



Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 18-18 Date: 5-24-18

Location of Proposed Use:

Address: [] 110th St City: Walnut Grove State: MN Zip: 56180
House # Street Name

Parcel #: 61-030-3020 Township: North Hero Section: 30 Twp #: 109 N Range: 38W

Legal Description:

See Exhibit A

Information about the Site:

Zoning District: AG

General description of the building or request:

Telecommunications Tower

Type of occupancy:

Commercial

Building Size: (Please enter dimensions in feet)

Width: N/A Length: N/A Diameter: N/A

Sidewall Height: N/A Total Height: 250'

Setbacks: (Please enter in feet)

Side Yard Setback: 130' Direction: W

Side Yard Setback: N/A Direction: E

Rear Yard Setback: N/A Direction: N

Road Type: Township Setback from the Center of the Road: 136' 1" from ROW

Right-of-Way Footage: ft

General Contractor:

Name: TBD City: TBD State: MN

Sewer System Contractor:

Name: N/A City: N/A State: MN

Type of Sewer System:

N/A

Drainage Plan:

N/A

Water Usage (estimated gallons per day): 0

Soil Type 1: N/A

Soil Type 2: N/A

Estimated Date of Completion: 2019

Other Information:

Applicant Information:

First Name: David Last Name: Hendrixon

Business: NTP Wireless agent of Verizon Wireless

Address: 125 S Clark St City: Chicago State: MN- IL Zip: 60603

Home Phone: 773-275-5712 x 410 Cell Phone:

Land Owner Information:

First Name: Nancy Last Name: Baker

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature *Nancy Baker* Date: 4-10-18

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

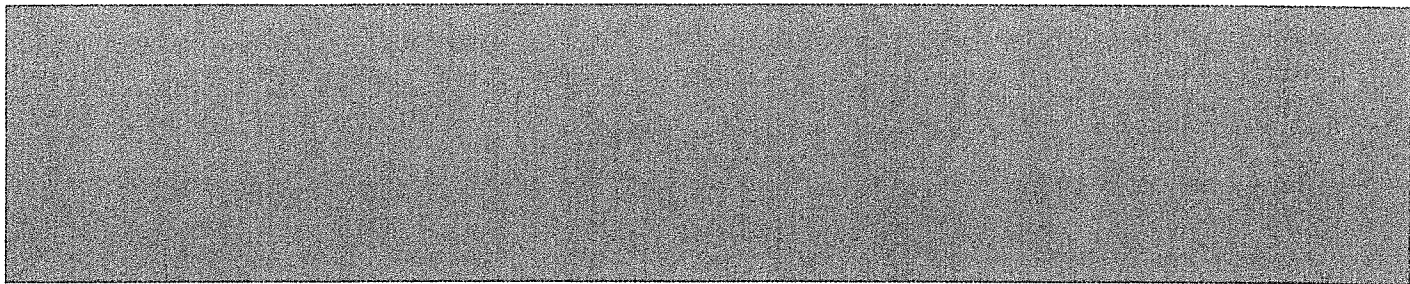
CUP Permit Fee: \$700 Receipt #: Date Approved:

Commission Action:

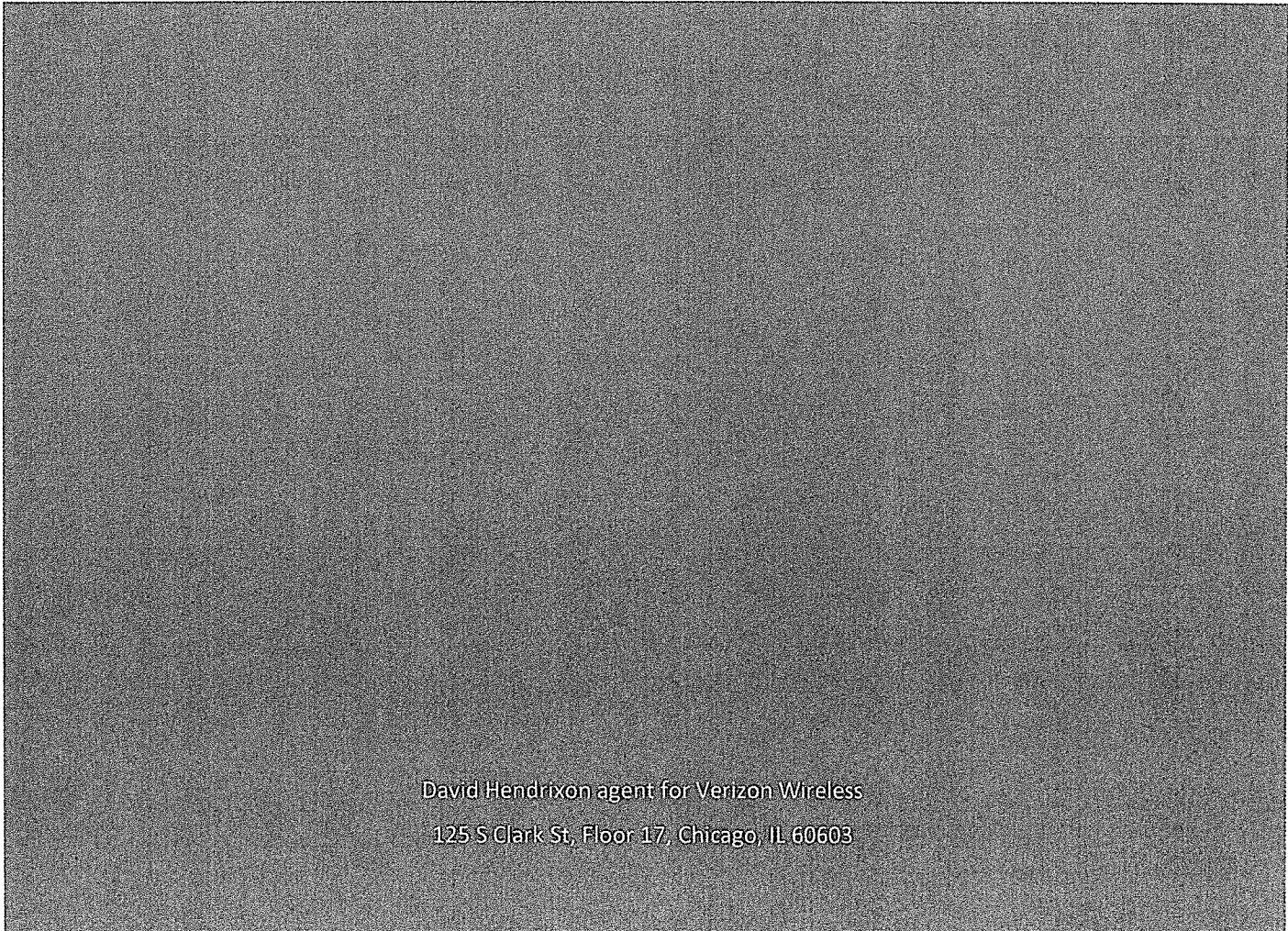
County Board Action

Approved: Date: Approved: Date:

Disapproved: Date: Disapproved: Date:



Conditional Use Permit Application for
Alltel Communications, LLC d/b/a Verizon
Wireless for a 250' Communications
Tower with 9' lightning rod located on
110th St, Walnut Grove, MN 56180



David Hendrixon agent for Verizon Wireless
125 S Clark St, Floor 17, Chicago, IL 60603

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<u>EVIDENCE OF VERIZON'S COMPLIANCE WITH THE CONDITIONAL USE PERMIT REQUIREMENTS</u>	5

APPLICATION EXHIBITS:

- EXHIBIT A: SITE PLAN (CONSTRUCTION DRAWINGS)
- EXHIBIT B: ALTERNATIVE STRUCTURES
- EXHIBIT C: ENGINEER'S STATEMENT
- EXHIBIT D: FCC LICENSURE
- EXHIBIT E: COLOCATION AGREEMENT

SUMMARY OF PROPOSED CONDITIONAL USE PERMIT FOR A 150' COMMUNICATIONS TOWER

Alltel Communications, LLC d/b/a Verizon Wireless ("Verizon") seeks Conditional Use Permit approval to install a new telecommunications facility on the parcel located at the intersection of 110th St and Derby Rd (Parcel 61-030-3020). Verizon is proposing to construct a 250' wireless communications tower with a nine (9) foot lightning rod on the property. The property is located in the County of Redwood and the underlying zoning district for the property is Agricultural (Ag). The property is owned by Nancy J. Baker. The subject parcel's primary use is agricultural.

Verizon proposes to construct a 250-foot lattice tower with a nine (9) foot lightning rod (total structure height of 259') with Verizon equipment mounted at 246'. The tower will be capable of holding no less than two additional co-locators. The tower will be built within a 48' x 54' fenced compound within a 100' x 100' lease area. Within this compound, Verizon will install a 9'4" x 14'0" platform, a 3'8"x7'6" concrete pad for generator placement, and a hand hole/pull box for its fiber equipment. The fence surrounding the compound will be a six (6) foot high chain link fence topped with three (3) strands of barbed wire canted outwards for a total of seven (7) feet total height.

The compound and tower are designed to accommodate collocation by other telecommunication carriers. The site is an unmanned facility; therefore, no water or sewage service is necessary. The tower and compound will be accessed from 110th St. (see Exhibit A).

Per Redwood County Zoning Ordinance, Section 20, Telecommunications Tower Management ("Zoning Ordinance"), telecommunications tower facilities are allowed in Agricultural-zoned districts via a conditional use permit. Subdivision 2 of the Zoning Ordinance lays out application requirements for towers. The enclosed information demonstrates that Verizon has complied with the Zoning Ordinance and is entitled to approval of its requested conditional use permit approval.

Granting approval of Verizon's proposal is in the best interest of Redwood County residents and visitors. In addition to immediate improvement of the customer experience of Verizon customers, the new facility will also provide critical infrastructure on which additional cellular carriers can collocate in the future. If Verizon's request is approved, the County's public safety system and the enhanced E-911 services from Verizon will improve public safety in the in the County surrounding the tower. The E-911 service allows public safety answering points (PSAPs) to specifically locate users of wireless devices who dial 9-1-1, even if those users cannot communicate. As 76% of 9-1-1 calls originate from a cell phone (National Highway Traffic Administration, February, 2016), it is critical to the public safety that wireless devices have coverage sufficient to make these calls.

APPROVAL REQUIREMENTS FOR A CONDITIONAL USE PERMIT

A. *Subdivision 2 lays out the below requirements as included in this application package:*

1. A site plan, detailing the location of the project area boundaries including maps demonstrating size of communication cells and search radius for the antenna location. A narrative describing a search of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected, locating all existing towers, and identifying all other structures that may be potential co- location sites.

A vicinity map as located on page T-1 of Exhibit A indicates the general location of the tower and search area. There are no existing structures within one (1) mile of the proposed site.

2. The name, address, and telephone number of the owner and lessee of the parcel of land on which the tower is situated. If the applicant is not the owner of the parcel of land upon which the tower is situated, the consent of the owner shall be obtained by sworn affidavit.

Land Owner:
Nancy J Baker
11028 Derby Ave
Walnut Grove, MN 56180

Lessee:
NTP Wireless agent of Verizon
Wireless
125 S Clark St
Floor 17
Chicago, IL 60603

The land owner's signature on the application demonstrates their consent to the construction of this tower on their land.

3. The legal description, parcel number, and address of the parcel of land upon which the tower is situated.

Legal description: Listed on Survey at the end of Exhibit A
Parcel ID: 61-030-3020
Address: 110th St, Walnut Grove, MN 56180

4. The location of all public and private airports within a three (3) mile radius of proposed tower.

No airports exist within 3 miles.

5. Towers located within 5 miles of a FAA approved Airstrip shall provide evidence of FAA and/or MnDOT consent.

No FAA approved airstrips exist within 5 miles

6. Written documentation that the applicant made diligent, but unsuccessful efforts for permission to install or co-locate the applicant's telecommunications facilities on other available antenna support structures located within one (1) mile radius of the proposed tower site.

No antenna support structures would be able to meet Verizon's network needs due to height limitations. See Exhibit B.

7. Written technical evidence from an engineer(s) that the proposed tower or telecommunications facilities cannot be installed or co-located on another person's tower or useable antenna support structure located within one (1) mile radius of the proposed tower site and must be located at the proposed site in order to meet the coverage requirements of the applicant's wireless communications system.

No antenna support structures would be able to meet Verizon's network needs due to height limitations. See Exhibit B.

8. A report from a licensed engineer that describes the telecommunication tower's capacity, including the number and type of antenna that it can accommodate.

Page T-1 of Exhibit A show the towers ability to support at minimum two additional colocations.

9. A sworn and certified statement by an engineer certifying that the tower is structurally sound and conforms to the requirements of the Minnesota Building Code and all other construction standards set forth by the County, Federal, and State law.

Please see Exhibit C

10. A copy of the Federal Communications Commissioner's licensure and approval as required for various communications application.

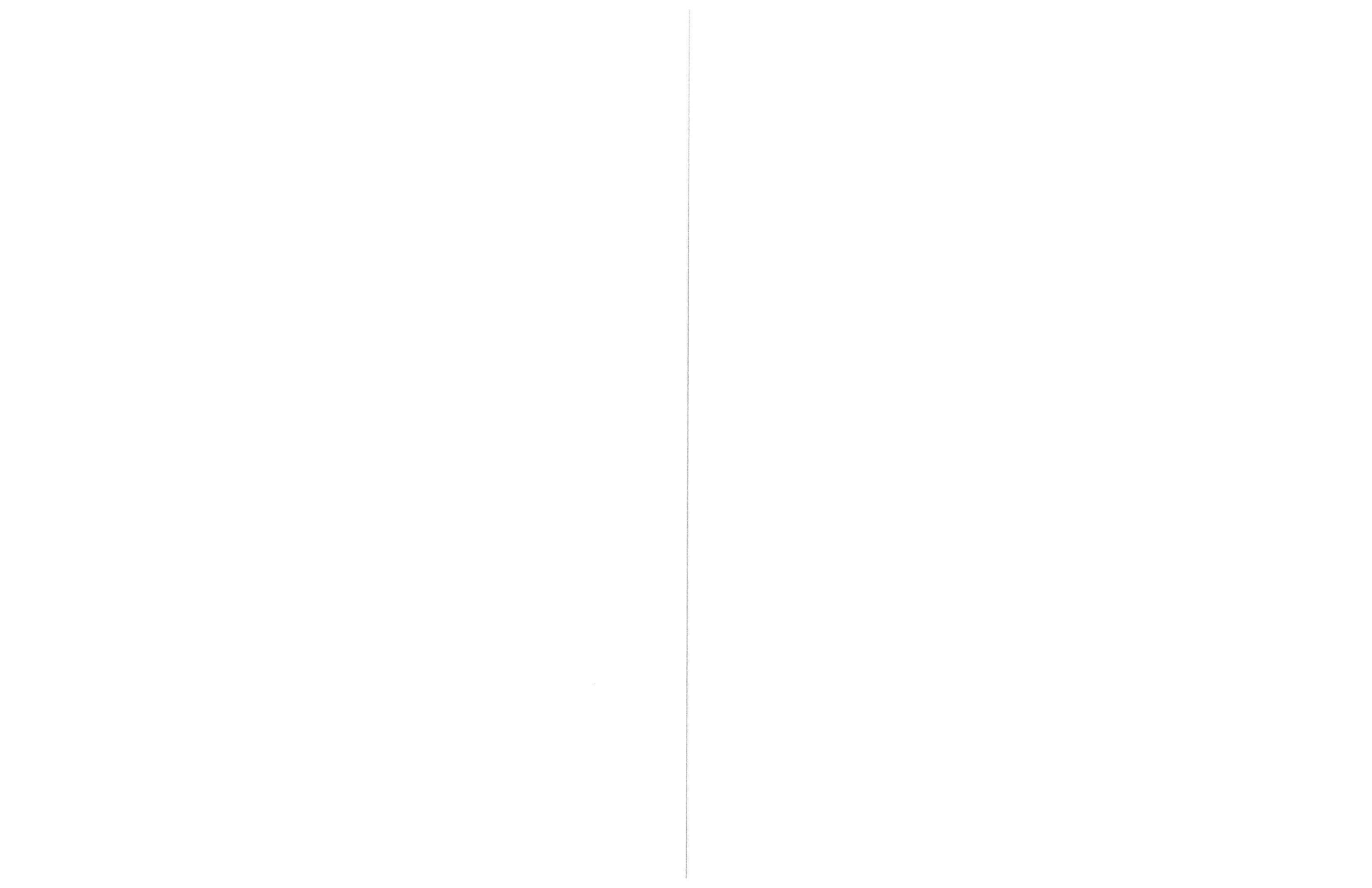
Please see Exhibit D

11. A letter of intent from the tower owner committing the tower owner and successors to allow the shared use of the tower if additional users agree in writing to meet reasonable terms and conditions for shared use.

Please see Exhibit E

B. Exhibits to the application for the conditional use permit under the terms of Subdivision 2 are evidence concerning the feasibility of the proposed request and its effect on surrounding property. It includes a site plan (Exhibit A) defining the areas to be developed for the structure, the locations of driveways, and the points of ingress and egress, including access roads. There are no additional walls, sewage, or water supply to the property needed.

Exhibit A



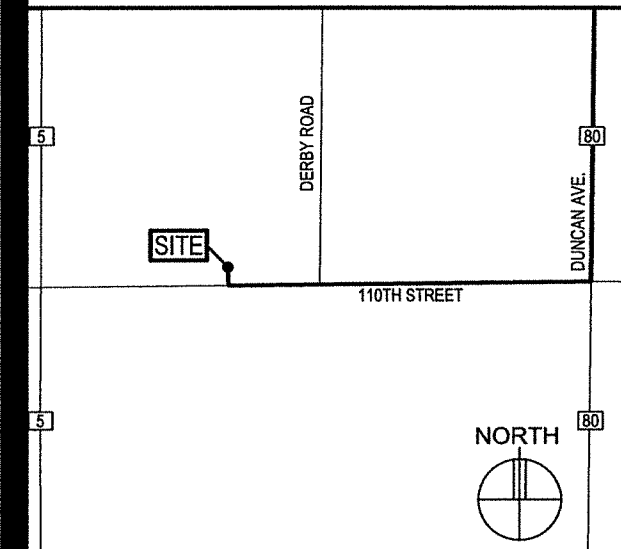


MN08 WALNUT GROVE NEW BUILD

PROJECT INFORMATION

SITE NAME: MN08 WALNUT GROVE
 SITE ADDRESS: 110TH STREET
 WALNUT GROVE, MN 56180
 COUNTY: REDWOOD
 LATITUDE: N 44° 12' 39.40" (NAD83)
 LONGITUDE: W 95° 27' 55.91" (NAD83)
 DRAWING BASED ON
 SITE DATA FORM DATED: 09-12-17
 BUILDING TYPE: IIB
 SITE AREA: 100' x 100' = 10,000 S.F.

VICINITY MAP



LOCATION SCAN



ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 11-28-17	ALL
B	ISSUED FOR OWNER SIGNOFF 01-29-18	ALL

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN & DETAIL INDEX
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND EQUIPMENT KEY, CABLE BRIDGE PLAN, NOTES & PHOTO
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	JUSTIN RUCH	12-06-17
OPERATIONS MANAGER	MICHAEL STUDDTMANN	12-20-17
CONSTRUCTION ENGINEER	ALEX HOLZINGER	12-06-17

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR: NANCY BAKER
 11028 DERBY AVE.
 WALNUT GROVE, MN 56180
 (507) 859-2205

LESSEE: VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 RON REITER (612) 720-0052

POWER UTILITY COMPANY CONTACT: REDWOOD ELECTRIC COOP
 60 PINE STREET
 CLEMENTS, MN 56334
 CHAD NELSEN (507) 692-2214

TELCO UTILITY COMPANY CONTACT: T.B.D.

ARCHITECT: DESIGN 1 ARCHITECTS LLC
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 903-9299

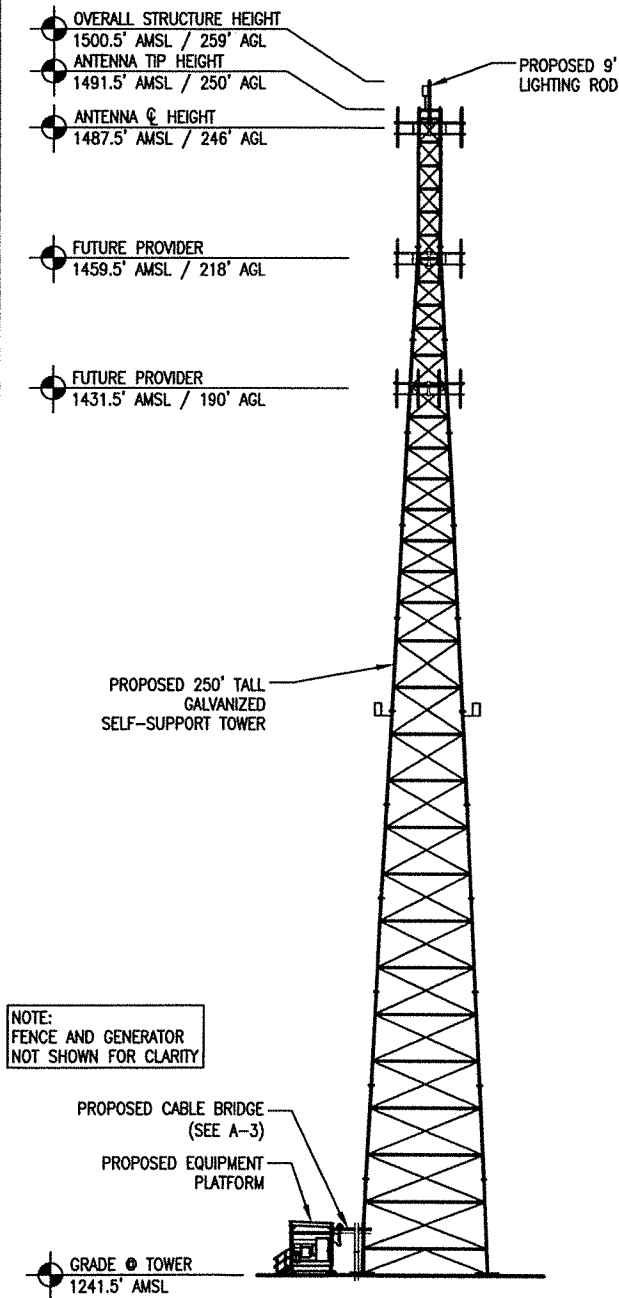
SURVEYOR: WIDSETH SMITH NOLTING
 610 FILLMORE STREET - PO BOX 1028
 ALEXANDRIA, MN 56308-1028
 320-762-8149

STRUCTURAL ENGINEER: N/A

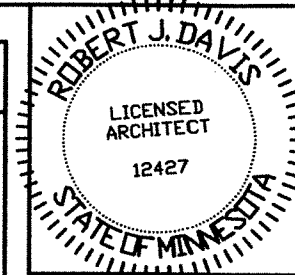
GEOTECHNICAL ENGINEER: T.B.D.

TOWER ELEVATION

NOTE:
 1.) TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 2.) TOWER FOUNDATION, PLATFORM FOUNDATION, GENERATOR FOUNDATION, AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.
 3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



1 TOWER ELEVATION
 SCALE: 1" = 40'-0"



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

Signed: *Robert J. Davis*
 01-29-18
 Date:

DESIGN 1
 9973 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGN1EP.COM

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

PROJECT
 20141070226
 LOC. CODE: 297927

MN08 WALNUT GROVE
 110TH STREET
 WALNUT GROVE, MN 56180

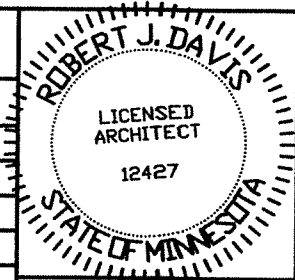
SHEET CONTENTS:
 CONTACTS
 ISSUE SUMMARY
 SHEET INDEX
 DEPARTMENTAL APPROVALS
 LESSOR APPROVAL
 PROJECT INFORMATION
 VICINITY MAP/LOCATION CODE
 GENERAL NOTES

DRAWN BY: JEF
 DATE: 11-16-17
 CHECKED BY: RMK
 REV. A: 11-28-17
 REV. B: 01-29-18

GENERATOR TYPE:
DIESEL

FROST DEPTH
DESIGN = 4'-0"

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
PLATFORM	VZW9.4X14-GLSP-4: 9'-4"x14'-0" PLATFORM W/ FULL CANOPY
GEN 1.4	20REOZK: DIESEL GENERATOR W/ ICE SHIELD
1.1	BOLLARD DETAIL
2.1	FENCE SECTION (DETAIL 2)
3.1	CABLE BRIDGE SECTION
4.3	CABLE BRIDGE ELEVATION
5.1	GRAVEL ROAD W/ BASE (DETAIL 1)
6.1	GATE DETAIL (DETAIL 1)
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL (DETAIL 1)
9.1	CMPH DETAIL
10.1 - 10.7	ONE-LINE RISER DIAGRAM (G.C. TO VERIFY)
12.1	METER ON POST (DETAIL 2)
13.1	I.L.C./DIST. BOX ICE SHIELD



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Signed: *Robert J. Davis*
Date: 01-29-18

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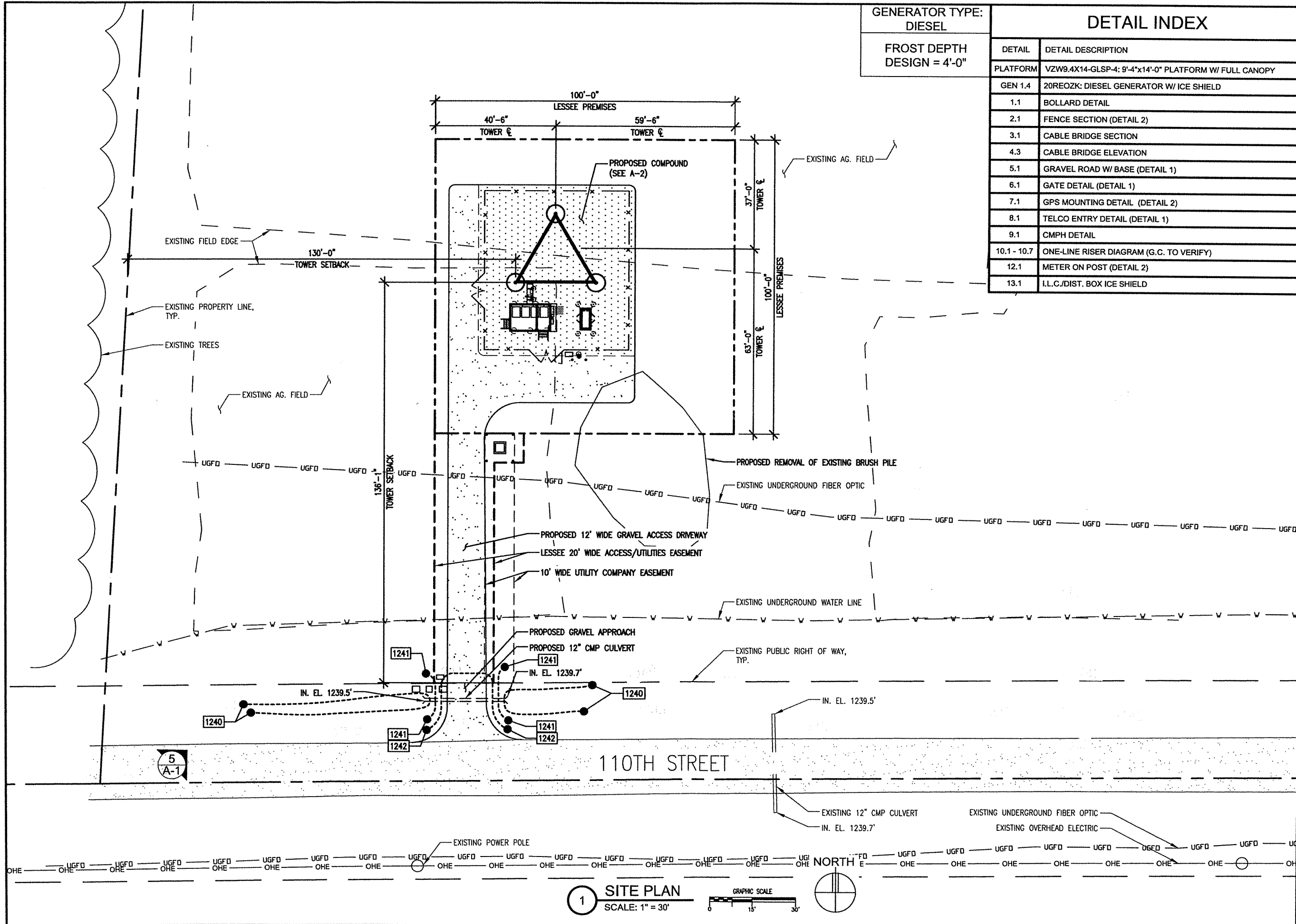
**MN08
WALNUT
GROVE**

110TH STREET
WALNUT GROVE, MN 56180

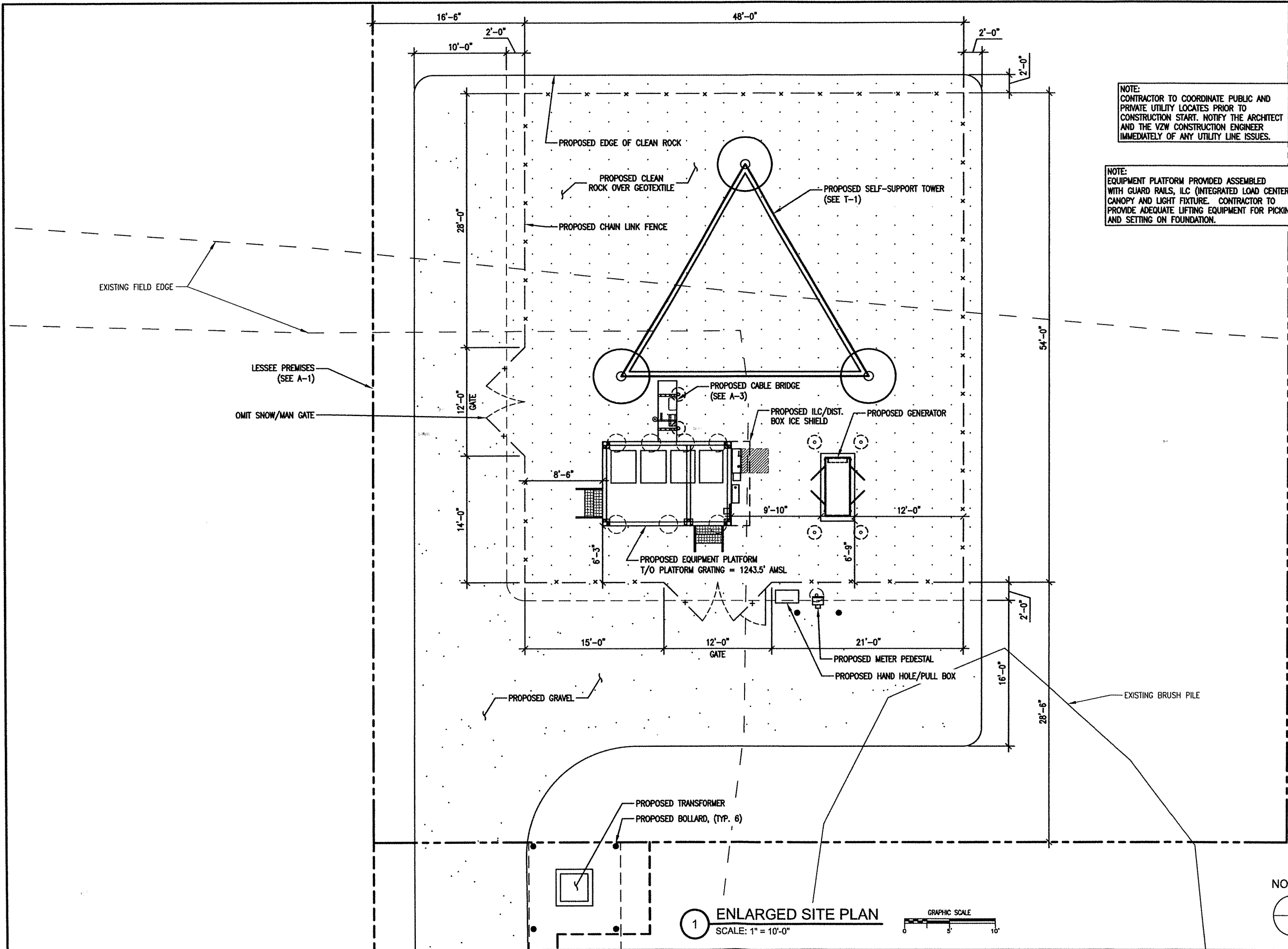
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX

DRAWN BY: JEF
DATE: 11-16-17
CHECKED BY: RMK
REV. A 11-28-17
REV. B 01-29-18

A-1

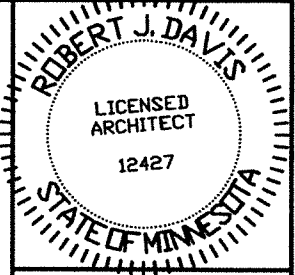


1 SITE PLAN
SCALE: 1" = 30'



NOTE:
CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE ARCHITECT AND THE VZW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.

NOTE:
EQUIPMENT PLATFORM PROVIDED ASSEMBLED WITH GUARD RAILS, ILC (INTEGRATED LOAD CENTER), CANOPY AND LIGHT FIXTURE. CONTRACTOR TO PROVIDE ADEQUATE LIFTING EQUIPMENT FOR PICKING AND SETTING ON FOUNDATION.



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

Robert J. Davis
Signed:
01-29-18
Date:

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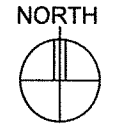
PROJECT
20141070226
LOC. CODE: 297927

MN08
WALNUT GROVE

110TH STREET
WALNUT GROVE, MN 56180

SHEET CONTENTS:
ENLARGED SITE PLAN

DRAWN BY:	JEF
DATE:	11-16-17
CHECKED BY:	RMK
REV. A	11-28-17
REV. B	01-29-18



1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"
GRAPHIC SCALE
0 5 10'

ANTENNA KEY												EQUIPMENT KEY				
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT	QTY	MANUFACTURER	MODEL	RRU PORT
"X" SECTOR	-	1	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-
	0'	2.1	TX/RX0	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	1	ERICSSON	4449	1
	-	2.2	TX/RX1	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	2
	-	2.3	TX/RX0	-	-	3RD PORT	AWS +45	-	-	-	0'	-	1	ERICSSON	8843	1
	-	2.4	TX/RX1	-	-	4TH PORT	AWS -45	-	-	-	-	-	-	-	-	2
	-	2.5	TX/RX2	-	-	5TH PORT	AWS +45	-	-	-	0'	-	-	-	8843	3
	-	2.6	TX/RX3	-	-	6TH PORT	AWS -45	-	-	-	-	-	-	-	-	4
	0'	3.1	TX/RX2	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	-	ERICSSON	4449	3
	-	3.2	TX/RX3	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	4
	-	3.3	TX/RX0	-	-	3RD PORT	2100 +45	-	-	-	0'	-	-	-	8843	5
	-	3.4	TX/RX1	-	-	4TH PORT	2100 -45	-	-	-	-	-	-	-	-	6
	-	3.5	TX/RX2	-	-	5TH PORT	2100 +45	-	-	-	0'	-	-	-	8843	7
-	3.6	TX/RX3	-	-	6TH PORT	2100 -45	-	-	-	-	-	-	-	-	8	
-	4	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-	
"Y" SECTOR	-	1	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-
	120'	2.1	TX/RX0	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	1	ERICSSON	4449	1
	-	2.2	TX/RX1	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	2
	-	2.3	TX/RX0	-	-	3RD PORT	AWS +45	-	-	-	0'	-	1	ERICSSON	8843	1
	-	2.4	TX/RX1	-	-	4TH PORT	AWS -45	-	-	-	-	-	-	-	-	2
	-	2.5	TX/RX2	-	-	5TH PORT	AWS +45	-	-	-	0'	-	-	-	8843	3
	-	2.6	TX/RX3	-	-	6TH PORT	AWS -45	-	-	-	-	-	-	-	-	4
	120'	3.1	TX/RX2	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	-	-	4449	3
	-	3.2	TX/RX3	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	4
	-	3.3	TX/RX0	-	-	3RD PORT	2100 +45	-	-	-	0'	-	-	-	8843	5
	-	3.4	TX/RX1	-	-	4TH PORT	2100 -45	-	-	-	-	-	-	-	-	6
	-	3.5	TX/RX2	-	-	5TH PORT	2100 +45	-	-	-	0'	-	-	-	8843	7
-	3.6	TX/RX3	-	-	6TH PORT	2100 -45	-	-	-	-	-	-	-	-	8	
-	4	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-	
"Z" SECTOR	-	1	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-
	240'	2.1	TX/RX0	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	1	ERICSSON	4449	1
	-	2.2	TX/RX1	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	2
	-	2.3	TX/RX0	-	-	3RD PORT	AWS +45	-	-	-	0'	-	1	ERICSSON	8843	1
	-	2.4	TX/RX1	-	-	4TH PORT	AWS -45	-	-	-	-	-	-	-	-	2
	-	2.5	TX/RX2	-	-	5TH PORT	AWS +45	-	-	-	0'	-	-	-	8843	3
	-	2.6	TX/RX3	-	-	6TH PORT	AWS -45	-	-	-	-	-	-	-	-	4
	240'	3.1	TX/RX2	1	COMMSCOPE	NHH-65C-R2B	700 +45	96"	250'	246'	0'	0'	-	-	4449	3
	-	3.2	TX/RX3	-	-	2ND PORT	700 -45	-	-	-	-	-	-	-	-	4
	-	3.3	TX/RX0	-	-	3RD PORT	2100 +45	-	-	-	0'	-	-	-	8843	5
	-	3.4	TX/RX1	-	-	4TH PORT	2100 -45	-	-	-	-	-	-	-	-	6
	-	3.5	TX/RX2	-	-	5TH PORT	2100 +45	-	-	-	0'	-	-	-	8843	7
-	3.6	TX/RX3	-	-	6TH PORT	2100 -45	-	-	-	-	-	-	-	-	8	
-	4	FUTURE	-	FUTURE	FUTURE	-	-	-	-	-	-	-	-	-	-	

ADDITIONAL:
 (2) DISTRIBUTION BOXES, MODEL RVZDC-6627-PF-48: (EQUAL QUANTITIES AT PLATFORM & ON TOWER)
 (2) COMMSCOPE HYBRID CABLE, MODEL HFT1206-24SV2-270 (DIST. BOX AT PLATFORM TO DIST BOX ON TOWER)
 (12) COMMSCOPE HYBRID JUMPER, MODEL HFT412-4S29-15 (DIST. BOX TO RRU)
 (36) ANDREW COAX JUMPER, MODEL LDF4-50A, 1/2" Ø FOAM DIELECTRIC, 10' EACH (RRU TO ANTENNA)
 (6) RET JUMPERS (RRU TO ANTENNA & ANTENNA TO ANTENNA PER SECTOR)

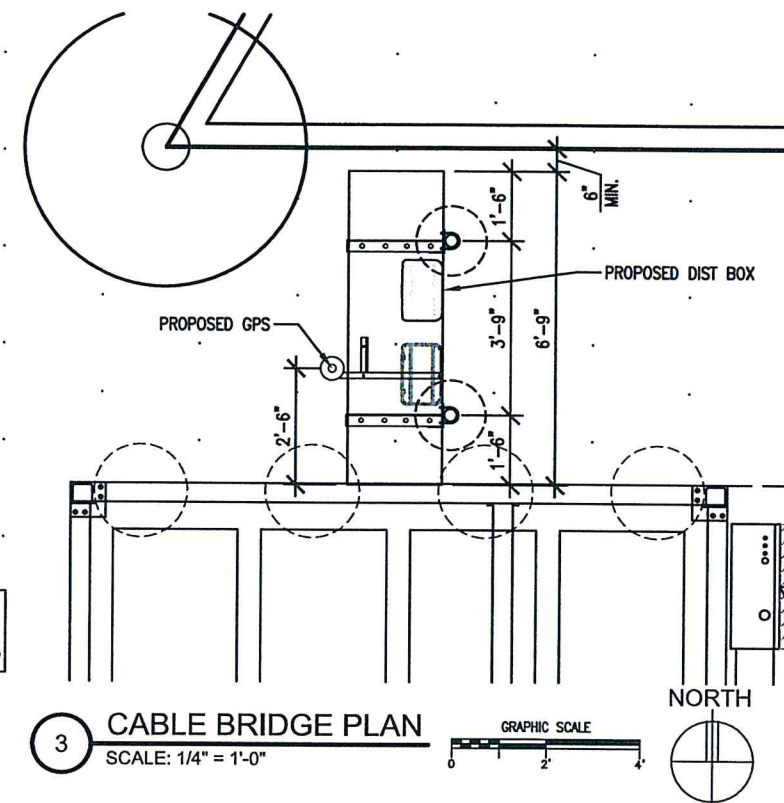
CABLE BRIDGE	= 8'
RAD CENTER	= 246'
EXTRA	= 15'
TOTAL	= 269'

1 ANTENNA KEY

2 EQUIPMENT KEY



5 PHOTO EXISTING SITE CONDITIONS

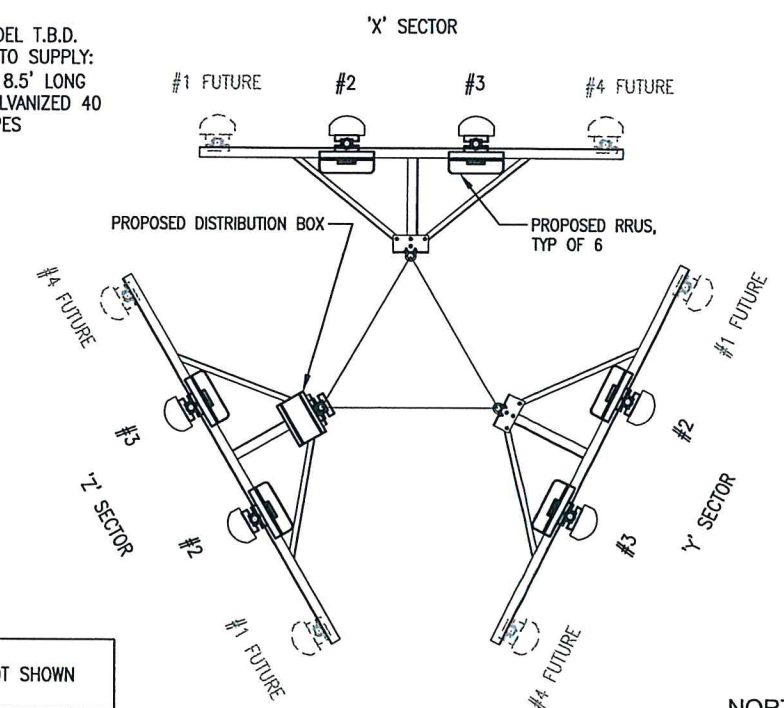


NOTE:
 CONTRACTOR TO ENSURE CABLES DO NOT ENTER THE FRONT OF CABINET TOP HAT TO ACCOMMODATE VZW OPERATIONS TENT DEPLOYMENT, COORDINATE WITH VZW CE.

NOTE:
 CABLE BRIDGE SUPPORTS ARE REQUIRED AT INTERVALS NOT TO EXCEED 6'-0" WITH OVERHANG EXTENSIONS NOT TO EXCEED 1'-6"

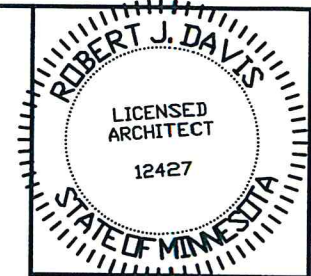
3 CABLE BRIDGE PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 T-FRAME MODEL T.B.D.
 CONTRACTOR TO SUPPLY:
 (12) 2.5" Ø x 8.5' LONG SCHEDULE GALVANIZED 40 MOUNTING PIPES



NOTE:
 TIE BACKS NOT SHOWN FOR CLARITY

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



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

Signed: *Robert J. Davis*
 Date: 01-29-18

DESIGN 1
 9973 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGN1EP.COM

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

PROJECT
 20141070226
 LOC. CODE: 297927

MN08 WALNUT GROVE
 110TH STREET
 WALNUT GROVE, MN 56180

SHEET CONTENTS:
 ANTENNA & EQUIPMENT KEY
 CABLE BRIDGE PLAN
 ANTENNA MOUNTING DETAIL
 PHOTO

DRAWN BY: JEF
 DATE: 11-16-17
 CHECKED BY: RMK
 REV. A 11-28-17
 REV. B 01-29-18

GENERAL CONDITIONS

00 0001 PERMITS
Construction Permit shall be acquired by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be acquired by the Contractor.

00 0002 SURVEY FEES
Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per "Request For Quote", (RFQ).

01 0010 INSURANCE & BONDS
Contractor is to furnish insurance certificates for themselves and subcontractors. Contractor will provide any required Bonding. Contractor agrees to warranty the project for (1) one year after completion.

01 0400 SUPERVISION & COORDINATION
Contractor shall provide supervision throughout the Project, coordinating the work of the Subcontractors, and delivery & installation of Owner-furnished items. Contractor's responsibilities include arranging & conducting of Underground Utilities Locates. Contractor shall comply with municipal, county, state and/or federal codes, including OSHA.

01 0600 TESTING
Contractor is responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete Cylinders), and for Special Inspections.

01 2000 MEETINGS
Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect. Contractor is to attend a Pre-Construction Meeting of all parties involved, prior to the start of construction.

01 5100 TEMPORARY UTILITIES
Contractor shall maintain the job site in a clean and orderly fashion, providing temporary sanitary facilities, waste disposal, and security (fence area or trailer module).

01 5300 EQUIPMENT RENTAL
Contractor shall furnish equipment necessary to expedite work.

01 5900 FIELD OFFICES & SHEDS
Contractor shall provide security (fence area or trailer module) for tools and materials that remain overnight on site.

01 7000 CLEAN UP & CLOSE OUT
Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items listed on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted in red ink. A full set of redlined drawings (As-Built) are to be given to the Architect at Job completion and submit "construction work complete memo" to Construction Engineer.

01 8000 TRUCKS & MILEAGE
Contractor shall provide transportation for their own personnel.

01 8300 TRAVEL TIME & PER DIEM
Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site.

01 9200 TAXES
Contractor shall pay sales and/or use tax on materials and taxable services.

SITework

02 1000 SITE PREPARATION
Contractor is to mobilize within 7 calendar days of the Owner issuing a 'START' document. Contractor will immediately report to Architect if any environmental considerations arise. Site shall be scraped to a depth of 3" minimum to remove vegetative matter, and scrapings shall be stockpiled on site. Excess material to be disposed of in accordance with RFQ.

02 1100 ROAD IMPROVEMENT & CONSTRUCTION
Contractor shall furnish materials for, and install, a twelve foot (12') wide gravel driveway from the road access to the work area, for truck and crane access to site. Base course shall be 6" deep, 3"+ crushed rock, topped with 3" deep, 1 1/2" crushed rock, topped with 3" deep MN Class 5 Aggregate, (3/4" minus with binder) or Driveway Mix. Contractor shall furnish & install culverts as necessary to prevent ponding or washing-out from normal surface runoff. Contractor shall obtain city, county, state and/or federal approvals for road approach and culvert work within or adjacent to right-of ways. Road shall be graded smooth, and edges dressed, at job completion.

02 2000 EARTHWORK & EXCAVATION
Excavation material shall be used for surface grading as necessary; excess to be stockpiled on site. Excess material to be disposed of in accordance with RFQ. For dewatering excavated areas, contractor shall utilize sock or sediment filter for filtering of water discharge.

02 5000 PAVING & SURFACING
Gravel paving shall be as described in 02 1100.

02 7800 POWER TO SITE
Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2-1/2" Schedule 40 PVC. (schedule 80 PVC under roads and drives) Cable to be 3/0

THWN CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) detectable ribbons; one each at 3" and 15" above conduit. Service shall be 200 amp, single phase, 120/240 volt. Service type shall be "General Time-Of-Day" if available, and meter base shall be approved by utility provider.

02 7900 TELCO TO SITE
Contractor shall provide 2" SDR-11 HDPE conduit for fiber conduit as noted on Drawings when directional boring is utilized. Contractor shall provide 2" schedule 40 PVC conduit and 2" schedule 80 PVC conduit under roadways with large-sweep elbows for fiber conduit as noted on Drawings when hand trenched. Trenches shall be as in 02 7800.

Contractor to provide and install handholes as noted in the Drawings. Additional handholes shall be provided and installed a maximum of 500 feet on center; at 90° bends if directional boring; and every third bend if hand trenched. Handholes size per Drawings and traffic-rated in roadways.

Contractor to provide and install Carbon expansion joint connections at shelter/platform location per manufacturer's specifications and recommendations.

02 8000 SITE IMPROVEMENTS
Areas bounded by fence and adjacent to Equipment Platform shall receive polyethylene geotextile, 200 mesh woven, topped with 3" deep 3/4" to 1 1/2" clean rock (no fines), raked smooth.

02 8001 FENCING
All fence materials and fittings shall be galvanized steel. Fence shall be 6'-0" high x 9 ga. X 2" chain link fabric, w/ 7 ga. bottom tension wire. Corner and Gate posts shall be 2 7/8" O.D. sch 40 steel pipe, driven 60" below grade. Line posts shall be 2 3/8" O.D. sch 40 steel pipe. Top Rails shall be 1 5/8" O.D. steel pipe. Gate frames shall be 1 5/8" O.D. welded pipe. Fence top shall be three (3) strands barbed wire to 7'-0" above grade, canted outward. Bracing shall be 3/8" truss rods and 1 5/8" O.D. pipe mid-rails at corners. Gate latch shall be commercial grade, "Cargo" or equal. Fabric shall extend to within 1" of finish grade.

02 8500 IRRIGATION SYSTEMS
N/A

02 9000 LANDSCAPING
N/A

CONCRETE

03 1000 CONCRETE FORMWORK
Concrete forms shall be dimension lumber, modular, or steel.

03 6000 GROUT
Contractor shall grout baseplates according to Tower Manufacturer drawings.

03 8000 TOWER FOUNDATION
Contractor shall arrange for delivery of anchors, and shall furnish and install materials per Tower Manufacturer Plans. Tower foundation concrete and reinforcing to be per tower manufacturer's specification, or 6% ±1% air entrained, 4,000 PSI @ 28 days, with Grade 60 (ASTM 615) reinforcing steel, whichever is greater. Contractor shall comply with the Owner's Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

03 8001 CATHODIC PROTECTION
N/A

03 9000 EQUIPMENT PLATFORM/GENERATOR FOUNDATION
Contractor shall furnish & install materials for Equipment Platform/Generator foundation. Concrete shall be 6% ±1% air entrained, and 4,000 psi at 28 days. All reinforcing steel is to be Grade 60 (ASTM 615). Anchor bolts are furnished by Contractor. Contractor shall comply with the Owner's Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

MASONRY
N/A

METALS

05 0000 METALS
Contractor will furnish and install structural and fabricated steel items not specifically furnished by Owner, and install Owner-furnished items. Structural steel shall be fabricated and erected per AISC specifications. Welding shall conform to AWS standards. Field welding shall be as shown on Shop Drawings, performed by AWS Certified Welders, and inspected as prescribed by the Structural Engineer. Steel shall be ASTM A992 OR A36, and 3/4" field bolts shall be A325. Temporary erecting bolts, clip hangers, and bracing shall be furnished by Contractor. Fabrications shall be shop welded if possible, and galvanized before delivery to site. Structural steel, and miscellaneous iron and steel, shall be hot dipped galvanized per ASTM A123

thickness grade 55. Fabricated iron and steel hardware shall be hot dipped galvanized per ASTM A153. Repair of damaged or uncoated galvanized surfaces shall be per ASTM A780.

WOOD & PLASTICS
N/A

THERMAL & MOISTURE
N/A

DOORS AND HARDWARE
N/A

FINISHES

09 9000 PAINTING
N/A

SPECIAL CONSTRUCTION

13 1260 CABLE BRIDGE, CANOPY, & ICE SHIELDS
Contractor shall furnish & install materials for the Cable Bridge as indicated on the drawings and Verizon Wireless Standard Details.

Platform canopies are supplied by Equipment Platform Manufacturer. Contractor shall install canopy components shipped loose with the Equipment Platform.

Contractor shall furnish & install materials for the Generator, Dist. Box, & I.L.C. Ice Shields as indicated on the Drawings & Verizon Wireless Standard Details.

13 1400 ANTENNA INSTALL
Contractor shall install Owner's antennas and feed lines during erecting. Contractor shall test and certify feed lines per current VZW standards.

13 3423 TRANSPORT AND SET EQUIPMENT PLATFORM/GENERATOR
Contractor shall provide crane(s) and/or truck for transporting, setting and erecting Equipment Platform/Generator per RFQ. Contractor shall install items shipped loose with the Equipment Platform/Generator including, but not limited to, the following: anchoring plates; stair assemblies; exterior lighting; canopies; guardrails; and buss bar.

13 3613 TRANSPORT AND ERECT TOWER/ANTENNA MOUNTS
Contractor shall schedule delivery of Owner-furnished Tower, and provide cranes for unloading and erecting. Contractor to install antenna mounts. Contractor shall ensure the existence of a 3/8" cable safety climb (DBI/Sala or equal) on the Tower.

MECHANICAL

15 4000 PLUMBING
N/A

15 5000 HVAC
N/A

ELECTRIC

16 5000 LIGHTING AND ELECTRICAL
Contractor shall provide labor and materials as necessary to complete the work shown on Drawings including items shipped loose with the Equipment Platform/Generator assembly.

16 6000 GROUNDING
Contractor shall make themselves familiar with and follow the current GROUNDING STANDARDS of VERIZON WIRELESS. Contractor shall perform work as shown on Grounding Plans. Any site-specific grounding issues not covered by the GROUNDING STANDARD are to be addressed by the Contractor to the Owner.

OWNER-FURNISHED EQUIPMENT & FEES
EQUIPMENT PLATFORM (FIRST 10' OF CABLE BRIDGE)
GENERATOR
SELF-SUPPORT TOWER
ANTENNA FRAMES
TOWER LIGHTING
CABINETS
COAX AND/OR CABLES
ANTENNAS & DOWNTILT BRACKETS
GPS & GPS MOUNTING
BUILDING PERMIT FEES
MATERIALS TESTING FEES
SPECIAL INSPECTIONS FEES

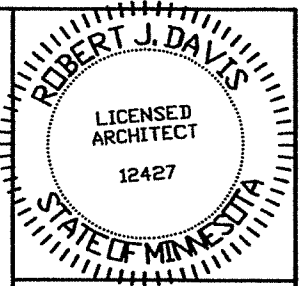
CONTRACTOR-FURNISHED EQUIPMENT
POWER TO SITE
TELCO TO SITE
CABLE BRIDGE (BEYOND 10') & ICE SHIELDS
GROUNDING MATERIALS
FENCING
CONNECTORS, BOOTS, & RELATED HARDWARE

SCOPE OF WORK:

CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

SITE PREPARATION
SITE WORK & DRIVEWAY CONSTRUCTION
EQUIPMENT PLATFORM, GENERATOR, & TOWER FOUNDATIONS
SET EQUIPMENT PLATFORM, SET GENERATOR, & ERECT TOWER
ROUTING OF GROUND, POWER, FIBER & ALARM
SITE GROUNDING
ELECTRICAL & TELEPHONE SERVICES
INSTALL ANTENNAS & CABLES
CABLE BRIDGE & ICE SHIELDS
ROCK SURFACING & FENCING
GRADING

Contractor to compare drawings against Owner's "Request for Quote", (RFQ). If discrepancies arise, Contractor shall verify with Owner that the RFQ supersedes the drawings.



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

Robert J. Davis
Signed:

01-29-18
Date:



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10801 BUSH LAKE ROAD
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PROJECT
20141070226
LOC. CODE: 297927

MN08
WALNUT
GROVE

110TH STREET
WALNUT GROVE, MN 56180

SHEET CONTENTS:
OUTLINE SPECIFICATIONS

DRAWN BY:	JEF
DATE:	11-16-17
CHECKED BY:	RMK
REV. A	11-28-17
REV. B	01-29-18

A-4

GENERAL GROUNDING NOTES:

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

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

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

Ground rods shall be galvanized steel, 5/8", spaced twenty feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 11.1 in the Verizon Wireless Standard Detail Booklet.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

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

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

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

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

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

Ground Bar Leads

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

- * The Main Ground Bar (MGB), typically mounted inside on the equipment shelter 'back' wall; or mounted to the equipment platform steel beam (location varies).
- * The Port Ground Bars (PGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line grounds also attach to the PGBs.
- * The Tower Ground Bar (TGB) mounted at the base of the tower. Note: Transmission line grounds also attach to the TGBs.

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

#2 SBTC Whip leads

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

Monopole Towers:

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

Self-Support Towers:

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

Guyed Towers:

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

Fences:

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

Fuel tanks:

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

Equipment Shelter/Platform and Other General Requirements (including but not limited to):

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

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

Inspection & Testing

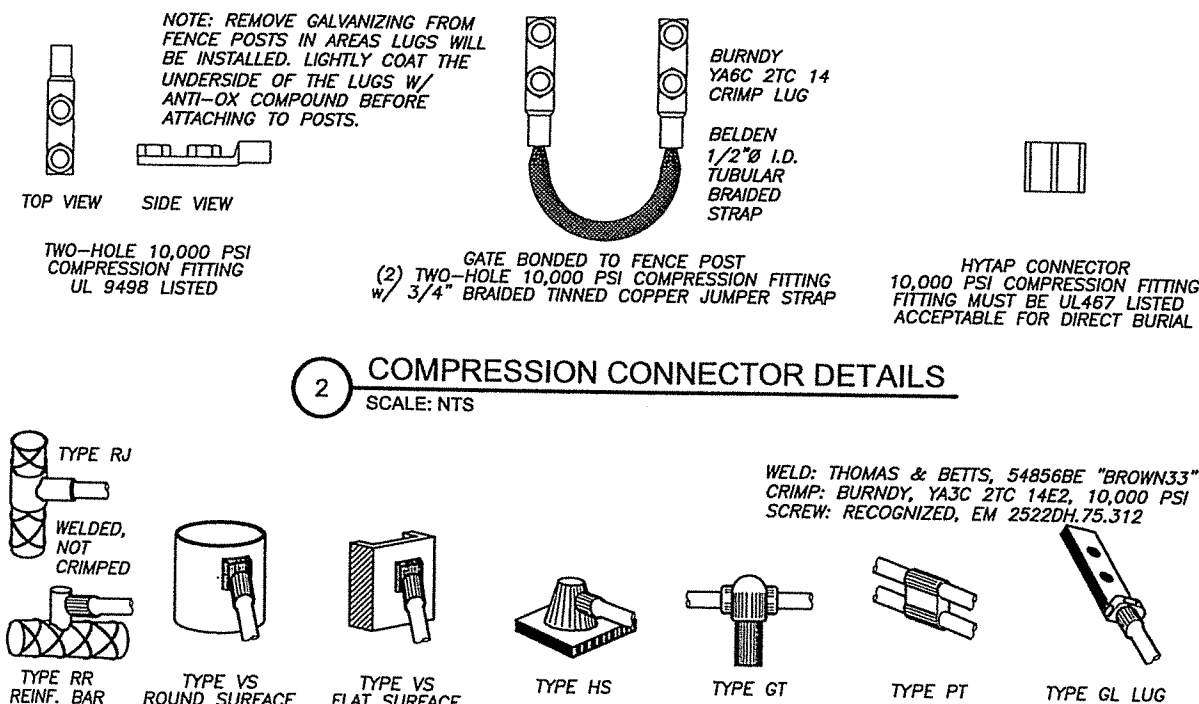
Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

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

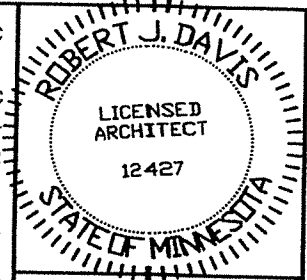
Note:

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



LEAD IDENTIFICATION & DESCRIPTION:

- 1 RING, EXTERNAL BURIED w/ RODS #2 SBTC
- 1A RING, CONCRETE ENCASED #2 SBTC
- 2 DEEP ANODE (TO IMPROVE OHMS) ROD OR PIPE
- 3 RING TO BLDG STL FRAME #2 SBTC
- 4 MAIN AC PANEL NEUTRAL BUS TO (2) GROUND RODS, ISOLATED FROM LEAD #1 NEC 250.66
- 5 RING TO GROUND BAR (2) #2 SBTC
- 6 RING TO EXT MTL OBJECT #2 SBTC
- 7 DEEP ANODE TO MGB NSTD33-9
- 8 AC PANEL TO WATER METER NEC 250.66
- 9 EXT WATER TO INT WATER PIPES NSTD33-9
- 10 INT WATER PIPE TO MGB NSTD33-9
- 11-12 NOT USED
- 13 AC PANEL TO MGB NSTD33-9
- 14 MGB/FGB TO BLDG STL FRAME #2/0 I-STR
- 14C MGB/FGB TO ROOF/WALL MTL PNL #1/0 I-STR
- 15 MGB/FGB TO FGB-HE SAME FLOOR #2/0 I-STR
- 16 NOT USED
- 16A ECPGB TO CABLE ENTRY RACK #1/0 I-STR
- 17 MGB TO CABLE SHIELDING #6 I-STR
- 17A ECPGB TO CABLE SHIELDING #6 I-STR
- 17B MGB/FGB TO F-0 SPLICE SHELF #1 I-STR
- 18 LOWEST MGB/FGB TO HIGHEST FGB #2/0 I-STR
- 19 LEAD 18 TO OTHER FGBs, <6' #2/0 I-STR
- 20 MGB/FGB TO BRANCH AC PNL #6 I-STR
- 20A NEAREST GRND TO DISCONNECT PNL NEC 250.66
- 20B GWB TO AC DISTR PNL #6 I-STR
- 21 MGB/FGB TO INT HALO #2 I-STR
- 21A INTERIOR "GREEN" HALO #2 I-STR
- 21B INT HALO TO EXT RING #2 SBTC
- 21C INT HALO TO EQUIPMENT MTL #6 I-STR
- 22 ROOF TOWER RING TO ROOF GRND NFPA 780
- 23 MGB/FGB TO ECPGB, SAME FLOOR #1 I-STR
- 23A MGB/FGB TO CXR-HF LNR PROT #6 I-STR
- 24 ECPGB TO EACH PROTECTOR ASSEMBLY #6 I-STR
- 24A LOWER PROT ASSY TO UPPER #6 I-STR
- 25 RING TO NEAREST LIGHTNING ROD #2 SBTC
- 26 LGHTNG ROD SYS TO NEARBY MTL NFPA 780
- 27 RING TO TOWER RING (2) #2 SBTC
- 28 RING TO SHELTER RING (2) #2 SBTC
- 29 BRANCH AC PNL TO BITY CHG FRM NSTD33-11
- 30 BRANCH AC PNL TO OUTLETS NSTD33-11
- 31 MGB/FGB TO PWR, BITY FRAMES #2/0 I-STR
- 32 #31 TO BATTERY CHARGER FRAME #6 I-STR
- 33 #31 TO BATTERY RACK FRAME #6 I-STR
- 34 #31 TO PCU FRAME #6 I-STR
- 35 #31 TO DSU FRAME #6 I-STR
- 36 #31 TO PDU FRAME #6 I-STR
- 37 MGB/FGB TO BITY RETURN NSTD33-14.5
- 37A MGB/FGB TO RTN TERM CARR SUPP #6 I-STR
- 38 FGB TO PDU GB #750MCM I-STR
- 38A FGB TO PDU GB CARRIER SUPPLY #2/0 I-STR
- 39 DC BUS DUCT TO NEXT SECTION #6 I-STR
- 40 DC BUS DUCT TO MGB/FGB #6 I-STR
- 41A MGB/FGB TO #58 #2/0 I-STR
- 42-44 NOT USED
- 45 MAIN AC PNL TO BRANCH AC PNL NSTD33-11
- 46 BRANCH AC PNL TO DEED OUTLET NSTD33-11
- 47 FGB TO INTEG FRM #2 I-STR
- 48 LEAD #31 TO INTEG FRM #6 I-STR
- 49 INTEG FRM TO EQUIP SHELF BY FASTENERS #6 I-STR
- 50 PDU BITY RET TO #51 #2/0 I-STR
- 51 #50 TO TRANS FRM ISO DC PWR #6 I-STR
- 52 TRANS FRM FUSE TO FRM OR BAR #6 I-STR
- 53A MGB/FGB TO PDB/BDFB NSTD33-22
- 54 MGB/FGB TO STATIC DEVICES #6 I-STR
- 55 MGB/FGB TO CABLE AT ENTRY #6 I-STR
- 56 MGB/FGB TO AC PWR RADIO XMITTR #6 I-STR
- 57A MGB/FGB TO CBL GRID/RUNWAY #2/0 I-STR
- 58A #41A TO AISLE FRAME #2 I-STR
- 59A #58A TO EACH SGL FRAME GRND #6 I-STR
- 60-89 NOT USED
- 90 GENERATOR FRAME TO EXT RING #2 SBTC



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

Signed: [Signature] 01-29-18 Date: _____

DESIGN 1

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

verizon

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

PROJECT 20141070226
LOC. CODE: 297927

MN08 WALNUT GROVE

110TH STREET WALNUT GROVE, MN 56180

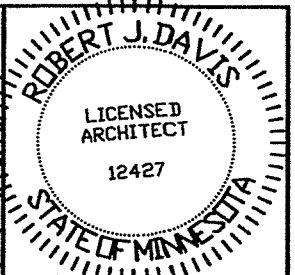
SHEET CONTENTS:
GROUNDING NOTES

DRAWN BY: JEF
DATE: 11-16-17
CHECKED BY: RMK
REV. A 11-28-17
REV. B 01-29-18

G-1

GROUNDING DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
PLATFORM	9'-4" X 14'-0" PLATFORM W/ CANOPY GROUNDING ELEVATIONS
11.1	TEST WELL DETAIL, GROUND RING & ROD DETAIL
11.3	REBAR GROUNDING DETAIL
11.4	CONDUIT DETAIL
11.5	TYPICAL GROUNDING CABLE BRIDGE DETAIL
11.6	TYPICAL TOWER GROUNDING DETAIL



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Robert J. Davis
Signed: _____
Date: 01-29-18

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PROJECT
20141070226
LOC. CODE: 297927

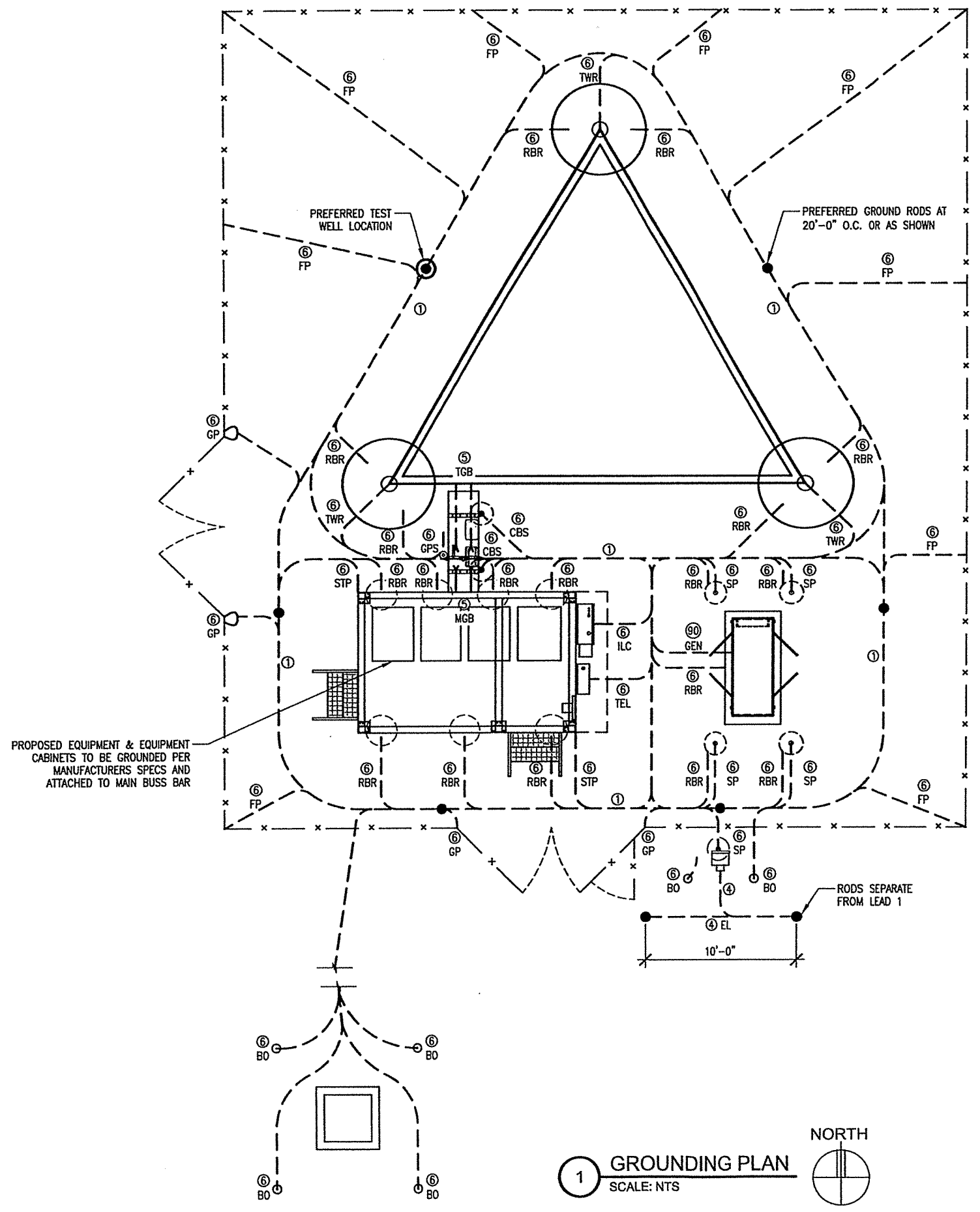
MN08
WALNUT GROVE

110TH STREET
WALNUT GROVE, MN 56180

SHEET CONTENTS:
GROUNDING PLAN
GROUNDING DETAIL INDEX

DRAWN BY: JEF
DATE: 11-16-17
CHECKED BY: RMK
REV. A: 11-28-17
REV. B: 01-29-18

G-2



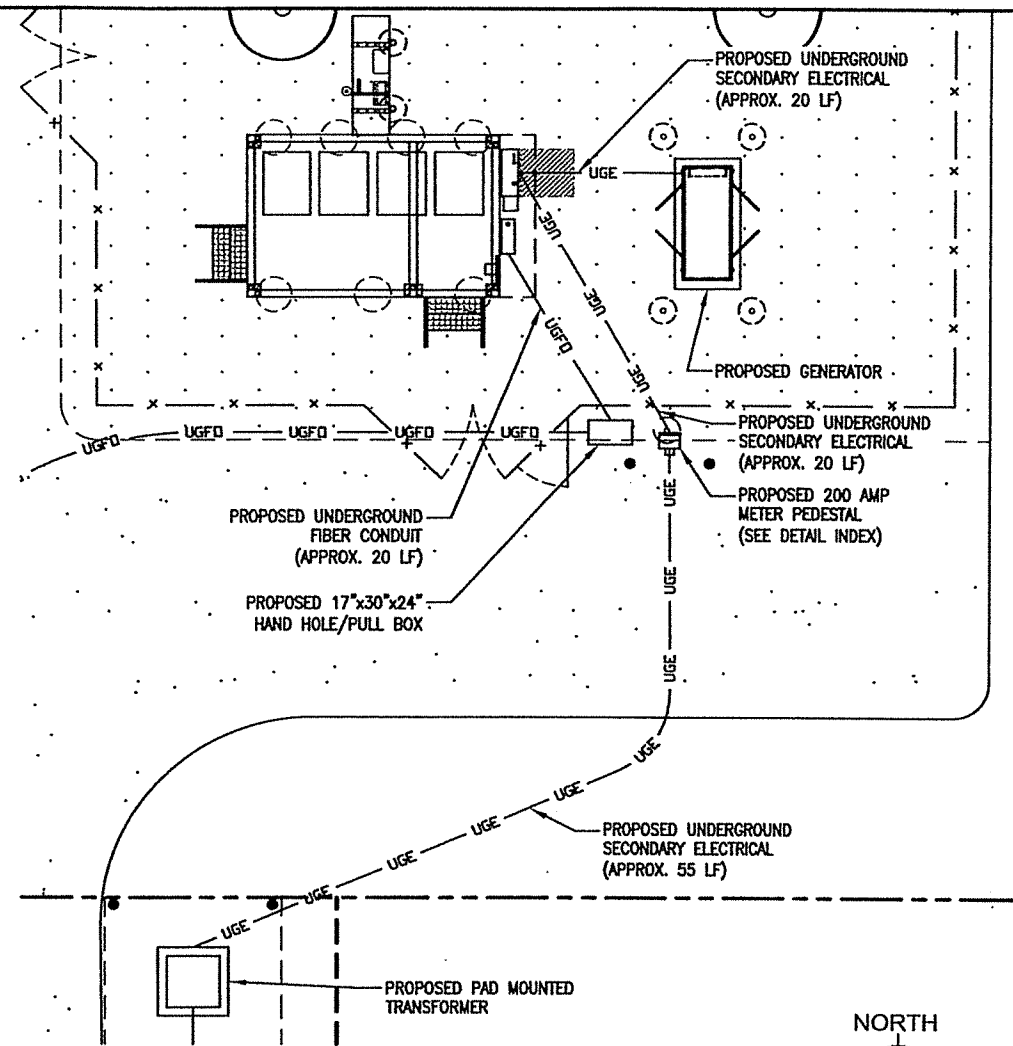
PROPOSED EQUIPMENT & EQUIPMENT CABINETS TO BE GROUNDED PER MANUFACTURERS SPECS AND ATTACHED TO MAIN BUSS BAR

RODS SEPARATE FROM LEAD 1

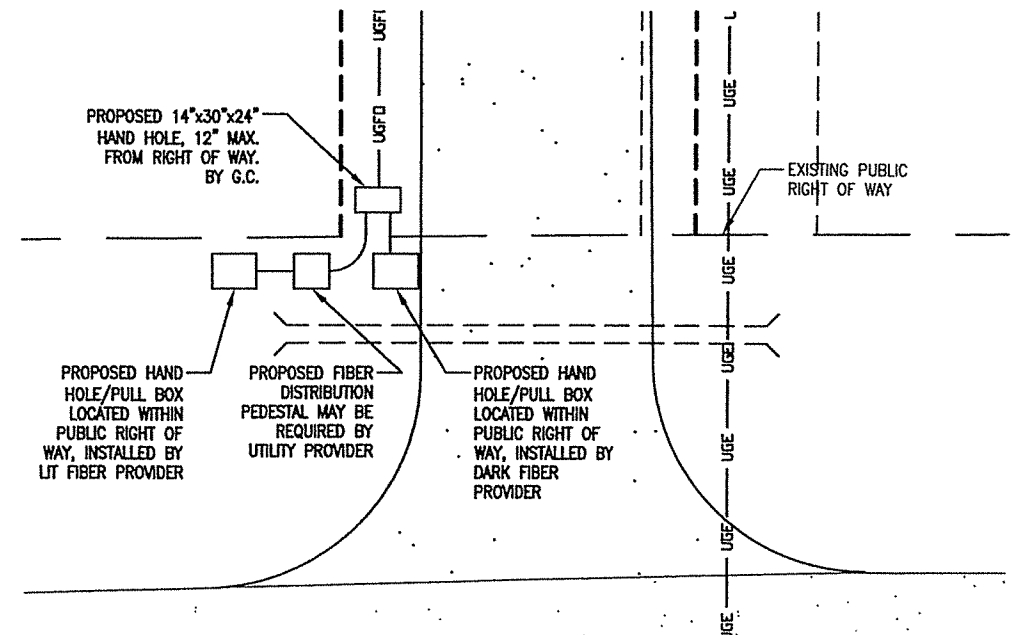
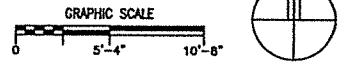
NOTE:
CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOT BE LESS THAN 12" RADIUS

1 GROUNDING PLAN
SCALE: NTS

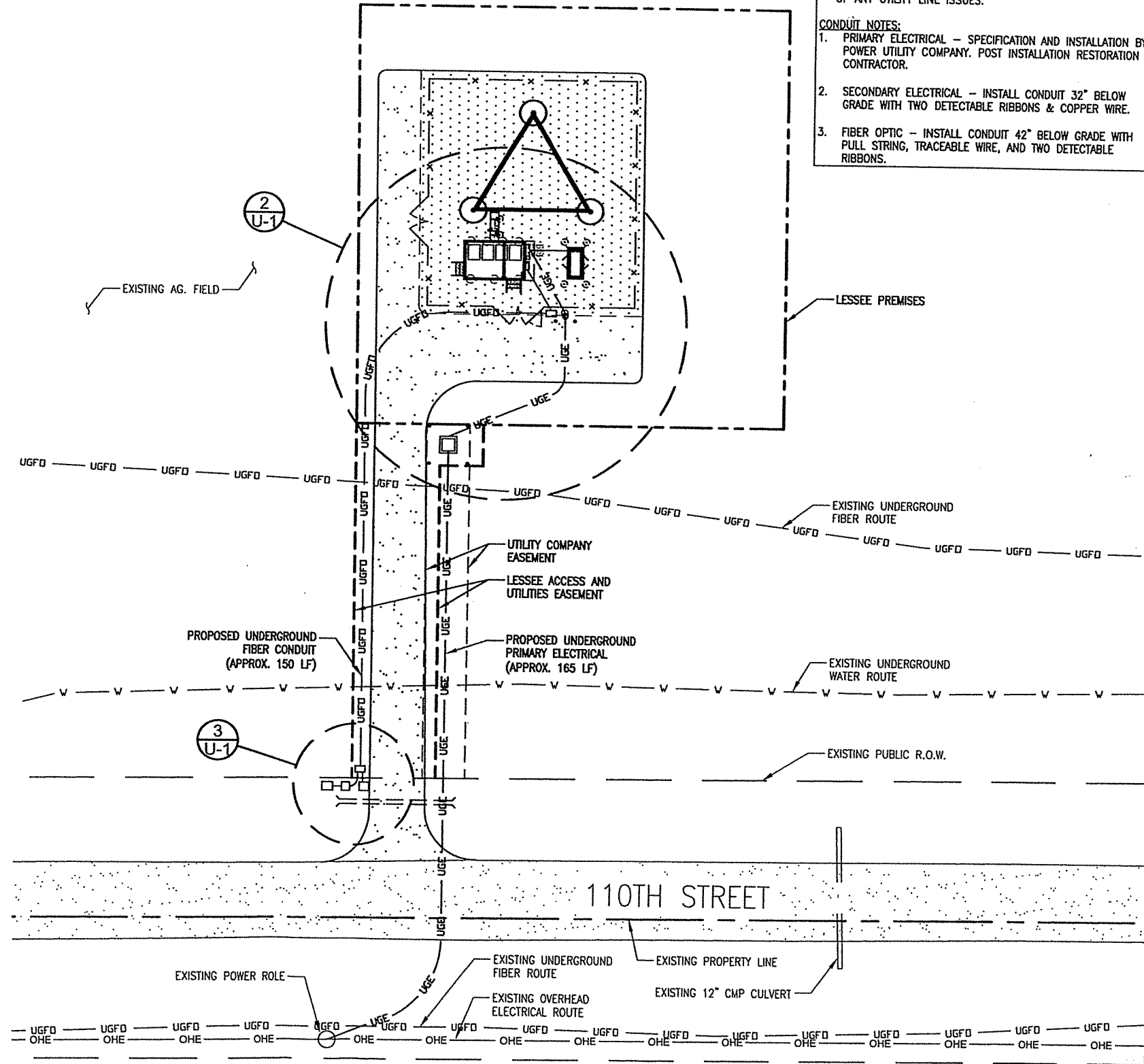
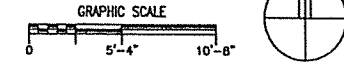




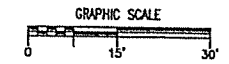
2 COMPOUND UTILITY PLAN
SCALE: 3/32" = 1'-0"



3 PULLBOX LOCATION PLAN
SCALE: 3/32" = 1'-0"



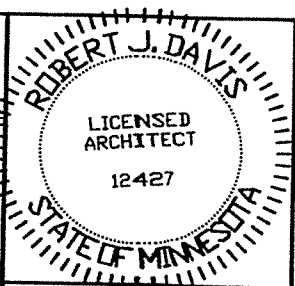
1 SITE UTILITY PLAN
SCALE: 1" = 30'



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

NOTE:
CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE ARCHITECT AND THE VZW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.

- CONDUIT NOTES:
1. PRIMARY ELECTRICAL - SPECIFICATION AND INSTALLATION BY POWER UTILITY COMPANY. POST INSTALLATION RESTORATION BY CONTRACTOR.
 2. SECONDARY ELECTRICAL - INSTALL CONDUIT 32" BELOW GRADE WITH TWO DETECTABLE RIBBONS & COPPER WIRE.
 3. FIBER OPTIC - INSTALL CONDUIT 42" BELOW GRADE WITH PULL STRING, TRACEABLE WIRE, AND TWO DETECTABLE RIBBONS.



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

Signed: *Robert J. Davis*
01-29-18
Date:

DESIGN 1
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EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

verizon
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PROJECT
20141070226
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**MN08
WALNUT
GROVE**

110TH STREET
WALNUT GROVE, MN 56180

SHEET CONTENTS:
SITE UTILITY PLAN
PULLBOX LOCATION PLAN
COMPOUND UTILITY PLAN

DRAWN BY:	JEF
DATE:	11-16-17
CHECKED BY:	RMK
REV. A	11-28-17
REV. B	01-29-18

U-1

SITE SURVEY

PROPERTY DESCRIPTION: (Per Old Republic National Title Insurance Company File No. 33150, effective date July 26, 2017.)

Part of the Northwest Quarter of the Southwest Fractional Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 109 North, Range 38 West in North Hennepin County, Minnesota, described as follows:

Beginning at an existing iron monument in the Northwest Corner of the Southwest Fractional Quarter of Section 30, thence South 00 degrees 42 minutes 36 seconds West, bearing based on Redwood County Corridor 374, a distance of 2020.255 feet to a concrete monument; thence South 89 degrees 28 minutes 22 seconds West, parallel with the South line of old Southwest Fractional Quarter, a distance of 351.000 feet to a concrete monument; thence South 89 degrees 28 minutes 22 seconds West, parallel with the East line of old Southwest Fractional Quarter, a distance of 351.000 feet, to the South line of old Southwest Fractional Quarter; thence South 89 degrees 28 minutes 22 seconds West, parallel with the South line of old Southwest Fractional Quarter and along the centerline of the township road a distance of 496.132 feet, thence South 00 degrees 38 minutes 31 seconds East, a distance of 424.127 feet, to the North line of old Southwest Fractional Quarter; thence North 89 degrees 32 minutes 34 seconds East, a distance of 424.127 feet, to the East line of old Southwest Fractional Quarter; thence North 89 degrees 32 minutes 34 seconds East, a distance of 424.127 feet, to the point of beginning, subject to existing township road easement and other assessments of record, if any.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: Part of the Southwest Quarter of the Southwest Fractional Quarter of Section 30, Township 109 North, Range 38 West in North Hennepin County, Minnesota, described as follows: Beginning at an existing iron monument in the Northwest corner of the Southwest Fractional Quarter of Section 30; thence South 89 degrees 28 minutes 22 seconds West, parallel with the South line of old Southwest Fractional Quarter, a distance of 351.000 feet, to the East line of old Southwest Fractional Quarter; thence South 89 degrees 28 minutes 22 seconds West, parallel with the South line of old Southwest Fractional Quarter and along the centerline of the township road a distance of 496.132 feet, to the North line of old Southwest Fractional Quarter; thence North 89 degrees 32 minutes 34 seconds East, a distance of 424.127 feet, to the East line of old Southwest Fractional Quarter; thence North 89 degrees 32 minutes 34 seconds East, a distance of 424.127 feet, to the point of beginning, subject to existing township road easement and other assessments of record, if any.

SCHEDULE "B" EXEMPTIONS: (Per Old Republic National Title Insurance Company File No. 33150, effective date July 26, 2017.)

- 1-10.) Not related to the survey.
- 11.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.
- 12.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.
- 13.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.
- 14.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.
- 15.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.
- 16.) Terms and conditions of Right-of-Way Easement, in favor of Central Minnesota Electric Company, dated July 26, 2017, as Document No. 135948, in Book 28 of Misc. Plans 400.



SITE NAME:
MN08 WALNUT GROVE
Redwood County, MN

No.	Date	REVISIONS	By	CHK	APPD

CHECKED BY: SMK
DRAWN BY:
FIELD NO: 82417
DATE: 11/22/17
LUCASIE J. MESE

LEGALLY CERTIFIED THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
PBELEMINNAP
STATE OF MINNESOTA
DATE: 11/22/17
LUCASIE J. MESE

NO. 13731
DATE: 04/24/2010

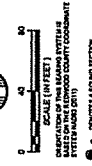
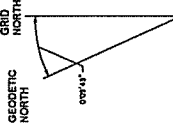


WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental
SHEET 1 OF 2 SHEETS

SITE SURVEY

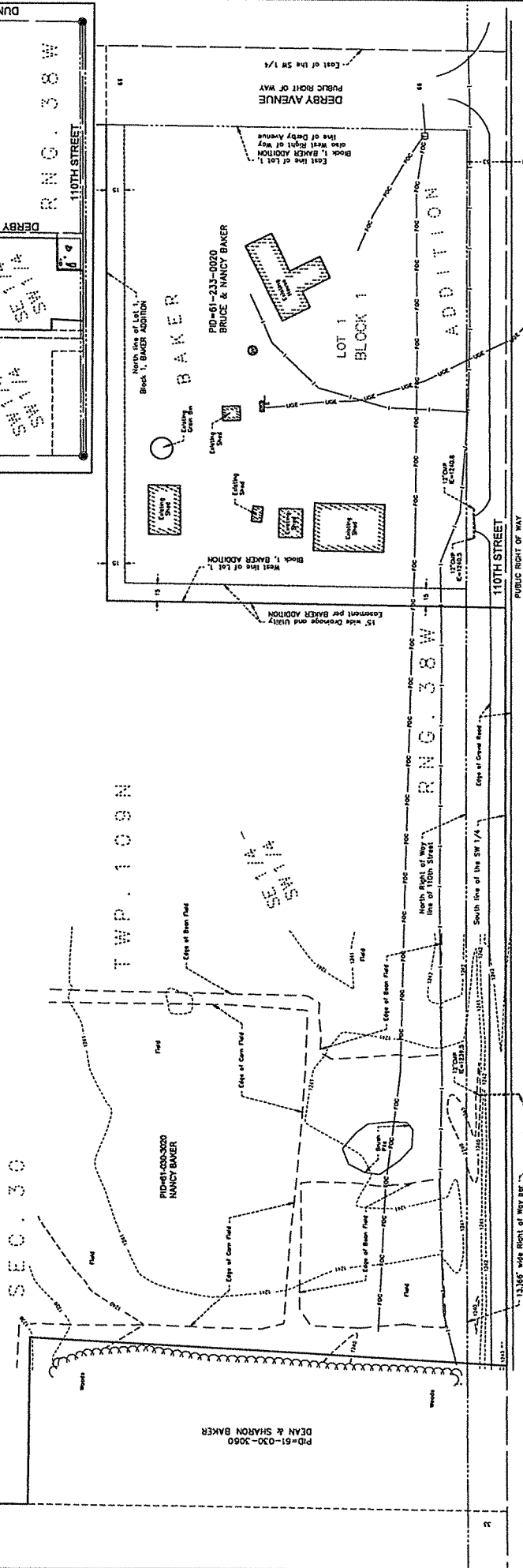
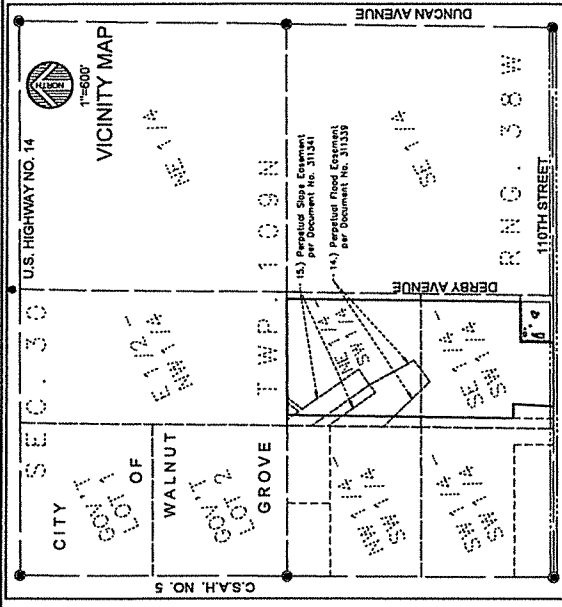
SURVEYOR NOTES:

- 1) Using one of the methods above, the user may verify the accuracy of the survey data. ONE CALL Locate Request Form No. 17237933, Street Address: St. Paul, MN 55102.



DATE OF THIS SURVEY: 11/23/21
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

- LEGEND**
- WATER WELL
 - ELECTRIC POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - EDGE OF FIELD
 - COVERED GROUND WATER MAIN
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND ELEC
 - BOUNDARY LINE
 - OVERHEAD ELEC
 - CONCRETE LINE
 - SIXTEENTH LINE
 - RIGHT OF WAY LINE
 - LOT / PARCEL LINE
 - EASEMENT LINE
 - GRAVEL SURFACE
 - BUILDING HATCH



DESIGN 1

SITE NAME:
 MN08 WALNUT GROVE
 Redwood County, MN

NO.	DATE	REVISIONS

FIELD WORK: 8/24/17
 CHECKED BY: SBK
 DRAWN BY: [Signature]

PRELIMINARY
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE: 11/23/21
 LICENSE # 14921

WIDSETH SMITH NOLTING
 Engineering | Architecture | Surveying | Environmental

237 W. WASHINGTON ST.
 ST. PAUL, MN 55102
 (612) 224-3300

Exhibit B

From: Ruch, Justin Scott [REDACTED]

Sent: Thursday, May 17, 2018 2:34 PM

To: David Hendrixon <David.Hendrixon@ntpwireless.com>

Cc: [REDACTED]

Subject: Re: [E] FW: Engineer Confirmation Needed_MN08 Walnut Grove_05.08.18

David,

The two alternate candidates on the attached SCIP will not allow Verizon to be at a height that will allow for our needs. The Baker rawland location will allow us to be at 250' which is needed to cover the town and surrounding areas and make a reliable connection to the existing network. The surrounding trees and terrain will limit the coverage and capacity of the two alternate locations due to their available heights. Please let me know if you will need anything else.

Thank you,

verizon^v

Justin Ruch
RF Engineer

1530 E. Army Post Road
Des Moines, IA 50320

[REDACTED]

f t in i

From: David Hendrixon

Sent: Tuesday, May 08, 2018 10:36 AM

To: Ruch, Justin Scott [REDACTED]

Cc: [REDACTED]

Subject: Engineer Confirmation Needed_MN08 Walnut Grove_05.08.18

Hi Justin,

We are applying for our zoning permit for the subject site. The jurisdiction's ordinance requires colocation on existing structures within one mile unless the existing structures cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified professional engineer.

The two structures below were submitted in the original QSCIP, as attached. Will you please confirm these structures will not be able to accommodate VZWs needs due to their height?

- Walnut Grove Water Tower – 129' (44°13'27.56"N, 95°28'15.10"W)
- Affinity Tower – 120' (44°13'12.78"N, 95°28'11.05"W)

Thank you,

DAVID HENDRIXON
Solution Specialist, Site Acquisition
NTP Wireless
773-904-2810

Alternative Structures

1-Mile radius from proposed tower location showing two alternative structures. Neither are tall enough to support Verizon's network needs.

Legend

1-mile radius



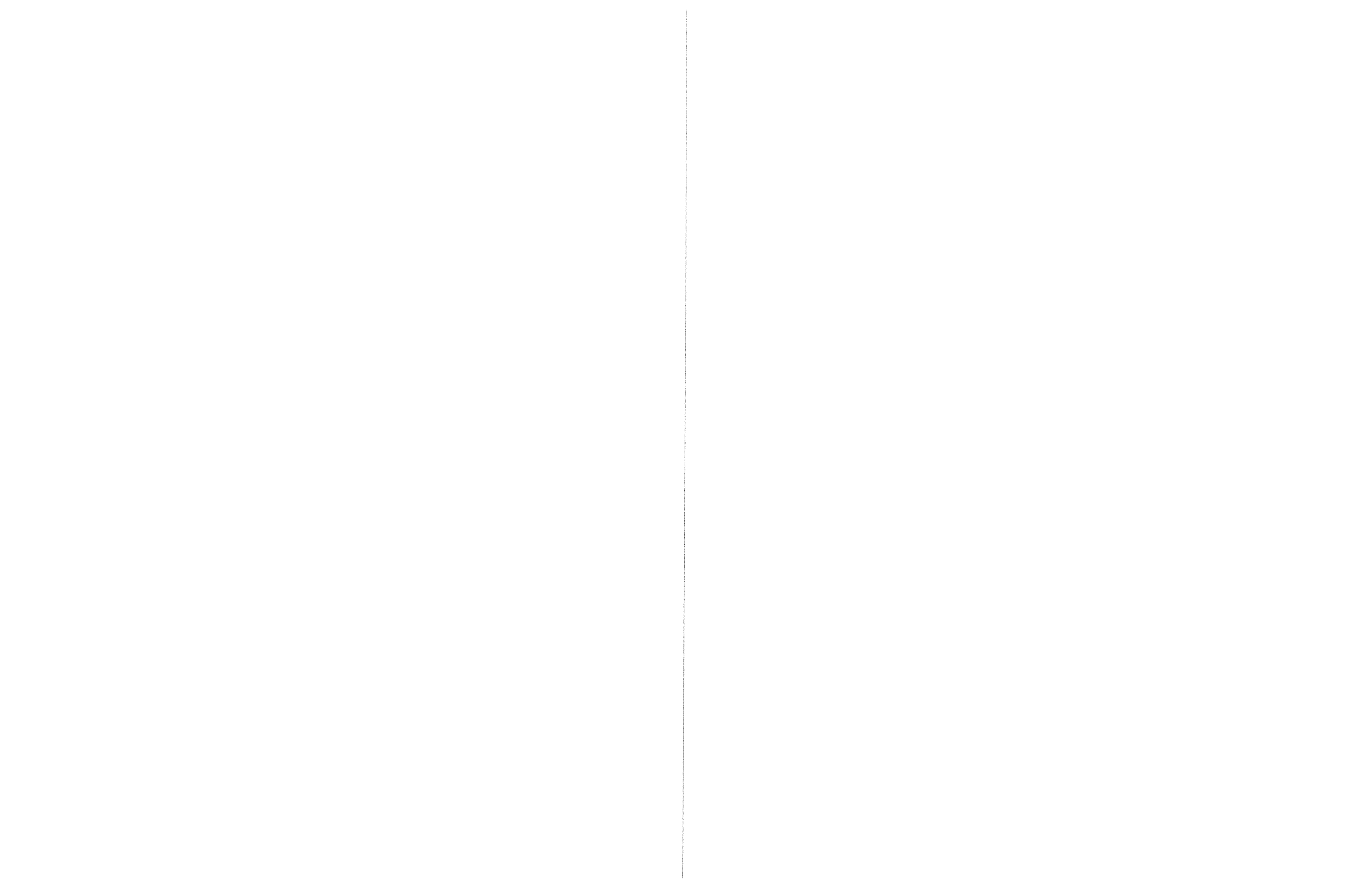


Exhibit C



January 26, 2018

Mr. Travis Rosenwald
Design 1

RE: Proposed 250' Self-Supporting Tower for MN08 Walnut Grove, MN

Dear Mr. Rosenwald,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 89 mph with no ice (115 mph ultimate per the 2012 International Building Code) and 50 mph with 1" radial ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

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

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. **Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in collapse within a radius of 125 feet.

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

Sincerely,

Print Name KEITH J. TINDALL
Signature
Date 1/26/18 License #26342

Keith J. Tindall, P.E.
Vice President of Engineering

Exhibit D

Callsigns

Callsigns	Market	Radio Code	Market Number	Block	State	County	Licensee Name	Wholly Owned	Total MHz	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	POPs/ Sq MI	Status
KNKN422	Minnesota 8 - Lac qui Parle	CL	CMA489	B	MN	Redwood	Alltel Communications, LLC	Yes	25.000	835.000 - 845.000	880.000 - 890.000	846.500 - 849.000	891.500 - 894.000	18.3	Active
KNLQ874	Mankato-Fairmont, MN	CW	BTA277	E	MN	Redwood	Alltel Communications, LLC	Yes	10.000	1885.000 - 1890.000	1965.000 - 1970.000	.000 - .000	.000 - .000	18.3	Active
KNLQ950	Mankato-Fairmont, MN	CW	BTA277	F	MN	Redwood	Alltel Communications, LLC	Yes	10.000	1890.000 - 1895.000	1970.000 - 1975.000	.000 - .000	.000 - .000	18.3	Active
WPZA798	Minneapolis-St. Paul	CW	MTA012	B	MN	Redwood	Alltel Communications, LLC	Yes	5.000	1870.000 - 1872.500	1950.000 - 1952.500	.000 - .000	.000 - .000	18.3	Active
WQB461	Minneapolis-St. Paul	CW	MTA012	B	MN	Redwood	Alltel Communications, LLC	Yes	5.000	1872.500 - 1875.000	1952.500 - 1955.000	.000 - .000	.000 - .000	18.3	Active
WQGA717	Great Lakes	AW	REA003	F	MN	Redwood	Cellco Partnership	Yes	20.000	1745.000 - 1755.000	2145.000 - 2155.000	.000 - .000	.000 - .000	18.3	Active
WQJQ691	Great Lakes	WU	REA003	C	MN	Redwood	Cellco Partnership	Yes	22.000	746.000 - 757.000	776.000 - 787.000	.000 - .000	.000 - .000	18.3	Active
WQPZ950	Great Lakes	AW	REA003	E	MN	Redwood	Cellco Partnership	Yes	10.000	1740.000 - 1745.000	2140.000 - 2145.000	.000 - .000	.000 - .000	18.3	Active
WQYP274	Minnesota 8 - Lac qui Parle	AT	CMA489	G	MN	Redwood	Cellco Partnership	Yes	5.000	.000 - .000	2155.000 - 2160.000	.000 - .000	.000 - .000	18.3	Active

Exhibit E



Verizon Wireless
10801 Bush Lake Road
Bloomington, MN 55438

May 16, 2018

Redwood County Planning Department
c/o Nick Brozek
403 S Mill St, PO Box 130
Redwood Falls, MN 56283

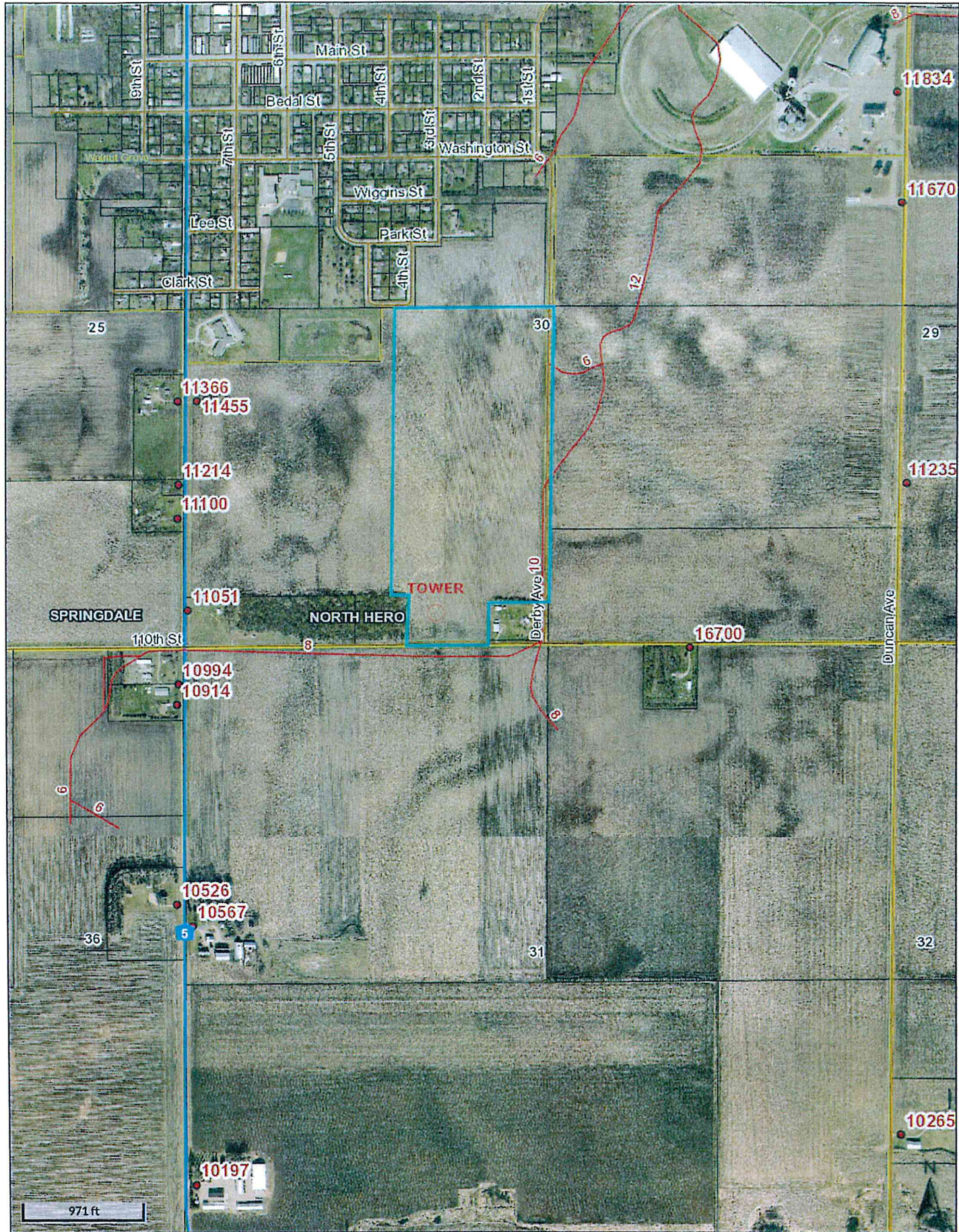
RE: Verizon Wireless Conditional Use Permit Application, MN08 Walnut Grove

Dear Mr. Brozek,

Verizon Wireless, and its successors, hereby agree to allow shared use of the proposed tower if an additional use agrees in writing to meet reasonable terms and conditions for shared use, so long as there is no negative structural impact upon the tower and there is no disruption to the service provided.

Sincerely,

A handwritten signature in black ink, appearing to be "Nick Brozek", written over a horizontal line.





CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
05/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. New York NY Office 199 Water Street New York NY 10038-3551 USA	CONTACT NAME: PHONE (A/C. No. Ext.): (866) 283-7122 FAX (A/C. No.): (800) 363-0105	
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Verizon Wireless, LLC 1095 Avenue of the Americas New York NY 10036 USA	INSURER A: National Union Fire Ins Co of Pittsburgh 19445	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

Holder Identifier :

COVERAGES **CERTIFICATE NUMBER: 570071202720** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL5196564	06/30/2017	06/30/2018	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

Certificate No : 570071202720

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Named Insured includes: Verizon Wireless (VZW) LLC dba Verizon Wireless. RE: Cell Site: MN08 Walnut Grove, Location Code: 297927. Ethel Rhae Baker and Nancy J Baker are included as Additional Insured with respect to the General Liability policy. Where permitted by law, the Named Insured parties listed herein waive all rights against the Ethel Rhae Baker and Nancy J Baker listed herein for recovery of damages to the extent these damages are covered by the above-referenced General Liability policy and, as further limited by written contract between the parties.

CERTIFICATE HOLDER**CANCELLATION**

Ethel Rhae Baker and Nancy J Baker 11028 Derby Ave. Walnut Grove MN 56180 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

Conditions for Permit No. 8-18 (Verizon – self supporting communications tower – Nancy Baker site)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The construction, maintenance, operation, and decommissioning of the project will conform to the Application for a Conditional Use Permit submitted by David Hendrixon of NTP Wireless as attached to the Conditional Use Permit.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. Any drainage tile damaged during construction shall be repaired and/or replaced by the permit holder.
6. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
7. The permit holder is responsible for the control of all noxious weeds on the permitted site.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
9. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Verizon, shall also include its successors and assigns.
10. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the

permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

REDWOOD COUNTY PLANNING COMMISSION

**Nancy Baker – Verizon Tower
Conditional Use Permit Application #8-18
June 25, 2018**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

1) Will the proposed use have an adverse impact on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Why?: _____

2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes _____ No _____

Why?: _____

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes _____ No _____

Why?: _____

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support the proposed use of the property?

Yes _____ No _____

Why?: _____

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes _____ No _____

Why?: _____

NAME: _____ DATE: _____

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by David Hendrixon of
NTP Wireless as agent for Verizon Wireless o/b/o landowner Nancy Baker;
Permit Application No. 8-18

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly
sworn upon oath, hereby state a copy of the following:

- 1. Notice of Public Hearing on *Application for Conditional Use Permit*; and**
- 2. Notice of Public Hearing**

were duly served upon:

ETHEL RHAЕ BAKER
110 OAK ST
REVERE, MN 56166

XIONG YANG
651 CLARKE ST
WALNUT GROVE, MN 56180

VUE & SEE LEE YANG
110 WASHINGTON ST
WALNUT GROVE, MN 56180

CHA & SOUA VUE YANG
550 1ST ST
WALNUT GROVE, MN 56180

STEVEN D & SUSAN L WEST
750 5TH ST
WALNUT GROVE, MN 56180

PATRICIA E WENNINGER
% PAT E MILLER
120 WASHINGTON ST
PO BOX 242
WALNUT GROVE, MN 56180

CITY OF WALNUT GROVE
PO BOX 335
WALNUT GROVE, MN 56180

WALNUT GROVE ECONOMIC
DEVELOPMENT AUTHORITY
311 6TH ST
PO BOX 335
WALNUT GROVE, MN 56180

RICHARD C VAN HECKE ET'AL
58 CREE POINT DR
MANKATO, MN 56001

MARY L TYLER TRUST
13909 AUTUMNWOOD CT
ROSEMONT, MN 55068

LEO & JANET THEISEN
730 7TH ST
WALNUT GROVE, MN 56180

ERROL H STEFFEN
PO BOX 385
WALNUT GROVE, MN 56180

RICHARD E & LISA M SELL
751 4TH ST
WALNUT GROVE, MN 56180

RICHARD C & DELORES SELL
REVOCABLE TRUSTS
730 5TH ST
WALNUT GROVE, MN 56180

SCHOOL DISTRICT #641
PO BOX 278
WALNUT GROVE, MN 56180

SAMUEL & MELISSA SAHLSTROM
17585 ASPEN AVE
TRACY, MN 56175

EVELYN E RYS
10567 CO HWY 5
WALNUT GROVE, MN 56180

DAN ALEN PFARR
540 2ND ST
WALNUT GROVE, MN 56180

PA HOUA MOUA
7531 UPPER 20 ST N
OAKDALE, MN 55128

MEADOWLAND FARMERS COOP
PO BOX 338
LAMBERTON, MN 56152

KEVIN PAUL MAAS ET'AL
1612 BLACKBERRY CIR
SARTELL, MN 56377

RANDY R & DARLA R LARSEN
700 CLARK ST
WALNUT GROVE, MN 56180

DERRICK JOHN & ANN MARIE JENNIGES
101 WASHINGTON ST
WALNUT GROVE, MN 56180

DAVID O & NANCY J HERDER
PO BOX 622
WALNUT GROVE, MN 56180

THOMAS P & LYNN R HANSEN
PO BOX 492
WALNUT GROVE, MN 56180

GREGG J & ROBYN L HANSEN
PO BOX 492
WALNUT GROVE, MN 56180

TIMOTHY E & SUZANNE R A GRIFFITH
PO BOX 366
WALNUT GROVE, MN 56180

STEVEN D GEIS
4280 SCENIC LN
WOODBURY, MN 55129

KAREN L ERICKSON
PO BOX 455
WALNUT GROVE, MN 56180

PAUL E & JEAN C DESMITH
16700 110 ST
WALNUT GROVE, MN 56180

SHERI & JOHN DEBATES
23601 S DESERT STAR DR
SUN LAKES, AZ 85248

CONNIE CAMBRONNE
791 4TH ST
WALNUT GROVE, MN 56180

DAVID BROWN
17519 840 AVE
SACRED HEART, MN 56285

MICHAEL J BISBEE
308 ALBION AVE
FAIRMONT, MN 56031

NANCY J BAKER
LIVING TRUST ET'AL
11028 DERBY AVE
WALNUT GROVE, MN 56180

DEAN W & SHARON G BAKER
400 OAK ST
REVERE, MN 56166

ANY ANKRUM & ANDREW FOSTER
750 7TH ST
WALNUT GROVE, MN 56180

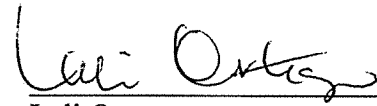
LADONNA ALBERTSON
631 CLARKE ST
WALNUT GROVE, MN 56180

NORTH HERO TOWNSHIP BOARD
% LYNN SWANSON, CLERK
17561 140 ST
WALNUT GROVE, MN 56180

CITY OF WALNUT GROVE
% PAULA MCGARVEY, CLERK
PO BOX 335
WALNUT GROVE, MN 56180

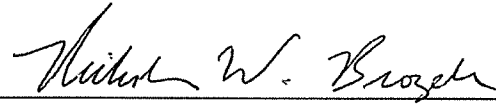
VERIZON WIRELESS
% DAVID HENRIXON, AGENT
125 S CLARK ST
CHICAGO, IL 60603

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 12th day of June, 2018.

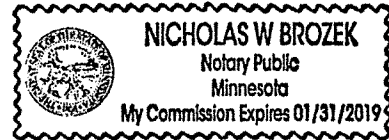


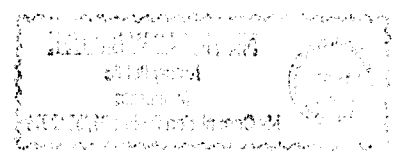
Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 12th day of June, 2018, by Nicholas W. Brozek.



Notary Public







REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

TO: Whom It May Concern

FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: June 12th, 2018

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* filed by David Hendrixon of NTP Wireless as agent for Verizon Wireless, o/b/o landowner Nancy Baker, pursuant to Section 20 and Section 25 of Redwood County Zoning Ordinance. Verizon Wireless is proposing to construct a 250 foot self-supporting telecommunications tower (259 foot overall height including lightning rod) on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

Part of the Northeast Quarter of the Southwest Fractional Quarter (NE1/4 SWFR1/4) and the Southeast Quarter of the Southwest Fractional Quarter (SE1/4 SWFR1/4), except tracts, in Section 30, Township 109 North, Range 38 West, North Hero Township.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: David Hendrixon
Nancy Baker



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Drainage Inspector • Agricultural Inspector*

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NOTICE OF PUBLIC HEARING

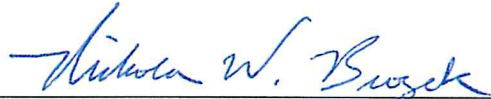
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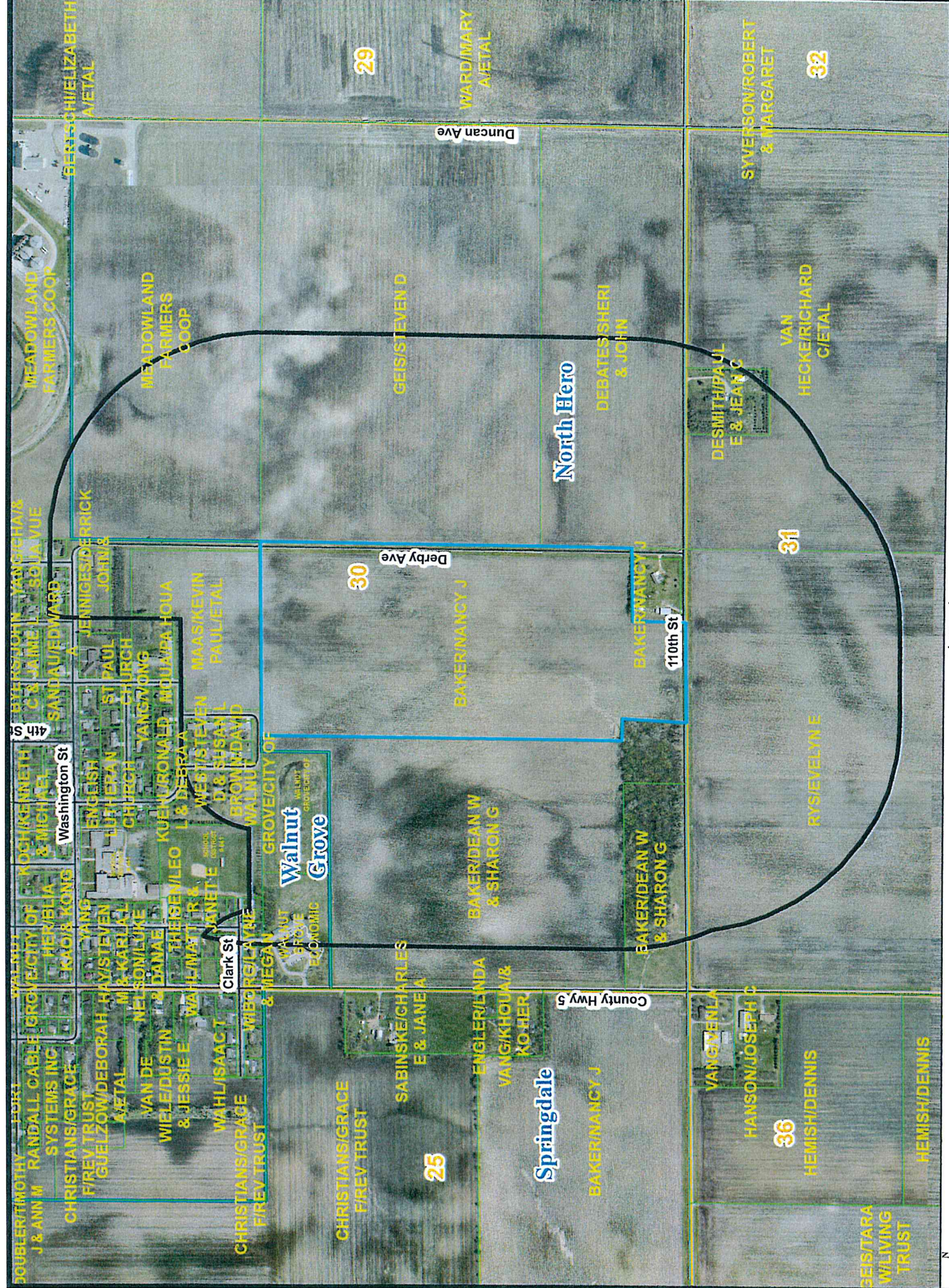
A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 25th day of June, 2018, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: June 12th, 2018









Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office



CUP Notification Area = 1/4 mile From CUP Parcel

Legend

-  CUP Notification Area
-  CUP Parcel
-  Township/City
-  Section
-  Parcel
-  Road



0 0.075 0.15 0.3 Miles

