
<b>Fees Collected</b> <input type="checkbox"/> Application Fee Collected: \$ <u>1000.00</u> <input type="checkbox"/> Escrow: \$ <u>3000.00</u> <input type="checkbox"/> Total Receipt: \$ <u>4000.00</u>	<b>Received by</b> <input type="checkbox"/> Name: <u>J Norlander</u> <input type="checkbox"/> Signature: <u><i>[Signature]</i></u> <input type="checkbox"/> Date: <u>3/10/22</u>
<b>Receipt</b> <input type="checkbox"/> Receipt Number(s) <u>670410</u>	<b>Application Complete</b> Are there any missing materials? <input type="checkbox"/> Yes. <input type="checkbox"/> No.  If yes, was the application accepted? <input type="checkbox"/> Yes. <input type="checkbox"/> 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 ( <i>page 2</i> )                                 | <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 ( <i>page 2</i> )                               | <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** *Cody Bland*

**Date** 3/7/22

**Owner Signature** *Cody Bland*

**Date** 3/7/22

as agent for Crown Castle/ Dish  
Wireless, LLC



### Executive Summary

City Council Regular Business Meeting: May 23, 2022

<b>AGENDA ITEM:</b> Ordinance Amending Parking Regulations	
<b>PREPARED BY:</b> Clarissa Hadler, City Administrator	<b>AGENDA NO.</b> 11.C.
<b>ATTACHMENTS:</b> Draft Ordinance	<b>APPROVED BY:</b> cgh
<b>RECOMMENDED ACTION:</b> Motion to Approve Ordinance 315 Amending Chapter 71 Parking Regulations.	

Staff is requesting that No Parking regulations be added on the following streets;

- Budd Ave – North of Highway 12, both sides of streets.
- Boundary Ave – add west side of road, so it would be no parking on either side of the street.

**CITY OF MAPLE PLAIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**ORDINANCE NO. 315**

**AN ORDINANCE AMENDING CHAPTER 71 PARKING REGULATIONS**

THE CITY OF MAPLE PLAIN DOES ORDAIN:

**SECTION 1.** Section 71, Parking Regulations, of the Maple Plain City Code is amended to include the following:

**71.07 PARKING RESTRICTIONS.**

(A) Permanent restrictions. The City Council designates the following areas within the city limits as permanent no-parking areas:

- (1) Boundary Avenue. ~~East side~~ No parking on either side of the road.
- (2) Main Street West. West side (side with mailboxes) no parking.
- (3) Industrial Street. No parking on either side of the street.
- (4) Baker Park Road (CSAH 29). No parking from Main Street to TH 12 on both sides of the road.
- (5) Budd Ave. No parking on either side of the road north of Highway 12, except in designated and marked parking spaces at 1815 Budd Ave.

*Underlined language is added. ~~Stricken language is deleted.~~*

**SECTION 2.** This Ordinance shall be effective immediately upon its passage and publication.

**ADOPTED** this 23rd day of May 2022, by the City Council of the City of Maple Plain.

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Julie-Maas Kusske, Mayor

ATTEST:

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Clarissa Hadler, City Administrator