



Variance Board Agenda

Wednesday, August 7, 2024

5:30 PM

City Council Chambers

(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Review of Minutes**
 - a. Review May 1, 2024 Minutes.
- 5. Public Hearing**
 - a. A request by Amarak Ultimate Perimeter Security, LLC on behalf of Caliber Collision for a VARIANCE to allow a 10-foot- tall, non-pulsed, monitored security system (fence) at 1914 County Road C.
- 6. Adjourn**


REQUEST FOR BOARD ACTION

Date: **8/7/2024**

Item No.: **4.a.**

Department Approval

Agenda Section

Review of Minutes

Item Description: Review May 1, 2024 Minutes.

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Application Information

N/A

Background

N/A

Staff Recommendation

N/A

Requested Planning Commission Action

Review the May 1, 2024 minutes and make a motion to approve subject to requested corrections.

Alternative Actions

N/A

Prepared by:

Attachments: 1. May 1, 2024 Minutes



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, May 1, 2024 – 5:30 p.m.**

- 1 **1. Call to Order**
2 Chair Schaffhausen called to order the regular meeting of the Variance Board meeting at
3 approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.
4
- 5 **2. Roll Call & Introductions**
6 At the request of Chair Schaffhausen, City Planner Thomas Paschke called the Roll.
7
8 **Members Present:** Chair Schaffhausen, Vice Chair Bjorum, and Member Aspnes.
9
10 **Members Absent:** None
11
12 **Staff Present:** City Planner Thomas Paschke and Senior Planner Bryan Lloyd.
13
- 14 **3. Approval of Agenda**
15
16 **MOTION**
17 **Member Bjorum moved, seconded by Member Aspnes to approve the agenda as**
18 **presented.**
19
20 **Ayes: 3**
21 **Nays: 0**
22 **Motion carried.**
23
- 24 **4. Review of Minutes: April 3, 2024**
25
26 **MOTION**
27 **Member Aspnes moved, seconded by Member Bjorum to approve the April 3, 2024**
28 **meeting minutes.**
29
30 **Ayes: 3**
31 **Nays: 0**
32 **Motion carried.**
33
- 34 **5. Public Hearing**
35 Chair Schaffhausen reviewed protocol for Public Hearings and public comment and
36 opened the Public Hearing at approximately 5:35 p.m.
37
- 38 **a. PLANNING FILE 24-008**
39 **Request to allow a 10-foot garage extension to place overhead garage doors 11**
40 **feet in front of the dwelling and to encroach into the front yard setback by 1.5**
41 **feet on a residential property.**

42 Senior Planner Lloyd reviewed the variance request for this property, as detailed in
43 the staff report dated May 1, 2024.

44
45 Commissioner Aspnes asked how deep the dropped ceiling is from the back door to
46 the front of the house.

47
48 Ms. Lloyd thought it was approximately eight feet deep.

49
50 Commissioner Aspnes asked what the overall depth of the garage is.

51
52 Mr. Lloyd thought it was twenty to twenty-two feet, approximately a third of the
53 depth of the existing garage.

54
55 Commissioner Aspnes asked if the current owner is currently parking in the garage.

56
57 Mr. Lloyd explained from his discussion with the property owner, sometimes vehicles
58 are parked inside the garage, but he was not sure about the regularity of that. He did
59 not think parking in the garage should be limited to smaller vehicles.

60
61 Commissioner Aspnes thought in general, what she read in the Roseville information
62 the City does not generally like the look of the houses where the garage hangs out far
63 in front of it. She also did not think it was particularly attractive that the garage is the
64 first thing seen when looking at the property. She wondered if there were any
65 comments from neighbors and do the neighbors know about this proposal.

66
67 Ms. Lloyd explained staff did the normal public notification and there were no
68 comments.

69
70 Chair Schaffhausen invited the applicant to come forward with any additional
71 information.

72
73 Mr. Samarakoon, property owner, explained the garage is approximately nineteen feet
74 deep and the overhang is about half of that so his family can use about half of the
75 garage. He explained his family has a medium size SUV which is parked on the left
76 side of the garage, the right side of the garage has a deeper overhang, and a smaller
77 vehicle is parked on that side of the garage. He explained with the addition to the
78 garage his family will be able to park both vehicles in the garage without any issues.

79
80 Chair Schaffhausen closed the public hearing at 5:45 p.m.

81
82 Commissioner Bjorum explained what has been presented does not allow the property
83 owner to utilize the property in a meaningful way.

84
85 **MOTION**
86 **Member Bjorum moved, seconded by Member Aspnes, adoption of Variance**
87 **Board Resolution No. 167 (Attachment 4), entitled “A Resolution Approving**

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**Variations to Dimensional Standards and Design Standards Pertaining to a
Garage Addition at 1949 Simpson Street (PF24-008).”**

**Ayes: 3
Nays: 0
Motion carried.**

6. Adjourn

**MOTION
Member Bjorum, seconded by Member Aspnes, to adjourn the meeting at 5:48
p.m.**

**Ayes: 3
Nays: 0
Motion carried.**


REQUEST FOR BOARD ACTION

Date: **8/7/2024**

Item No.: **5.a.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: A request by Amarak Ultimate Perimeter Security, LLC on behalf of Caliber Collision for a VARIANCE to allow a 10-foot- tall, non-pulsed, monitored security system (fence) at 1914 County Road C.

1
2 **Application Information**

3 Applicant: Amarak Ultimate Perimeter Security, LLC
4 Location: 1914 County Road C
5 Application Submission: July 9, 2024
6 City Action Deadline: September 7, 2024
7 Zoning: E-2, Employment Center
8

9 **Background**

10 Caliber Collision is an automotive bodywork company located at 1914 County Road C. In recent years,
11 they have been experiencing increased vandalism on vehicles that are stored within a 6-foot tall,
12 screened enclosure at the rear of the property. Amarak Ultimate Perimeter Security proposes to install a
13 10-foot-tall security system fence inside of the existing screened enclosure to better secure the vehicle
14 storage area and attempt to discourage vandalism and theft of the stored vehicles.
15 This revised proposal seeks to install the Defender System, which does not include the electrification or
16 pulse system as previously requested and denied by the Variance Board (as well as the City Council
17 through an appeal). This security system is built to a height of 10 feet as the system needs to be
18 significantly higher than a perimeter fence to prevent, and at a minimum, reduce the ability to evade the
19 detection of the system by vandals. The Defender's 10-foot height is especially important as there is not
20 a pulse issued, only an alarm alert. The 10-foot height reduces the physical ability of vandals to evade
21 the system undetected if they try to circumvent the system.
22

23 **Review of Request**

24 Roseville City Code **§1011.08.A.3, Fences in All Districts** (below), limits a fence, other than a screen
25 fence, to a maximum height of 6-1/2 feet. The proposed security enclosure has been deemed a fence
26 per the definition below and thus can only be a maximum of 6-1/2 feet in height.
27

28 *A. General Requirements: Fences may be constructed, placed, or maintained in any yard or adjacent*
29 *to a lot line in accordance with these requirements.*

- 30 I. *The owner of the property upon which a fence is located shall be responsible for locating all*
31 *property lines prior to constructing said fence.*
32 II. *All fence posts and supporting members shall be placed within the property lines of the property*
33 *on which the fence is located.*
34 III. *Fences in front yards shall not exceed 4 feet in height. Notwithstanding this limitation, fences in*
35 *front yards which are adjacent to the side or rear yards of abutting lots may be as tall at 6.5 feet.*
36 IV. *Fence height shall be measured from the average grade adjacent to the bottom of the fence to*
37 *the top of the fence material. Fence posts may extend an additional 6 inches.*

- 38 V. All fences shall be constructed so that the finished side or more attractive side of the fence faces
39 the adjacent property or the public right-of-way.
40 VI. All fences shall be constructed of durable, uniform, weather-resistant, and rust-proofed
41 materials.
42 VII. All fences shall be maintained and kept in good condition.
43 VIII. Fences exceeding 4 feet in height shall require a permit from the City.
44 IX. Temporary snow fencing is allowed seasonally, when snow is present, without a permit.
45 X. Non-residential Fences: In addition to the requirements of this section, fences in all non-
46 residential districts shall conform to the screening requirements of Section 1011.03B of this 4076
47 Chapter.
48 XI. Fencing of Play Areas: For public or private parks and playgrounds located adjacent to a public
49 right-of-way or railroad right-of-way, a landscaped yard area no less than 30 feet in width or a
50 fence no less than 4 feet in height shall be installed between the facility and the right-of-way

51 *FENCE: A structure providing enclosure or serving as a barrier, such as wooden posts, wire, iron, or*
52 *other manufactured material or combination of materials erected to enclose, screen, or separate*
53 *areas.*

54
55 Planning Division staff has not historically supported a fence height in excess of 6-1/2 feet in the
56 commercial or industrial areas of Roseville, except for screen fences, which per §1011.03.B, are
57 required at a minimum of 6 feet in height. The existing screen fence at Caliber Collision was constructed
58 at the minimum 6-foot height required by Code to screen stored vehicles awaiting repair. At the time of
59 construction, the fence was not intended for security purposes.

60
61 Unlike the previous proposal, the revised security system does not include the electrified pulse system
62 but does include an alarm alert as well as video cameras to capture vandals in their act. The Planning
63 Division, in discussions with the application, has inquired about the option of a fence height less than 10
64 feet but taller than 6-1/2 feet in an attempt to reduce the level of variance. However, according to the
65 applicant, the two-foot difference from the existing screen fence to the height of the proposed security
66 system fence would not be enough to deter vandals or alert the alarm. Given these factors, staff finds
67 the practical difficulty test for variances is met and would support the installation of the 10-foot tall
68 Defender System inside the existing screened enclosure at Caliber Collision.

69
70 As was noted in the previous variance request, the Police Department has typically recommended crime
71 prevention strategies that are consistent with Crime Prevention Through Environmental Design
72 Strategies ([CPTED](#)). They have recommended property/business owners look at other impactful
73 alternatives to harden the target, such as hostile vegetation, strengthening existing fencing, improving
74 cameras/surveillance and investing in other technology and strategies to help deter thefts. Some of
75 these crime prevention alternatives would work in the Caliber Collision situation, like added
76 cameras/surveillance, while others, such as fortifying the screen fence or installing hostile vegetation
77 would not.

78
79 Given the location of the existing screened enclosure (behind the building and out of view from the
80 public street) and limitations to more effectively secure the vehicles from vandals, Amarak did reach out
81 to the Police Department and discussed ways in which they can be more proactive with vehicle
82 vandalism given the screen fence situation. The alarm system and video cameras have been deemed a
83 positive addition to the property by Lieutenant Adams; although a determination on the security fence
84 height issue he believes is a decision better suited to the Planning Division.

85 **Variance Analysis**

86
87 Planning Division staff has historically been reluctant to support a variance from the standards set forth
88 in the fence regulations section of the City Code given the practical difficulty (or former hardship
89 standard) cannot easily be met. However, in this specific situation, there are no reasonable options to
90 combat the continued vandalism of vehicles, as cameras and alarms can only do so much, whereas an

91 additional security barrier or fence can preclude such activities.

92
93 Section 1009.04 (Variances) of the City Code explains the purpose of a variance is “to permit adjustment
94 to the zoning regulations where there are practical difficulties applying to a parcel of land or building that
95 prevent the property from being used to the extent intended by the zoning.” State statute further clarifies
96 that “economic considerations alone do not constitute practical difficulties.” Planning Division staff finds
97 there are practical difficulties present, other than economic, requiring the City to deviate from the Code
98 standards. Specifically, Caliber Collision has a unique situation whereby vehicles are stored within a
99 required screened enclosure behind the building. Its current height of 6 feet could be increased, but not
100 in a meaningful enough amount to deter vandals. Nor would the installation of video cameras or an
101 alarm system, absent the 10-foot-tall fence. The inclusion of the security fencing to a height of 10 feet,
102 acting in tandem with video cameras and an alarm system, is a deterrent to would-be vandals as the
103 additional 4 feet of security fencing becomes a formable height to clear without triggering the cameras
104 and/or the alarm.

105
106 Section 1009.04C of the City Code establishes a mandate that the Variance Board make five specific
107 findings about a variance request as a prerequisite for approving the variance. Planning Division staff
108 has reviewed the application and offers the following draft findings:

- 109 A. *The proposal is consistent with the Comprehensive Plan.* Planning Division staff believe the
110 proposal is generally consistent with the Comprehensive Plan because it represents the type
111 of continued investment promoted by the Comprehensive Plan’s goals and policies. However,
112 there is nothing specifically stated in the Roseville 2040 Comprehensive Plan concerning
113 commercial/industrial property fencing or security.
- 114 B. *The proposal is in harmony with the purposes and intent of the zoning ordinance.* The
115 Planning staff finds the proposal is in harmony with the purpose and intent of the Code.
116 Specifically, staff believes the purpose and intent of the adopted fence standards is to
117 reasonably accommodate fencing of property that provides security while not being overly
118 obtrusive. Although one could determine a 10-foot-tall security fence such as the one
119 proposed is obtrusive, only 4 feet of the fence will be visible and only if viewed from the
120 interior of the property. The 10-foot-tall Defender security system installed on the interior of
121 the existing 6-foot-tall screen fence, along with surveillance cameras and alarm system seeks
122 to hinder vandalism from occurring, which is in harmony with the purpose and intent of this
123 standard.
- 124 C. *The proposal puts the subject property to use in a reasonable manner.* This finding seeks to
125 determine whether the requested deviation will put the property to use in a manner
126 reasonably consistent with the standards set forth in the Code. Caliber Collision is attempting
127 to address a unique situation where their existing solid screen fence is not a sufficient
128 deterrent to vandalism. Increasing the height of the existing screen fence would also not
129 reduce or minimize crime from occurring in the vehicle storage area. However, the security
130 system fencing proposed, which is installed on the interior of the existing screen fence, is of a
131 height intended to deter vandals from jumping into the vehicle storage area and vandalizing
132 the stored vehicles. The proposed security system fence is also connected to an alarm
133 system that calls the police department and cameras. All these things in total (the proposal)
134 have been determined by the Planning Division to put the property to use in a reasonable
135 manner to combat vandalism.
- 136 D. *There are unique circumstances to the property which were not created by the*
137 *landowner.* Although vandalism of stored vehicles could be considered a unique
138 circumstance not caused by the property owner, the unique circumstance in this instance
139 would be the limitations available to further secure the vehicle storage area. When this
140 property was constructed in 2005 it was for a different proprietor, Abra Auto Body, and their
141 use of the screened storage area behind the building was limited. Also, the required Code
142 standard for screening and fencing were also different when the site was developed than they
143 are today. Fast-forward to today and the enclosed area behind the building and out of public
144 view is used extensively by Caliber Collision, however, is only minimally secure. The desire

145 to install a security fence of acceptable height to deter vandals, not additional screen fence
146 height, requires a variance due to the height limitation of such fences under the current
147 code. Given this limitation and the challenges presented by the site, the Planning Division
148 has determined unique circumstances exist that were not created by the current business.

149 E. *The variance, if granted, will not alter the essential character of the locality.* The Planning
150 Division finds the inclusion of a 10-foot-tall security fence behind an existing 6-foot-tall screen
151 fence will not alter the essential character of the locality. The proposed fence, to be a viable
152 deterrent for vandals, needs to be 4 feet taller than the existing screen fence. This security
153 measure, along with an alarm system and cameras, are an essential feature to adequately
154 address the continued vandalism to vehicles stored within the enclosure. Staff's support of
155 the current proposal is in contrast to opposition of the previous proposal namely due to the
156 electrification or pulse system being eliminated. Further, staff implored the applicant to
157 explore other reasonable options, working in cooperation with the Roseville Police
158 Department. Amarak, on behalf of Caliber Collision, has engaged with Roseville Police on
159 the current proposal and Roseville's Police Department supports the inclusion of cameras
160 and an alarm system that will alert law enforcement when a vandal strikes. Planning Division
161 staff finds support of the fence height variance to be reasonable given all these
162 circumstances.

163 164 **Public Comment**

165 At the time this report was prepared, Planning Division staff has not received any comments or
166 questions about the proposed fence height variance.

167 168 **Staff Recommendation**

169 The Planning Division finds the applicant has demonstrated practical difficulties to necessitate the
170 granting of a variance from the fence regulations of §1011.03.B of the City Code. Therefore, it is
171 recommended the Variance Board approve the requested variance for Caliber Collision.

172 173 **Requested Planning Commission Action**

174 The Planning Division recommends the Variance Board **adopt a resolution approving the requested**
175 **variance for a 10-foot tall security system (fence) at Caliber Collision, 1914 County Road C**, based
176 on the content of this report and associated plans provided as attachments, public input, and Variance
177 Board deliberation.

178 179 **Alternative Actions**

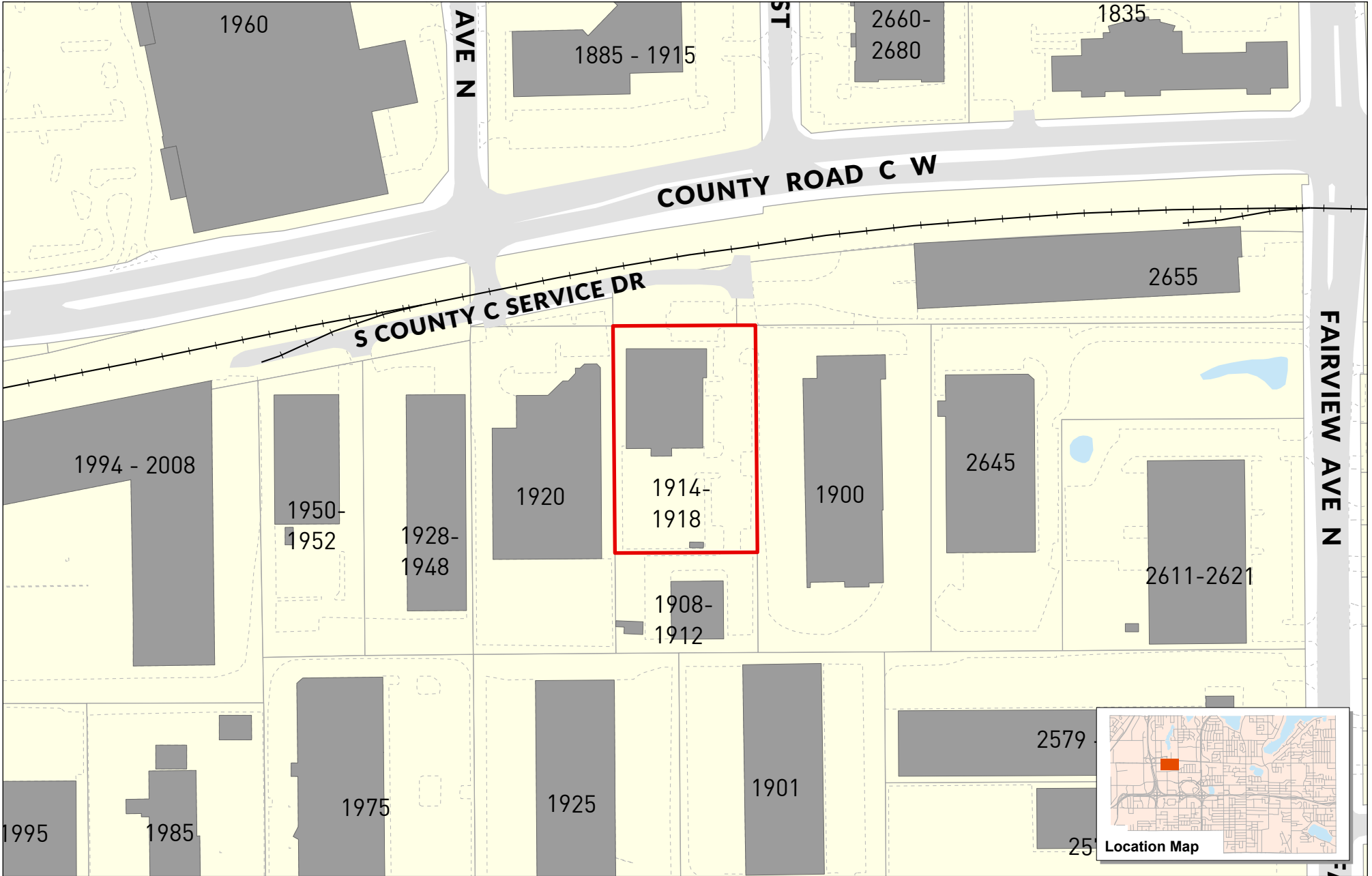
- 180 A. **Pass a motion to table the item for future action.** An action to table consideration of the
181 variance request must be based on the need for additional information or further analysis to
182 reach a decision on one or both requests. Tabling may require extension of the 60-day action
183 deadline established in Minn. Stat. 15.99 to avoid statutory approval.
- 184 B. **Adopt a resolution denying the requested variances.** A denial should be supported by
185 specific findings of fact based on the Variance Board's review of the application, applicable
186 zoning regulations, and the public record.

187
188 **Prepared by:** Thomas Paschke, City Planner

Attachments:

1. Base Map
2. Aerial Photo
3. Applicant Narrative

Attachment 1: Planning File 24-010

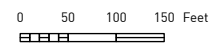
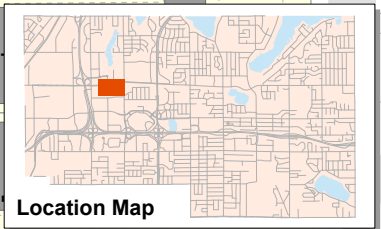


ROSEVILLE
 Prepared by:
 Community Development Department
 Printed: July 30, 2024


 Site Location

Data Sources
 * Ramsey County GIS Base Map (7/2/2024)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment 2: Planning File 24-010



**Justification for Variance Approval (HEIGHT)
1914 COUNTY ROAD C WEST – CALIBER COLLISION**

AMAROK, LLC on behalf of CALIBER COLLISION, is respectfully requesting the City of Roseville to approve a variance for the security system application which has been submitted to the City of Roseville; allowing the installation of a 10' tall non-pulsed, monitored security system to secure the property of CALIBER COLLISION safely and effectively. The property is located at 1914 County Road C West, Roseville, MN 55113 and is zoned E2 – Employment Center. The installation of this security fence is safely located inside/behind of the existing 6'-0" tall fence to secure the property during non-business hours.

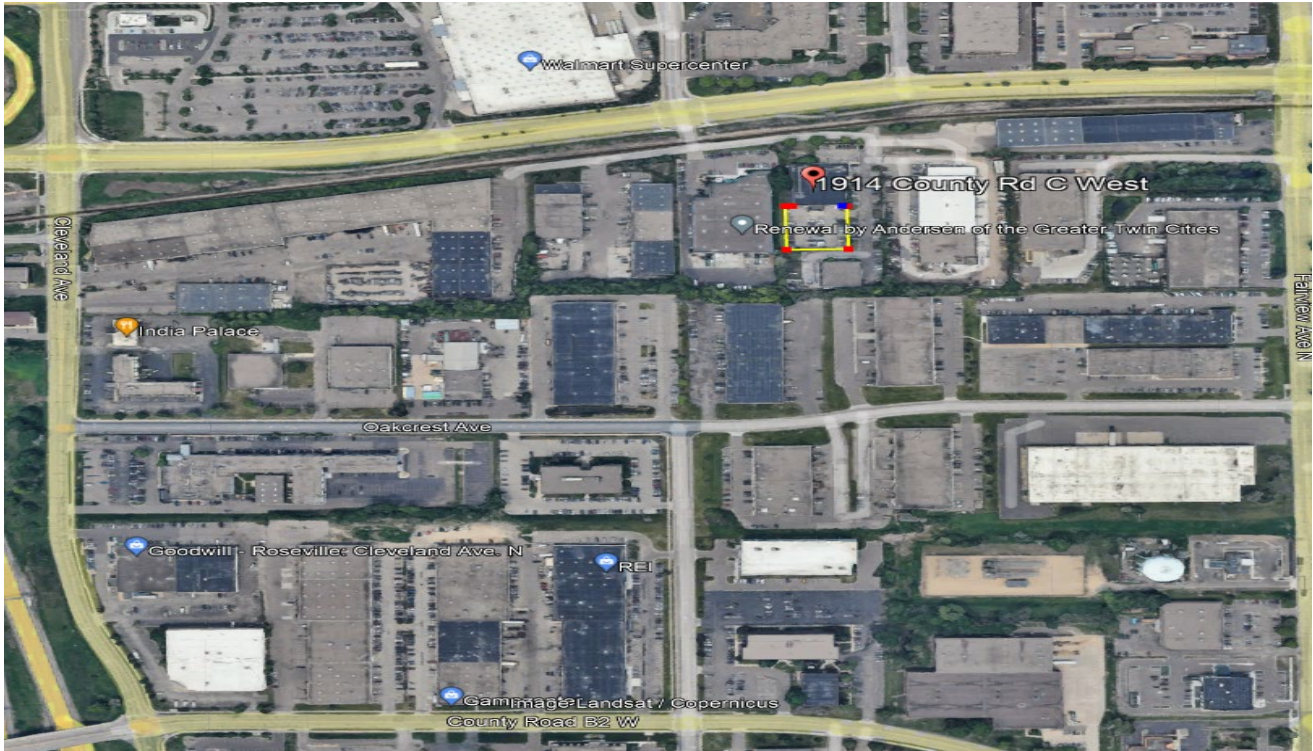
The AMAROK security fence has proven to be the most effective theft and crime deterrent for businesses across the country such as CALIBER COLLISION. Even in cases where businesses were experiencing frequent theft and loss, the installation of our security fence immediately results in the prevention of any further attempted break-ins, vandalism, and theft.

Below are statements justifying the need for this requested Variance:

Appellant seeks to install a perimeter security system for the protection of the property from crime/break-ins. The property/business is CALIBER COLLISION, a well-known, automotive body work company. The business has been increasingly targeted and victimized by criminals breaking in to steal catalytic converters, batteries, auto parts and anything that can be easily sold on the black market or to metal recyclers.

The business sits off a main road, accessed through a “service road”. There are various entrances and exits from the business location through wooded areas to parking lots, and other streets, providing the ability to enter and exit the property undetected. As a result, this makes detection of criminal trespass difficult for police patrols. The ability to “see” activity behind a business is impossible for any vehicle or person driving or walking by the business. The requested security fence will be located behind/inside of existing fence, in the rear of the property, behind the business, well away from road frontage making any visual, aesthetic impact negligible.

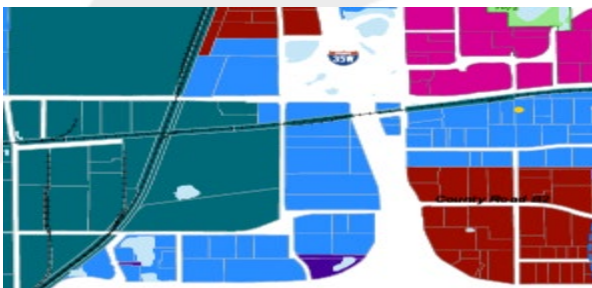
ULTIMATE PERIMETER SECURITY





The system is virtually invisible to passing vehicular traffic, making it necessary for would-be thieves to get close to the perimeter fence to slowly begin to discern the interior security fence/system as they approach. The system is completely safe and deters crime from the area for the benefit of the community (not just the subject property/business). The security fence is a known and proven commodity, with thousands deployed across the United States for more than 30 years. Once a system is installed, crime typically drops to zero. Once crime is deterred from the area, property values increase for everyone in the area which increases tax revenue to the city. This also benefits the city by allowing police resources to be economized towards life safety rather than on property crime.

The practical difficulty is not one created by the appellant but rather by the criminal element which is outside of the control of the appellant. Criminal activity threatens the safety of employees, business assets, customers, and customer vehicles at the business. With the installation of the security system, the threat of physical criminal violence decreases and employees will feel safer knowing there is a deterrent to criminal activity in place. Customers will feel an additional level of security from theft or vandalism when left at appellant's business for repairs.



The areas adjacent to the variance property are zoned for business enterprise. These locations are vulnerable to the criminal element. The security fence will in no way adversely affect the surrounding area but do the exact opposite; enhance the vicinity by effectively deterring crime. Lower crime equals higher property values which in turn increases revenue for the city. The installation of the security fence aids in the city's objectives and frees up police resources, allowing them to place their focus and efforts on more pressing life safety matters rather than expended on property crimes.

The strict application of the terms of the Zoning Ordinance results in practical difficulties in the use of the property by preventing the business from having the security they need to keep out criminals/crime. The property is significantly setback from the street frontage

making it difficult for passing police to detect criminal activity. Because the business has a significant number of vehicles, they are targeted by criminals to steal catalytic converters, batteries, and any other auto parts which can be quickly and easily sold on the black market or to metal recyclers. These mounting losses are unsustainable to the business. CALIBER COLLISION needs the proposed security system/fence to protect themselves from crime.

The appellant is requesting to go to a total height of 10'. More than 30 years of security industry experience with the system deployed in thousands of locations across the United States definitively shows that a height of ten feet effectively deters crime whereas lower heights still allow determined criminals the ability to get over the fence to continue plundering the business.

The granting of the variance will allow the business and its assets to be protected, alleviating the practical difficulty and resulting hardship that has not been caused by applicant. Based on the information and evidence provided to the Board, we respectfully request the granting of this variance approval for CALIBER COLLISION.



Michael Pate
Director, Government Relations

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Michelle Affronti
Compliance Manager

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ULTIMATE PERIMETER SECURITY

The Defender



Perimeter Security Alarm

The Defender by AMAROK establishes a monitored perimeter all around your property, alerting you of activity and sending would-be criminals running. It's another perimeter security option for lower-crime areas or where permitting is restricted.

The Defender stands 10 feet tall with 20 strands of wire and includes fiberglass support poles every 30 feet. Visible warning signs indicate the entire perimeter is monitored.

The wires have alarm-system functionality. If the wires are cut or touched, sirens and lights are triggered and a notification is sent informing you of an attempted break in.



The Defender Benefits

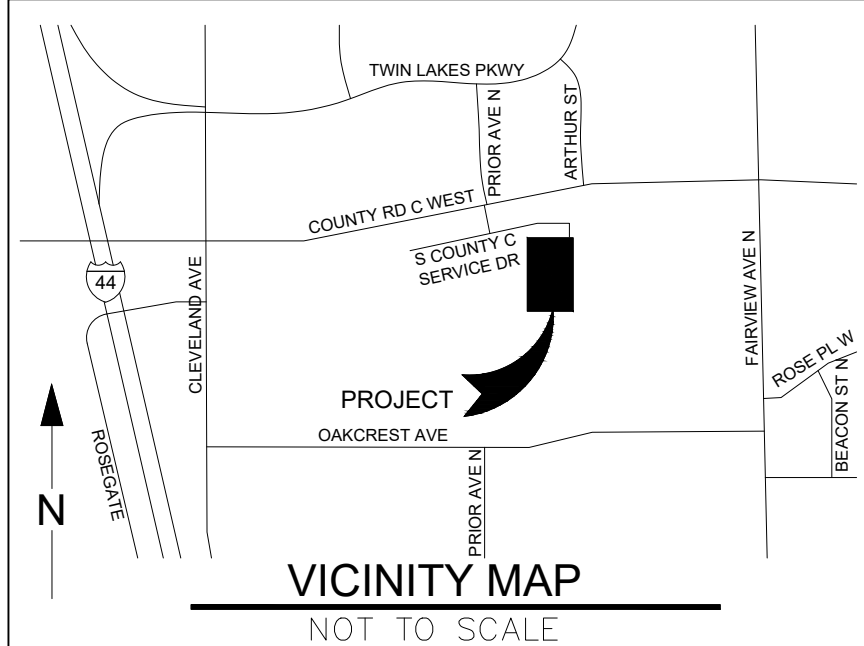
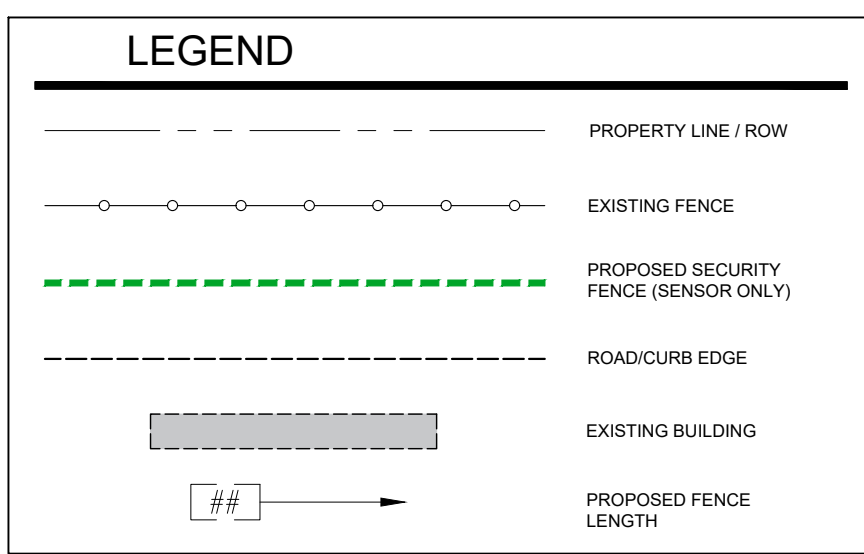
Sentinel is included—and its extra sirens and flashing lights attached to the solar-powered control panel activate during an attempted perimeter breach.

PROPERTY OWNER
 CASCI FAMILY INVESTMENTS LLC
 5438 LEXINGTON AVE N
 SHOREVIEW, MN 55126

PROJECT DATA
 APN: 09-29-23-21-0015
 ZONING: E-2
 ACRES: 1.73

SITE PLAN

REQUEST TO AUTHORIZE A SECURITY FENCE FOR: CALIBER COLLISION 1914 COUNTY RD C WEST ROSEVILLE, MN 55113

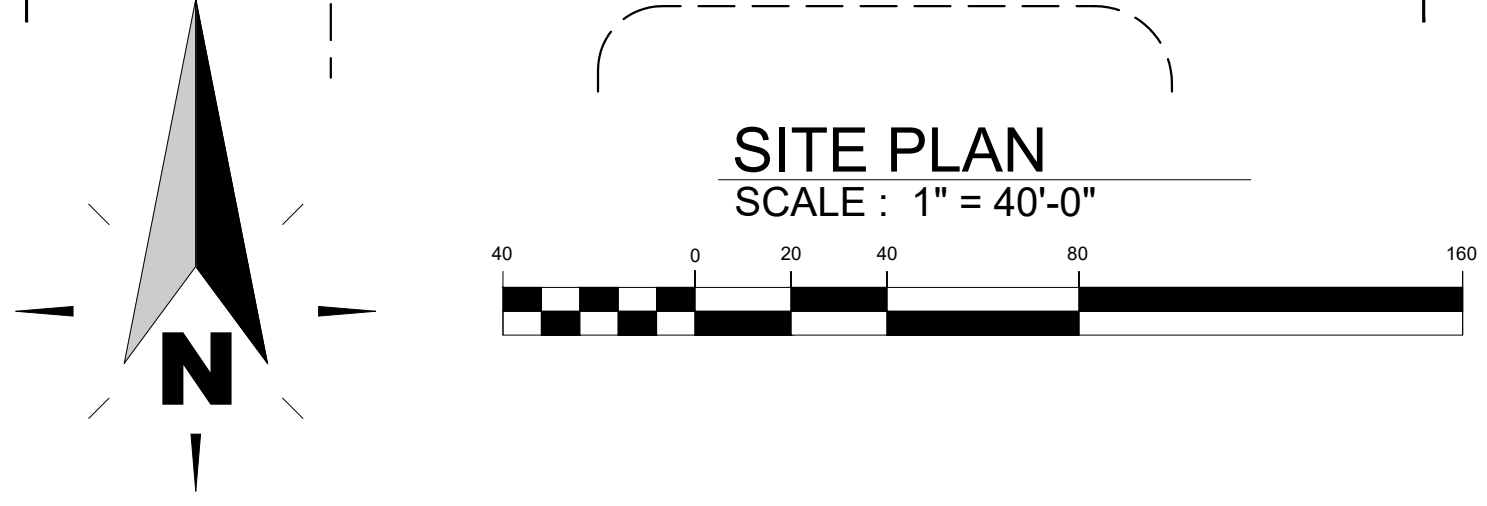
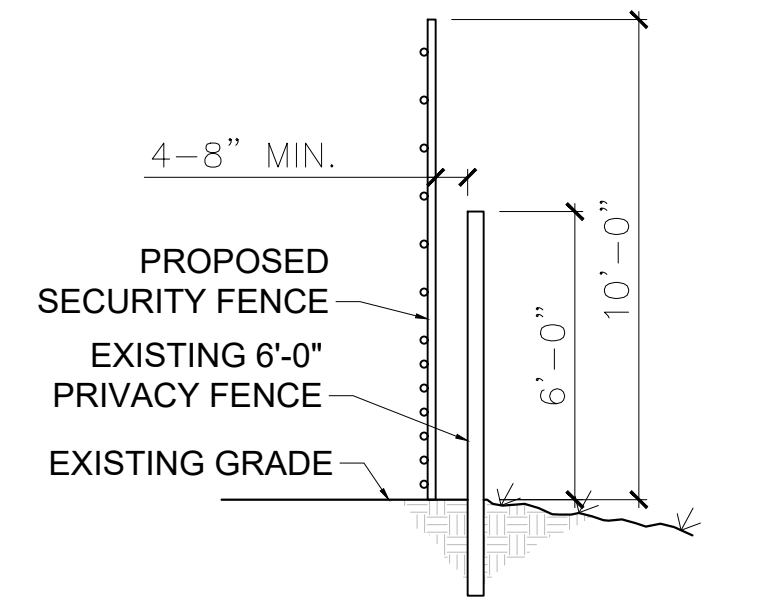
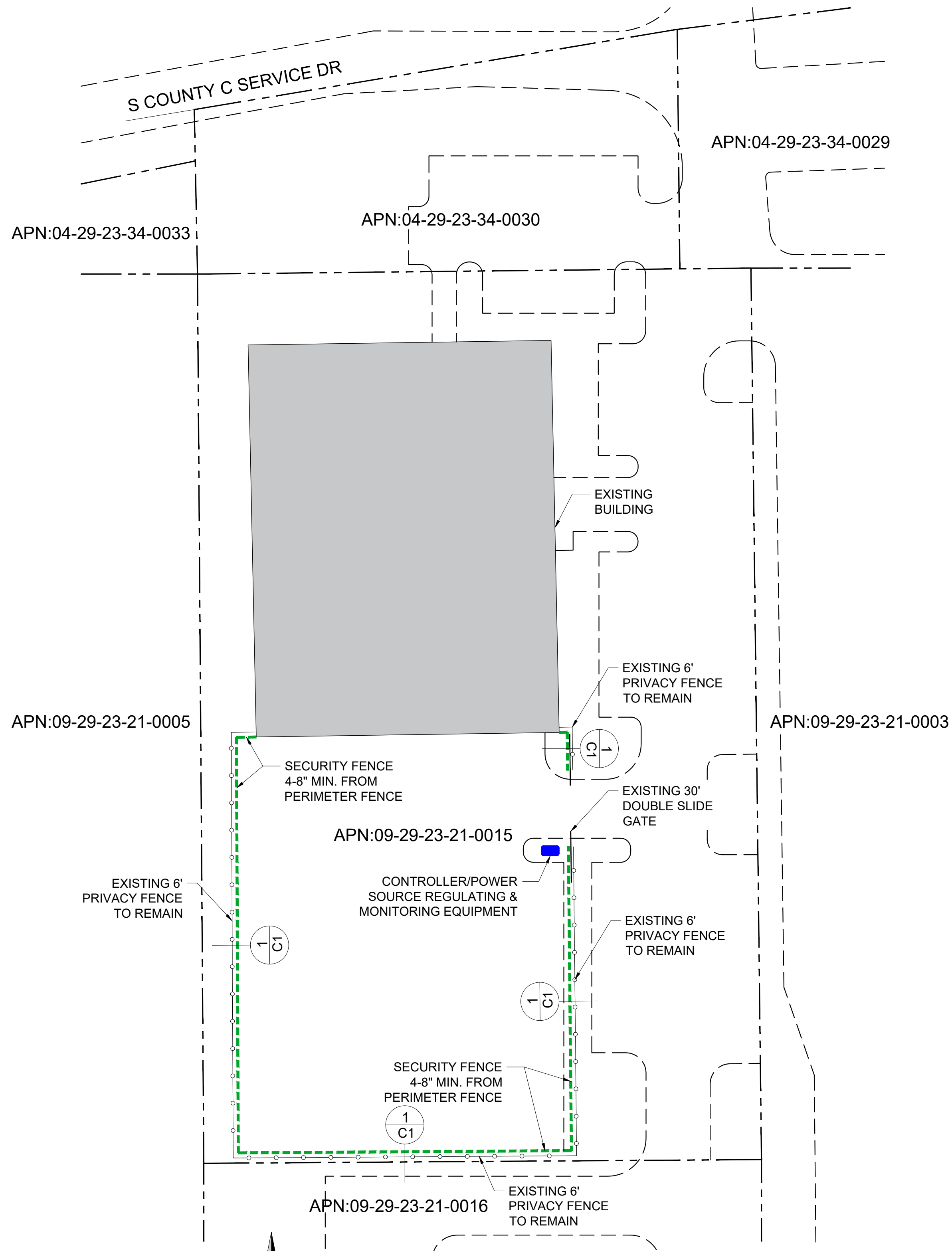


NOTES

POLE LOCATIONS:
 STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE.
 FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:
 POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

STORM DRAIN:
 NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT



*PROPOSED LOCATION OF ELECTRONICS ONLY. SUBJECT TO CHANGE BASED ON SITE CONDITIONS.

#	DATE / DESCRIPTION



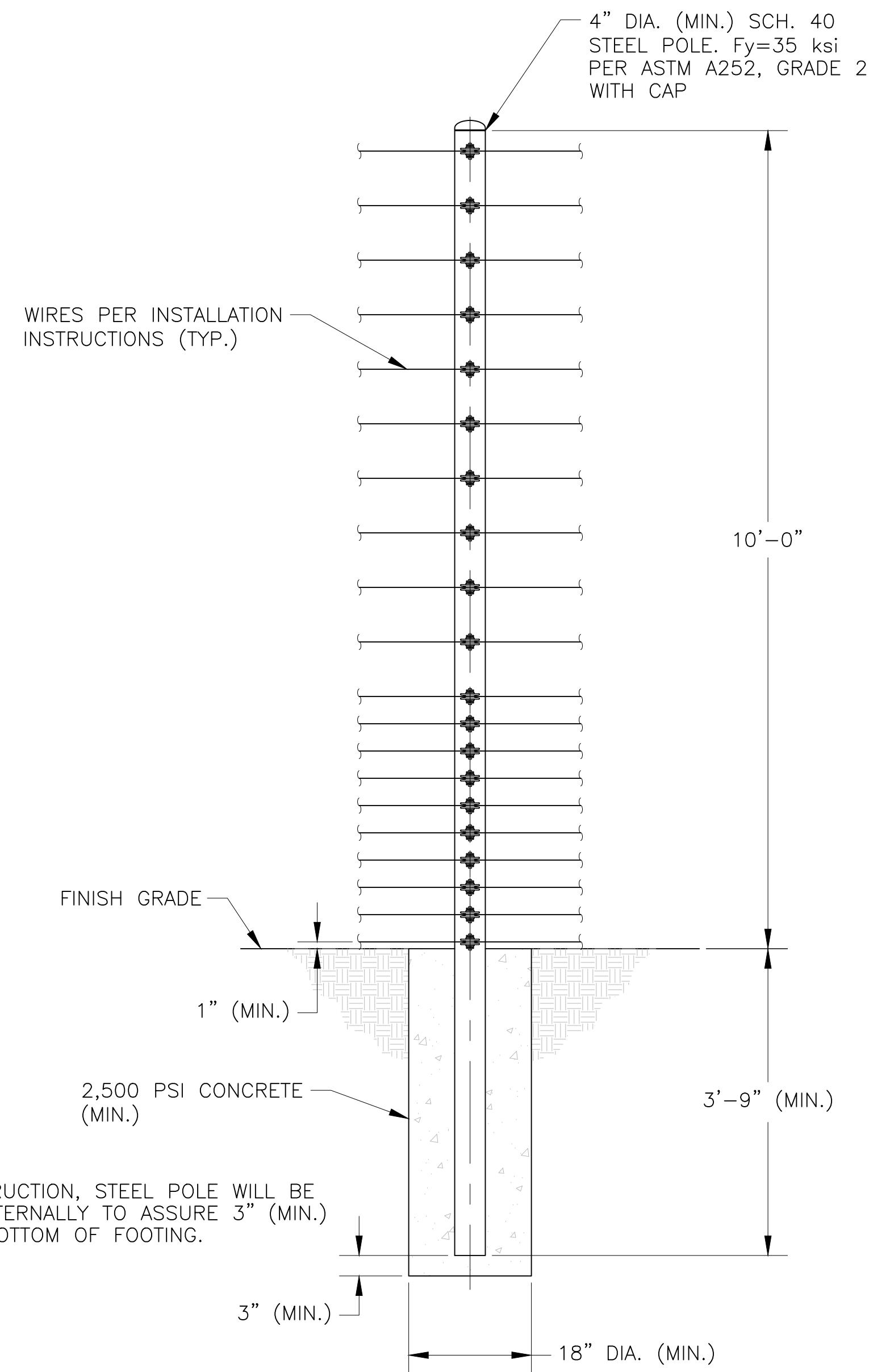
PROJECT:
CALIBER COLLISION
 1914 COUNTY RD C WEST
 ROSEVILLE, MN 55113

SHEET TITLE: SITE PLAN

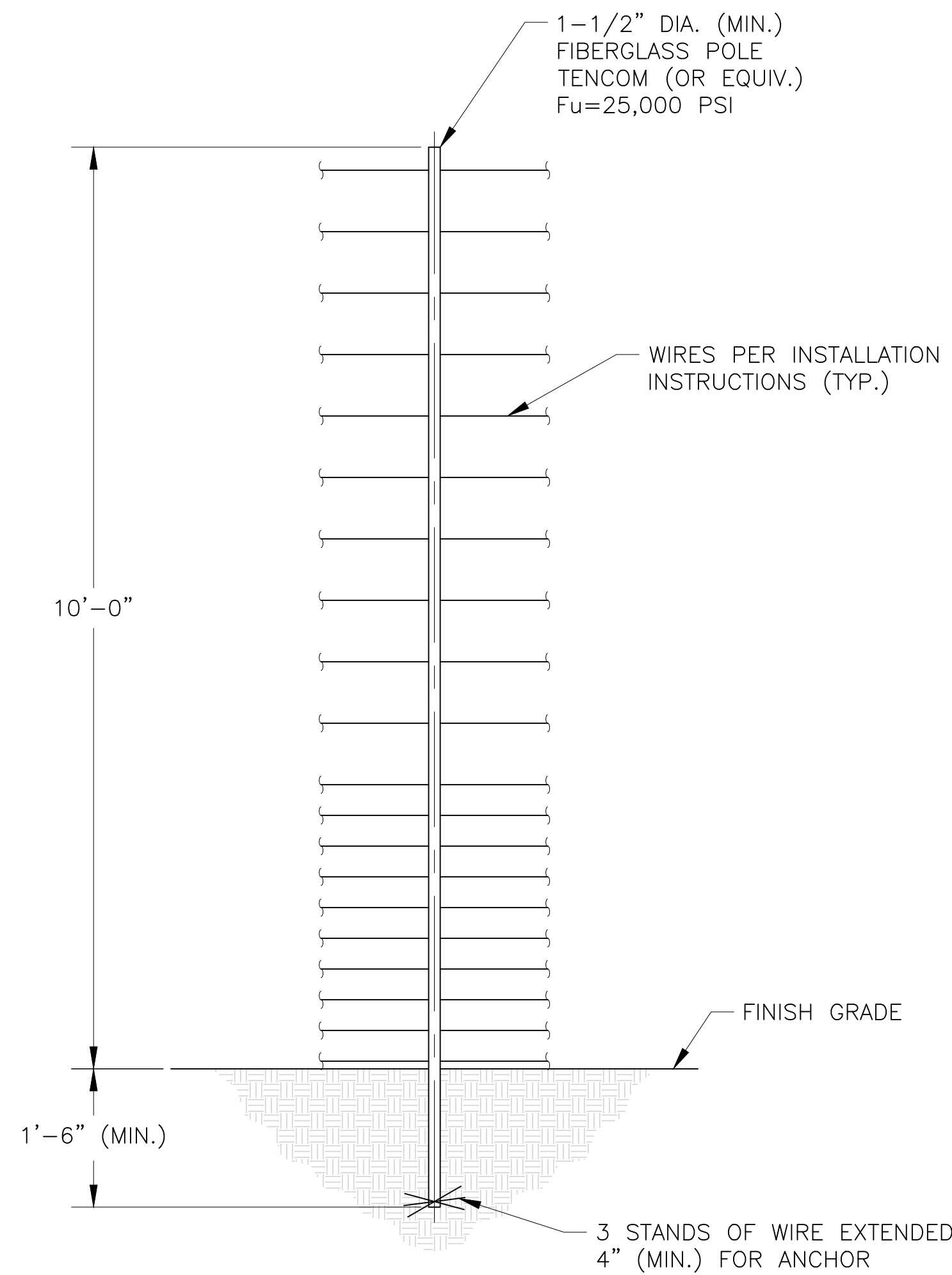
APPLICANT: AMAROK
 550 ASSEMBLY ST 5TH FL
 COLUMBIA SC 29201
 803-404-6189

DATE: 7/10/2023
 DRAWN BY: RLR
 SCALE: SEE PLAN

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STEEL POLE DETAIL
SCALE: NONE (STRUCTURAL)



FIBERGLASS POLE DETAIL
SCALE: NONE (NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

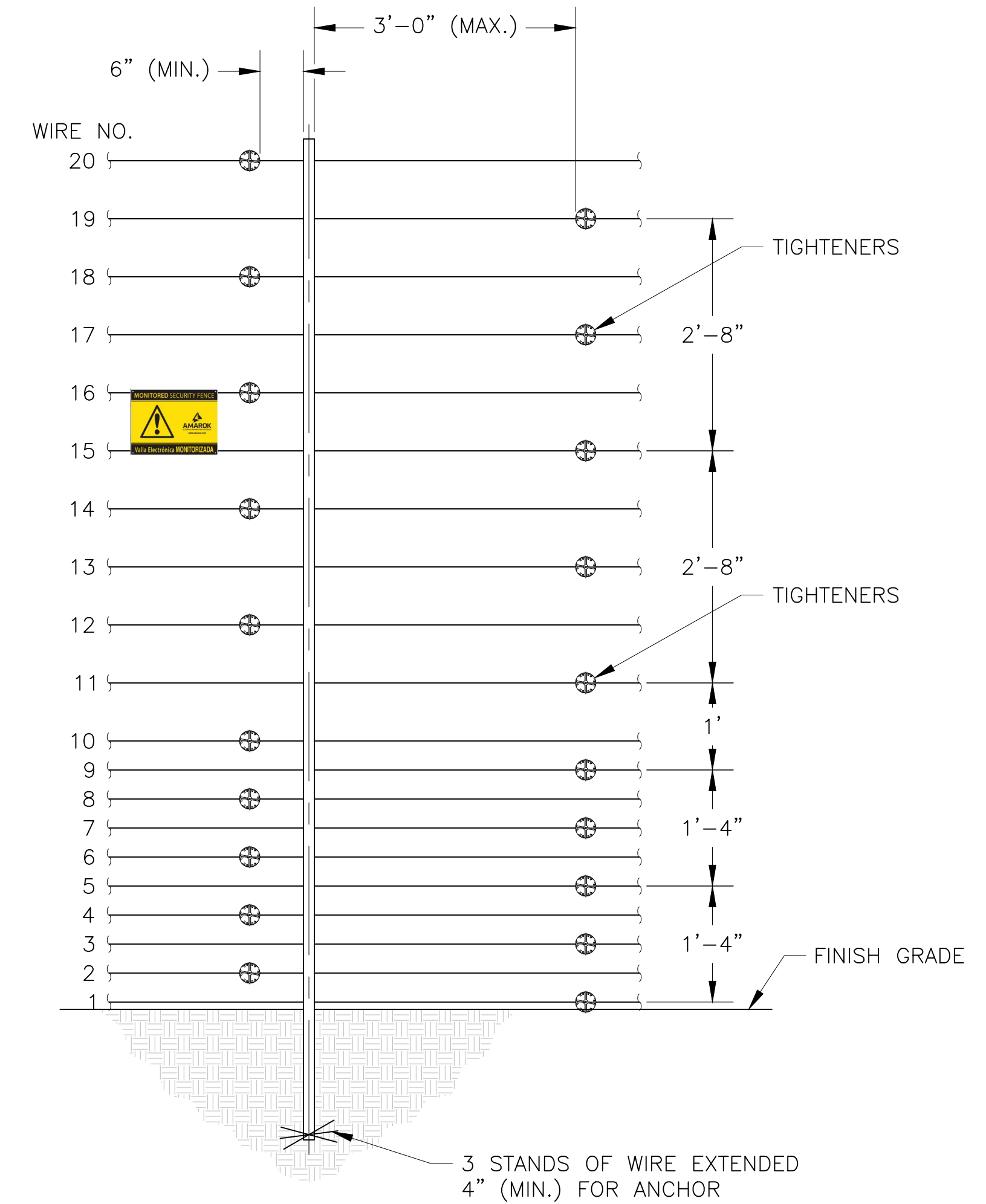
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.

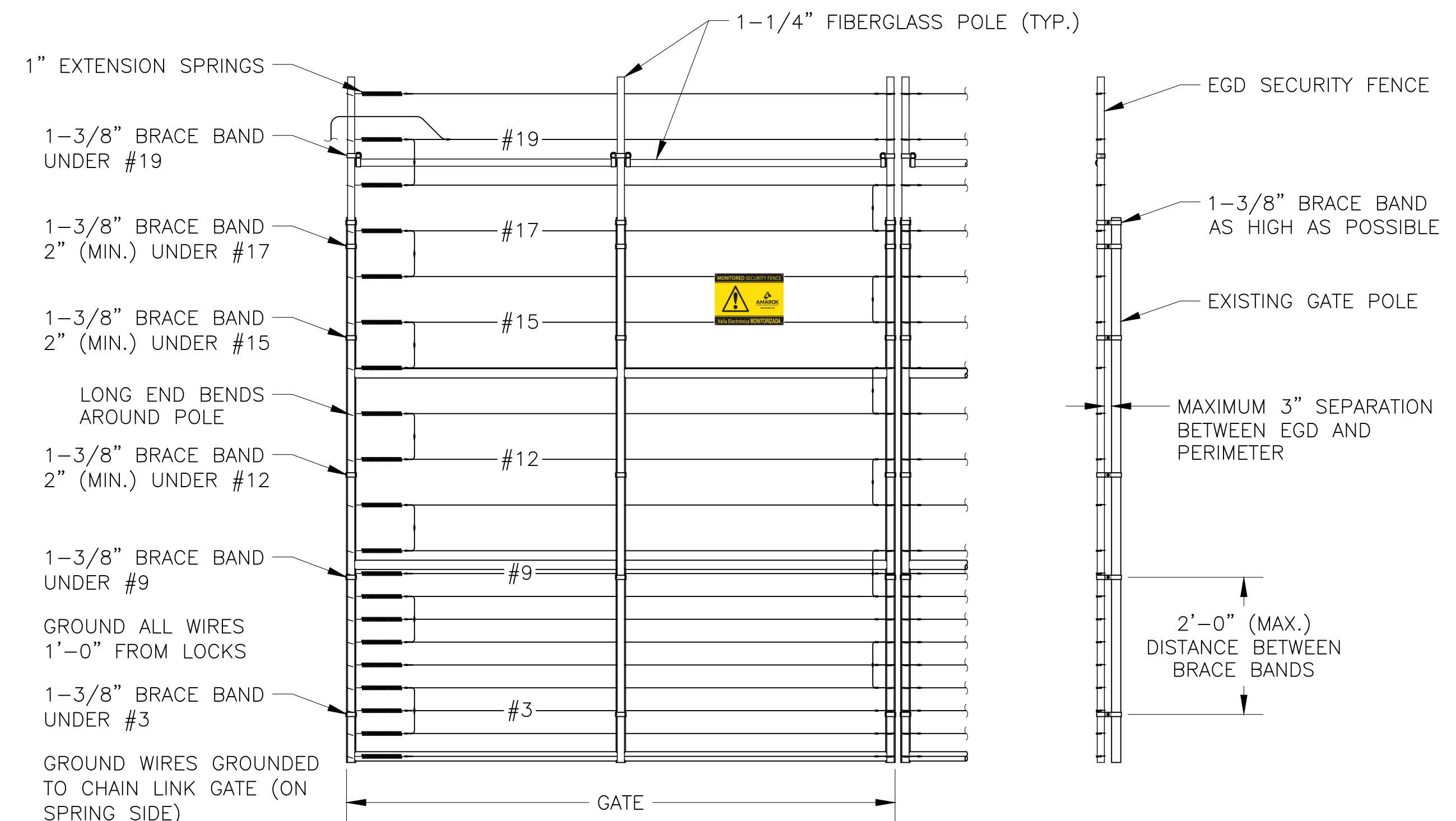


WIRE CONNECTIONS
SCALE: NONE (FIBERGLASS POLE)

NOTE:
DURING CONSTRUCTION, STEEL POLE WILL BE SUPPORTED EXTERNALLY TO ASSURE 3" (MIN.) SPACE FROM BOTTOM OF FOOTING.

GATE DETAIL NOTES:

- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2" BETWEEN BRACE BANDS.
- SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
- ALL CONTACTS MUST INCLUDE SPRINGS.
- ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
- ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
- EVERY GATE PANEL MUST HAVE A SIGN.
- ALL GATE CONTACTS MUST BE SECURE IN A MANNER THAT ENSURES CONTACT WILL EASILY BE MADE.
- GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



DOUBLE PANEL GATE
GATE DETAIL
SCALE: NONE

SIDE VIEW



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER

EXAMPLE WARNING SIGN @ 9"x12"

#	DATE / DESCRIPTION



PROJECT: CALIBER COLLISION
1914 COUNTY RD C WEST
ROSEVILLE, MN 55113

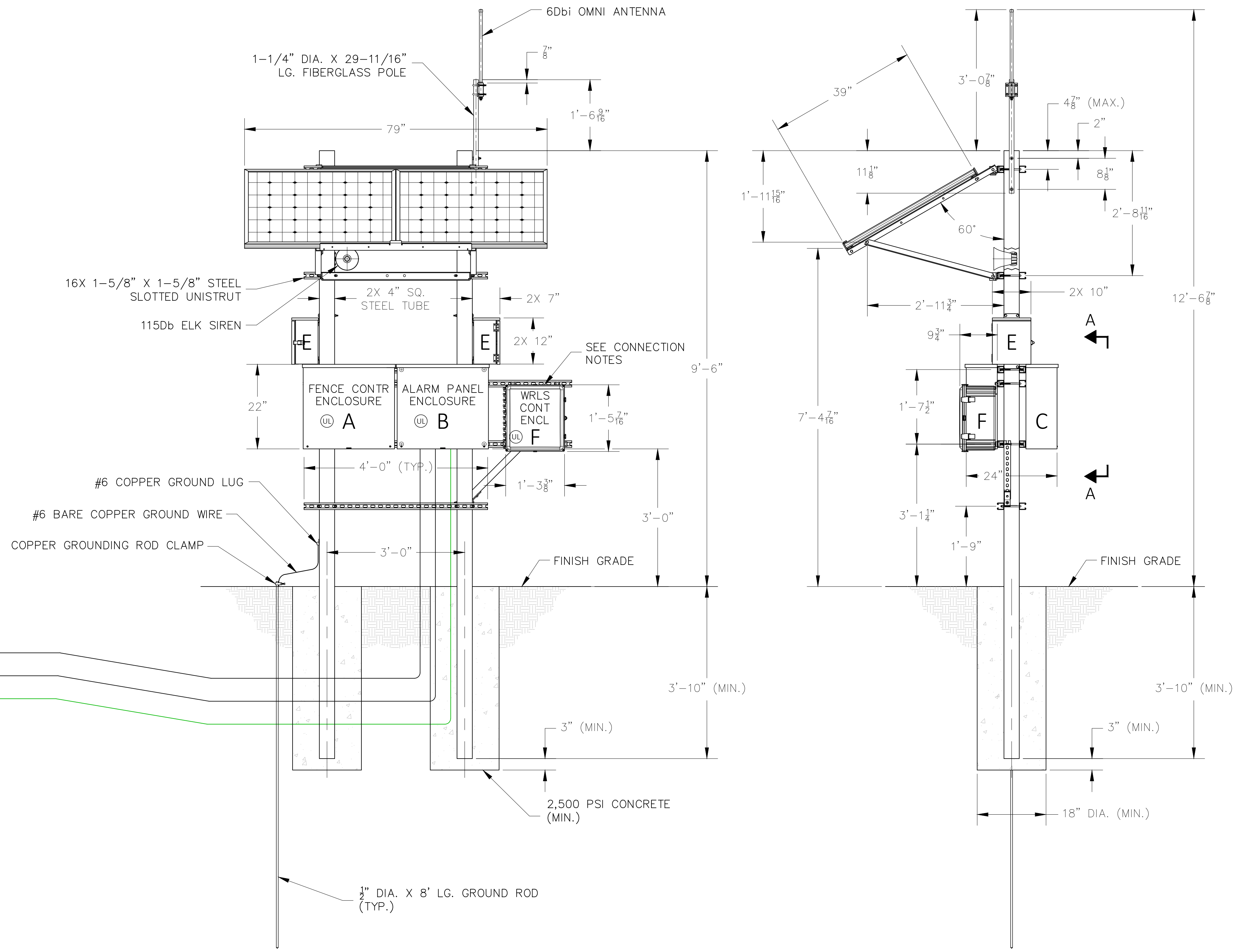
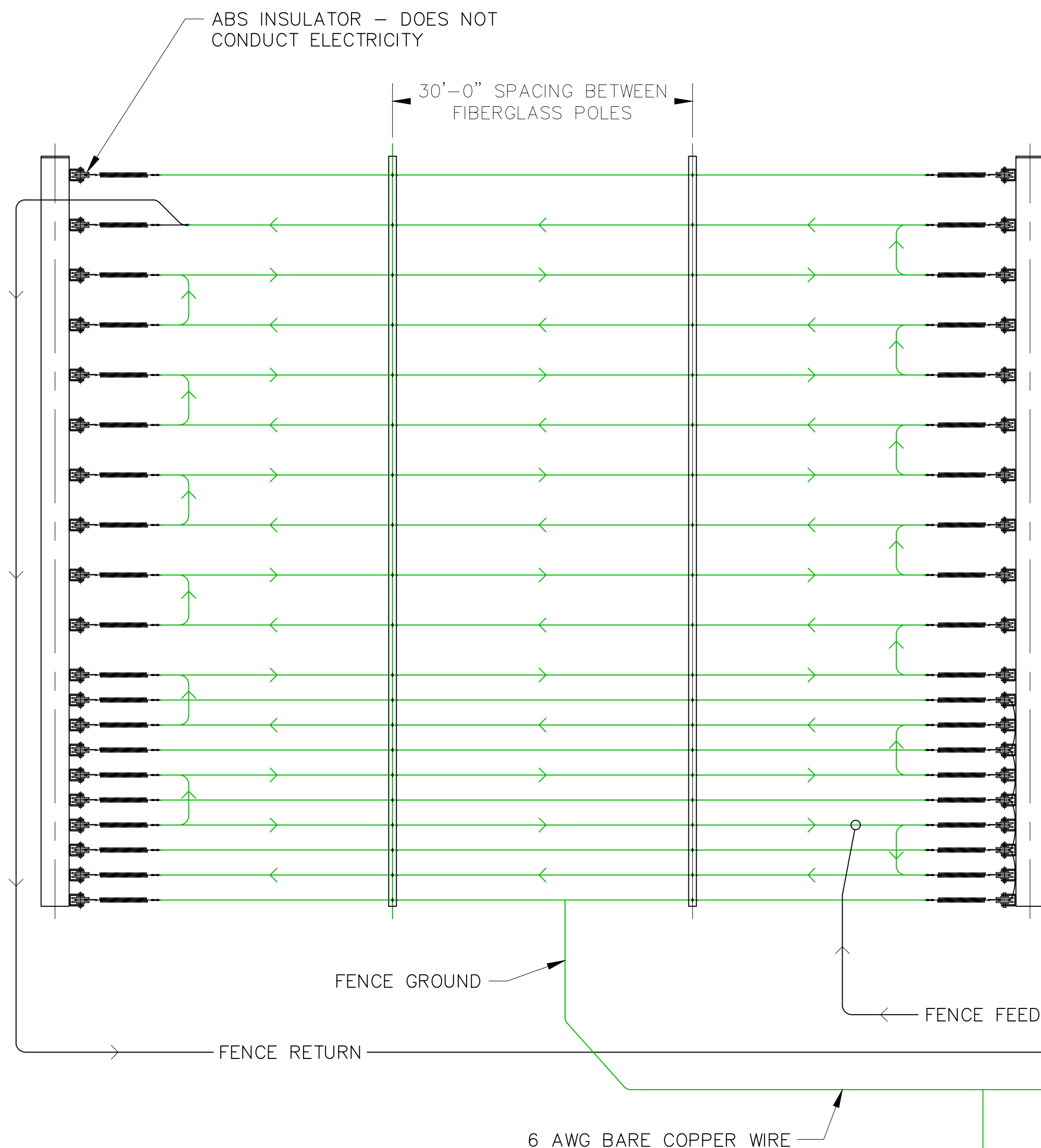
SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 7/10/2023
DRAWN BY: RLR
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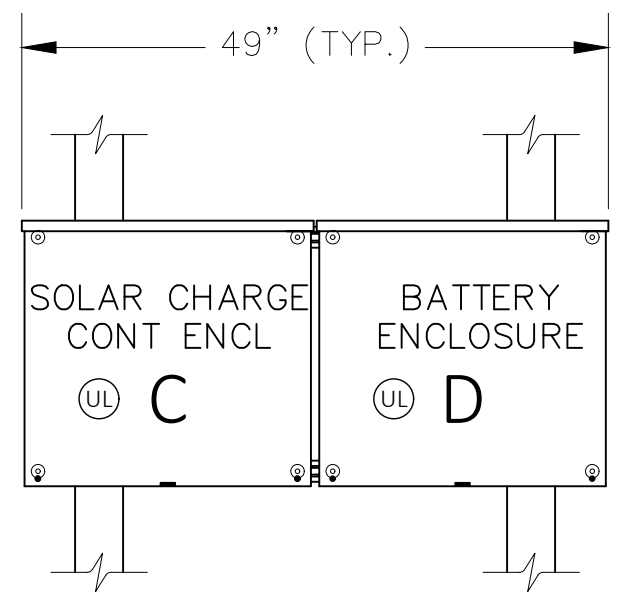
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WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



FRONT ELEVATION

RIGHT SIDE ELEVATION



VIEW A-A
(KEYPAD ENCLOSURES REMOVED FOR CLARITY)

CONNECTION NOTES:

A: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).

B: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).

C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).

E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

F: WIRELESS CONTROLLER ENCLOSURE - HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

GENERAL NOTE:

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"x4"x10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.

ASSEMBLY WEIGHT CHART

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

ELECTRONICS ARMATURE

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

#	DATE / DESCRIPTION



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