



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

February 25th, 2026 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: New Life Farms LLLP
802 Jenny Ave SW
Perham, MN 56573

Project Location: 32617 Co Hwy 10
Units 2, 4, & 6
Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a first amendment to Common Interest Community Number 110 known as OLD 10 STORAGE.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **03.0585.002, 03.0585.004, 03.0585.006** Section 27 Township 138 Range 040; InitPoint Meridian TownshipN Tract Section 27 Township 138 Range 040 OLD 10 STORAGE CIC 110; Burlington Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.



FINAL PLAT APPLICATION

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: New Life Farms LLP

Developer's Address: 802 Jenny Ave SW
Perham, MN 56573

Telephone(s): _____ Date of Application: 1/26/26

Signature of Applicant: _____

Parcel ID Number: 03.0585.002, 03.0585.004,
03.0585.006 Project Address: 32617 Co Hwy 10

Proposed Plat Name: Units 2, 4, & 6

Common Interest Community Number 110 OLD TEN STORAGE First Amendment to
CIC Plat

.....
To be completed by Office

Date of preliminary approval: N/A

What was approved & stipulations: N/A

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

_____ Road agreement from Township for newly constructed roads;

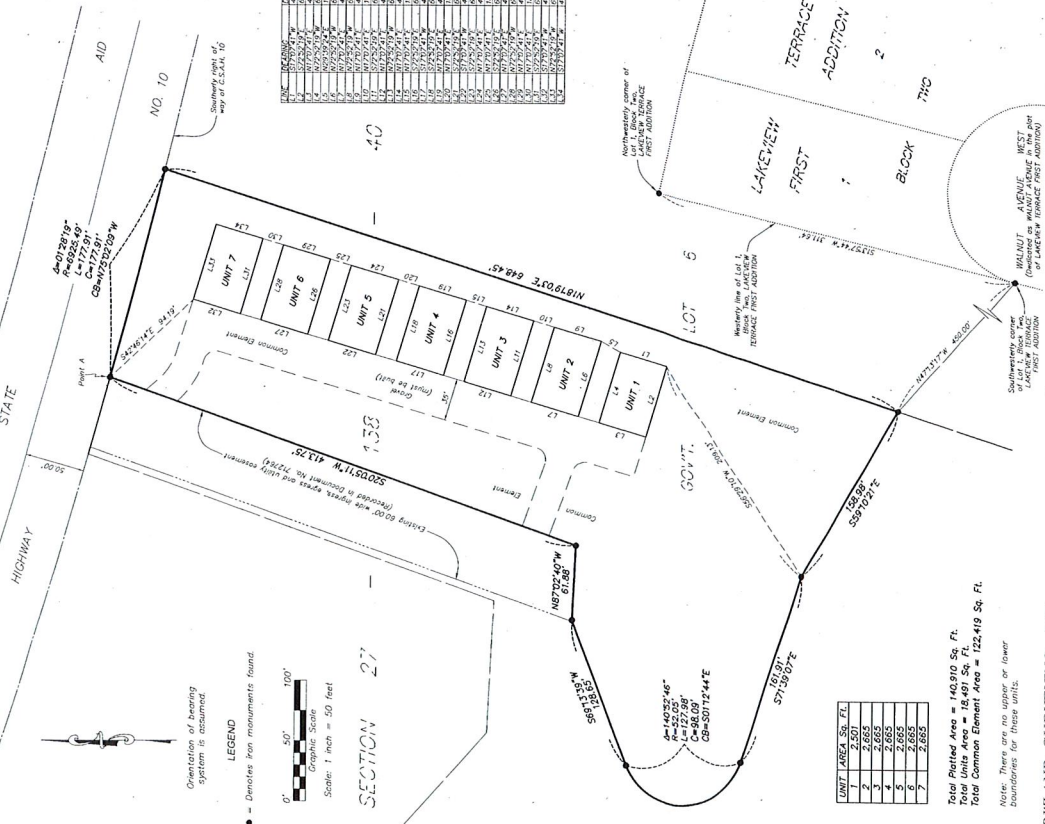
_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.

COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE A COMMON INTEREST COMMUNITY PLAT



I, Scott R. Wells, do hereby certify that the map was submitted by, or reviewed and approved by, me for this Common Interest Community Plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE, located in Becker County, Minnesota, as shown on Meadowland Surveying Inc.'s Certificate of Survey 1581-15R dated December 4, 2024, described as follows:

Commencing at an iron monument which designates the northwestern corner of Lot 1, Block Two, in LAKEVIEW TERRACE FIRST ADDITION, said corner being the intersection of the line of said lot and the line of said block, and thence South 13 degrees 57 minutes 44 seconds West 311.64 feet to an assumed point; thence South 13 degrees 57 minutes 44 seconds West 450.00 feet to an iron monument, said point is the point of beginning; thence North 47 degrees 03 minutes 17 seconds East 548.45 feet to an iron monument on the southerly right of way line of County State Aid Highway No. 10, thence North 01 degrees 28 minutes 19 seconds and a radius of 6925.49 feet to an iron monument, said point is the point of beginning; thence South 09 degrees 09 minutes West to an iron monument hereinafter referred to as Point A; thence South 20 degrees 05 minutes 11 seconds West 413.75 feet to an iron monument, thence South 02 degrees 07 minutes 40 seconds West 61.88 feet to an iron monument, thence South 69 degrees 13 minutes 52 minutes East 46 seconds and a radius of 52.05 feet, for a distance of 127.88 feet (closed curve) to the east, having a central angle of 140 degrees East to an iron monument, thence South 71 degrees 39 minutes 07 seconds East 151.91 feet to an iron monument, thence South 59 degrees 10 minutes 27 seconds East 138.88 feet to the point of beginning.

TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utility purposes over, under and across, part of said Government Lot 6, The eastern portion of said 60.00 foot wide easement is described as follows:

Beginning at the aforementioned Point A, thence South 20 degrees 05 minutes 11 seconds West 413.75 feet to an iron monument and said easement shall be subject to the same conditions and restrictions as the easement described in the plat of said County State Aid Highway No. 10 and on the boundary of the above described tract.

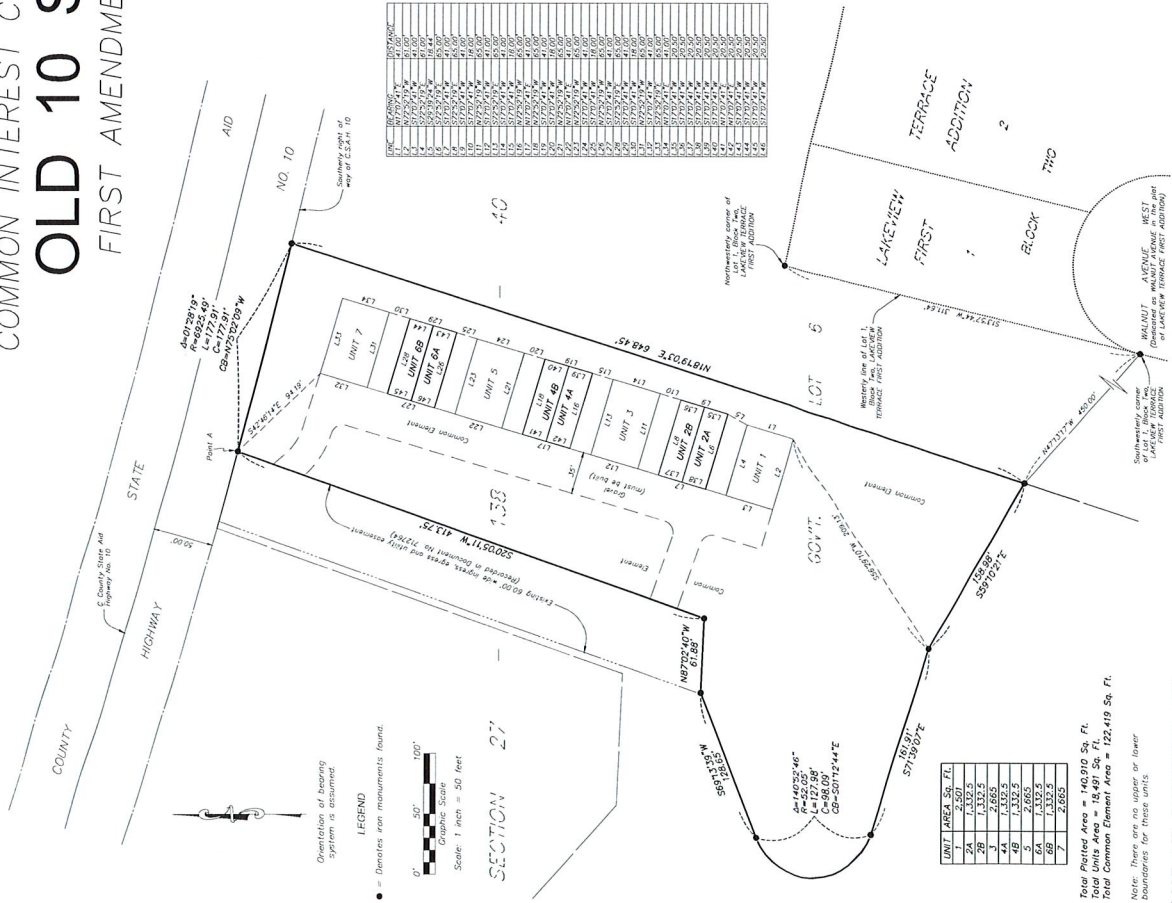
SUBJECT TO easements, restrictions and reservations of record, if any.

This common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101(c).
Dated this 27th day of July, 2025.
Scott R. Wells, Licensed Land Surveyor
Minnesota License No. 63320
State of Minnesota
County of Becker)
The foregoing surveyor's certificate was submitted before me, a Notary Public, this 27th day of July, 2025, by
Notary Public for Minnesota
My Commission Expires 1-31-28

This common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE is hereby approved by the Becker County Planning Commission this 24th day of September, 2025.
Scott R. Wells, Chairman
Chairman
This common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE is hereby approved by the Town Board of Burlington Township, Becker County, Minnesota, this 25th day of August, 2025.
Burlington Township, Becker County, Minnesota
Chairman
I hereby certify that the taxes for the year 2025 for the lands described within are paid and no delinquent taxes and transfer entered this 21st day of September, 2025.
County Auditor/Treasurer
County Auditor/Treasurer
I hereby certify that the within instrument was filed in this office for record on this 30th day of September, 2025, at 8:24 a.m., and was duly recorded in Book R of 2025, page 6, sheet 788 (Document No. 71831).

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, BELOIT LAKES, MN 55501
763-845-4298
www.meadowlandsurveying.com

COMMON INTEREST COMMUNITY NUMBER 110
OLD 10 STORAGE
FIRST AMENDMENT TO CIC PLAT



I, Scott R. Watz, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this FIRST AMENDMENT to the common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE being duly located upon:

Units 2, 4, and 6 in COMMON INTEREST COMMUNITY NUMBER, OLD 10 STORAGE, on file and of record in the office of the Recorder in Otter Tail County, Minnesota.

Said common interest community plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110(c).

Dated this _____ day of _____, 20____.

Scott R. Watz, Licensed Land Surveyor
Minnesota License No. 50320

State of Minnesota)
County of Becker)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by
Scott R. Watz, Minnesota Licensed Land Surveyor No. 50320.

Notary Public of Minnesota
My Commission Expires _____

This common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE is hereby approved by the Becker County Planning Commission this _____ day of _____, 20____.

Secretary _____ Chairman _____

This common interest community plat of COMMON INTEREST COMMUNITY NUMBER 110 OLD 10 STORAGE is hereby approved by the Town Board of Burlington Township, Becker County, Minnesota, this _____ day of _____, 20____.

Clerk _____ Chairman _____

I hereby certify that the taxes for the year _____ for the lands described within are paid and no delinquent taxes and transfer entered this day of _____, 20____.

County Auditor/Treasurer _____ Deputy _____

I hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 20____, at _____ o'clock _____ and was duly recorded in Book _____ of _____, page _____, (Document No. _____).

County Recorder _____

UNIT	AREA SQ. FT.
1	2,501
2	1,332.5
3	2,665
4	1,332.5
5	2,665
6A	1,332.5
6B	2,665

Total Plotted Area = 140,910 Sq. Ft.
Total Common Element Area = 122,419 Sq. Ft.

Note: There are no upper or lower boundaries for these units.

MEADOWLAND SURVEYING, INC.
1118 HWY. 59 SOUTH, DEEROT LAKES, MN 55001
763-887-4399
www.mlsurveying.com



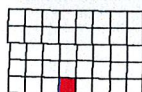
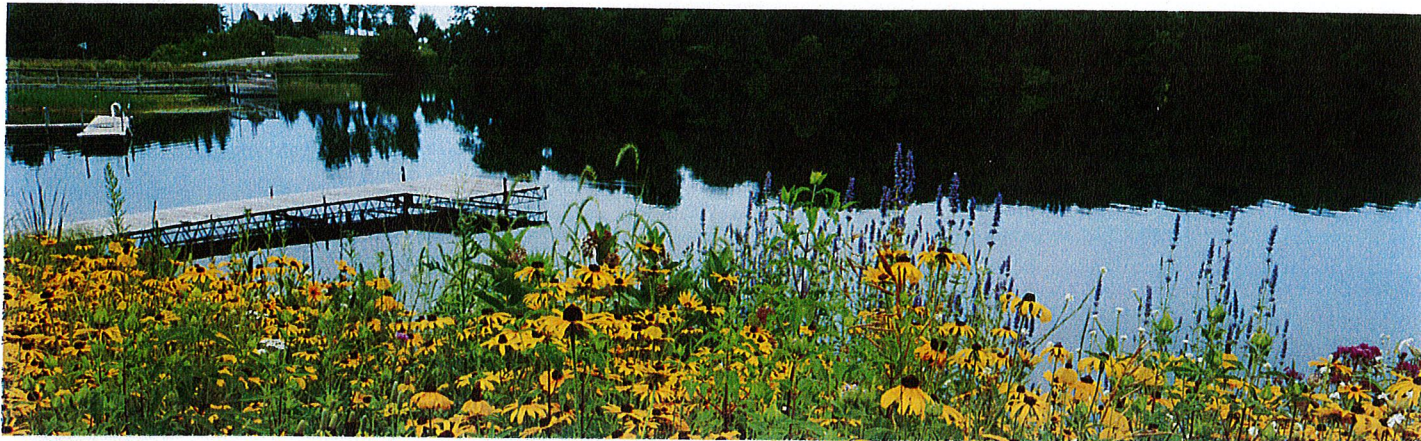
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:2,257

Date: 2/5/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

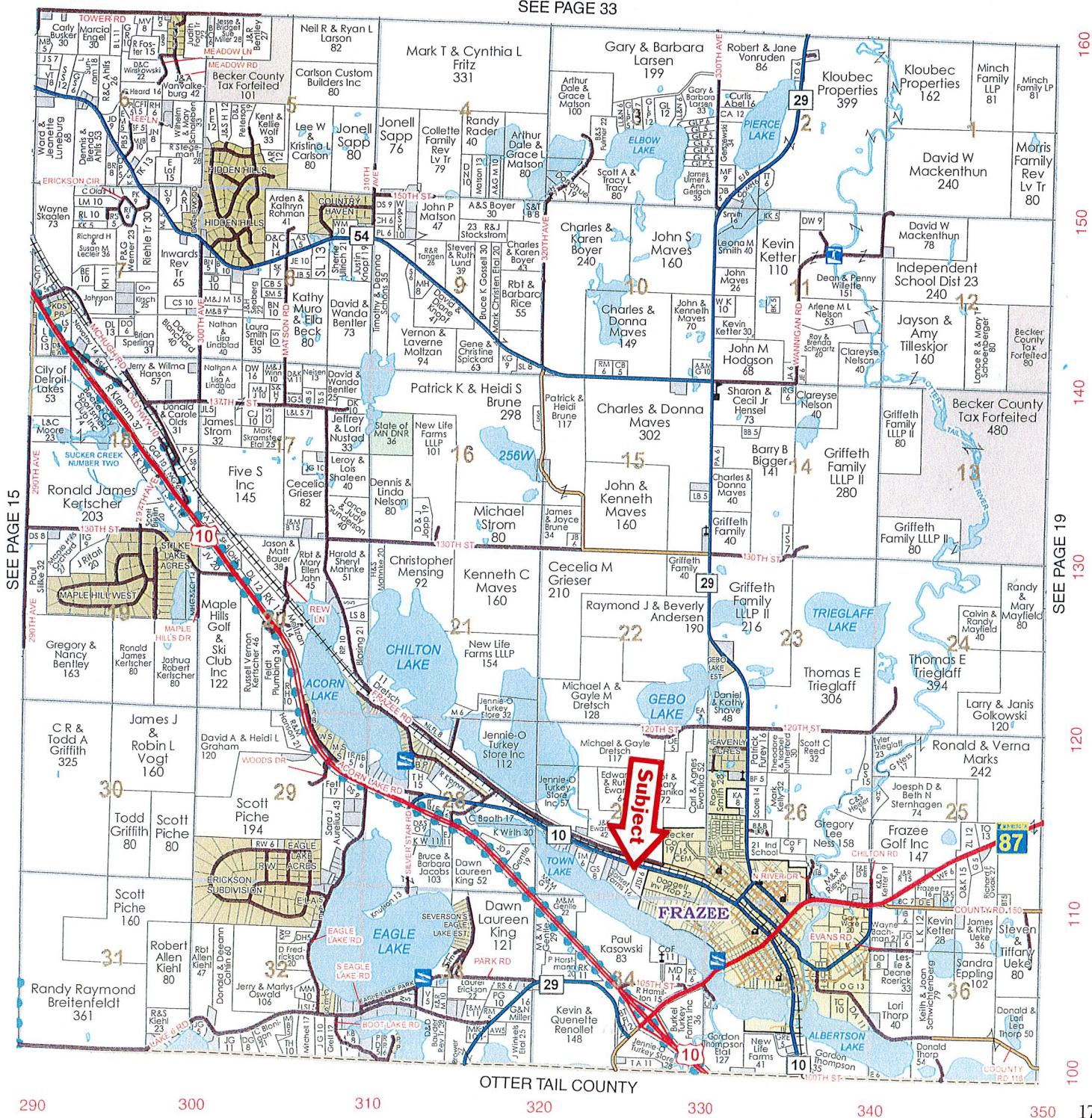


Burlington

Township 138N - Range 40W

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SEE PAGE 33





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

February 25th, 2026 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Rural Cellular Corporation
PO Box 2549
Addison, TX 75001

Project Location: 40921 St Hwy 113
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request an amendment to recorded document number 407873 to allow for a forty (40) foot tower extension for a total height of four hundred and forty (440) feet along with a twelve (12) foot lightning rod.

LEGAL LAND DESCRIPTION: Tax ID Number: **25.0175.001** Section 06 Township 142 Range 038; PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' TO BEG; Round Lake Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Conditional Use Application Review

Permit # CUP2026-153

Property and Owner Review

Owner: Rural Cellular Corporation

Parcel Number(s): 250175001

Mailing Address:

PO Box 2549 Addison, TX 75001

Site Address: 40921 St Hwy 113

Township-S/T/R: ROUND LAKE-06/142/038

Shoreland? No Name:

Legal Descr: PT GOVT LOT 1; BEG 338.41' E OF NE COR TH SE 576.30', NW 707.87', TH NE 417.44' TO N LN TH E 341.59' TO BEG

Conditional Use Details Review

Description of Conditional Use Request: **AT&T proposes a 40' tower extension, and to add antennas, radio equipment on the tower.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

Extending the tower will not create any changes in the vicinity.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The tower is already in existence. We are just requesting to extend the height of the tower.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

NA

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

NA

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

NA

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.

Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

Type of Service:

Hours and Days of Operation:

Number of Employees:

Off-Street Parking Plan:

Size of structure to be used for Business:

New or Existing:

Signage Plan:

Exterior Lighting Plan:

Known Environmental Hazards:

Additional Business Plan Information:

STATE OF MINNESOTA

407873

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, property described as follows may be used as indicated:

ADDRESS OF PROPERTY: R.R. 1 WAUBUN, MN. 56589

ZONE: AGRICULTURAL

LEGAL DESCRIPTION:

SEE THE REVERSE SIDE.....ROUND LAKE TOWNSHIP

OWNER: RURAL CELLULAR CORP. OWNERS ADDRESS: P.O. BOX 1027
STEVE VOSS ALEXANDRIA, MN. 56308

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A CONDITIONAL USE PERMIT TO CONSTRUCT A FOUR HUNDRED (400) FOOT RADIO CELLULAR TOWER AND COMMUNICATIONS BUILDING ON THE ABOVE DESCRIBED PROPERTY HAS BEEN GRANTED AS IT IS COMPATIBLE WITH THE AREA. MUST MEET ALL COUNTY AND STATE REGULATIONS.

MUST MAKE APPLICATION FOR ALL BUILDING PERMITS.

NOTICE: This Use must not be changed to any other Use without a new Permit from the Zoning Administrator.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION : DATE 6-21, 19 94

APPROVED BY THE BECKER COUNTY BOARD OF COMMISSIONERS: DATE 6-28, 19 94

STATE OF MINNESOTA)

COUNTY OF BECKER)

BECKER COUNTY ZONING OFFICE

I, FLOYD SVENBY, ZONING ADMINISTRATOR FOR THE COUNTY OF BECKER, WITH AND IN FOR SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY OF PERMIT FOR USE WITH THE ORIGINAL RECORD THEREOF PRESERVED IN MY OFFICE, AND HAVE FOUND THE SAME TO BE A CORRECT AND TRUE TRANSCRIPT OF THE WHOLE THEREOF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AT DETROIT LAKES, MINNESOTA, IN THE COUNTY OF BECKER ON THE 28 DAY OF JUNE, 19 94.

FLOYD SVENBY *Floyd Svenby*
BECKER COUNTY ZONING ADMINISTRATOR

DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

Charge _____
Paid ☒ _____
Numerical _____
Tract ☒ _____
Grantor _____
Grantee ☒ _____
Compared ☒ _____

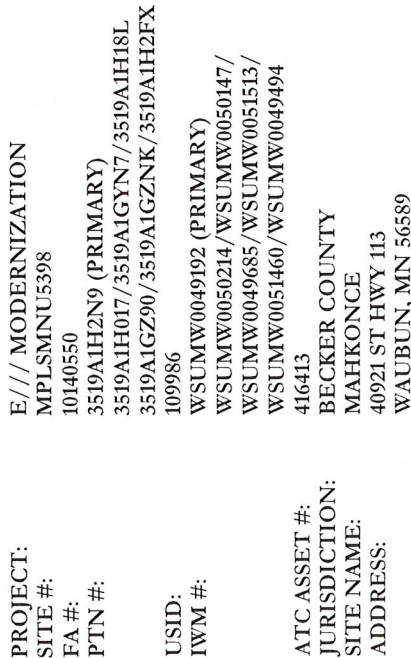
558701

LAND DESCRIPTION CONTINUED.....

PARCEL APPROXIMATELY SIX HUNDRED TWENTY (620) FEET EAST AND WEST BY SIX HUNDRED TWENTY (620) FEET NORTH AND SOUTH IN THE NORTHEAST QUARTER NORTHEAST QUARTER (NE $\frac{1}{4}$ NE $\frac{1}{4}$) OF GOVERNMENT LOT ONE (1), A PART OF THE PROPERTY DESCRIBED AS: GOVERNMENT LOT ONE (1), CONTAINING ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, 40.17 ACRES, IN SECTION SIX (6), TOWNSHIP 142, RANGE 38, ROUND LAKE TOWNSHIP, PROPERTY OWNED BY STEVEN E. VOSS.

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 407873
Date AUG 15 1994 2:00 p.m.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder
M. M. Martinson
Duty As Co. Recorder



PROJECT SUMMARY

MAHKOCE
BECKER
40921 ST HWY 113
WAUBEN, MN 56589
TEL: 507/835-1167
MC CAINUS308
101-40550
(3519A1H2N9)/3519A1H017/
/3519A1GY47/3519A1H1BL/3519A1G2B0
/3519A1G2KN/3519A1H2FX
(WSJUMW0049192)/WSJUMW00503214/
(WSJUMW0051513)/WSJUMW0051460/
WSJUMW0049495

ATC ASSET #:	WSUM00045454 416413
TOWER OWNER:	AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY

PROPERTY OWNER: RURAL CELLULAR CORPORATION
PO BOX 2549
ADDISON, TX 75001
ATC NOC
(877) 518-6937

LANDLORD CONTACT:
PHONE:

LANDLORD CONTACT: ATC NOC
PHONE: (377) 518-6937
AT&T PM: SHAMMIKA, CHISOLM
EMAIL: SC372R@ATT.COM
AT&T CM: PETER MCENERY
EMAIL: PM753T@ATT.COM

47° 09' 02.9" N (47.150815°)
95° 31' 56.6" W (-95.532397°)
1568' ANSL
AT&T MOBILITY CORPORATION
7900 XERVES AVE S.
BLOOMINGTON, MN 55431
UNMANAGED
FACILITY IS UNMANAGED AND NOT
FOR HUMAN HABITATION

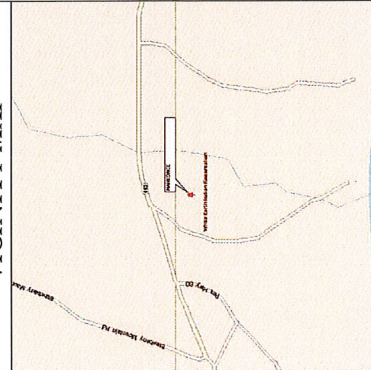
CONTACT INFORMATION

&E FIRM: B&T ENGINEERING, INC.
1717 S. BOULDER, SUITE 300
TULSA, OK 74119
CONTACT: JANNA SIMMONS
PHONE: (918) 587-4630
WHITE ACQ.: AMERICAN TOWER
M: AMY VALLEAU
EMAIL: AMY.VALLEAU@AMERICANTOWER.COM

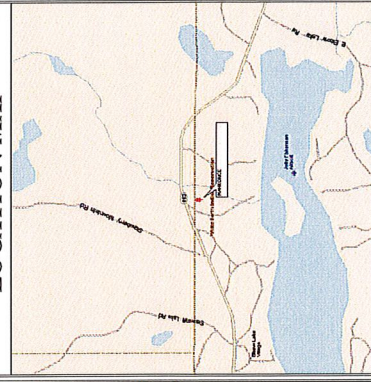
DRIVING DIRECTIONS

[illegible]

VICINITY MAP



LOCATION MAP



DRAWING INDEX

T-1	TITLE SHEET	1
GN-1	GENERAL NOTES	1
C-1	CONCRETE	1
C-2	EQUIPMENT PLANS	1
C-3	TOWER ELEVATIONS	1
C-4	FOUNDATION	1
C-5	RF SCHEDULES	1
C-6	EQUIPMENT DETAILS	1
C-6-1	GROUNDING DETAILS	1

SCOPE OF WORK

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

[illegible]

POWER PLANT:

|| RETAIN (1) VERTV STD -48VDC NETSURE 7100 PLANT 1000A
|| RETAIN (4) -59V CONVERTERS
|| RETAIN (10) -48V RECTIFIERS
|| RETAIN (8) 190AH BATTERIES
|| INSTALL (4) -59V CONVERTERS

11/11/11

- || REMOVE ALL (E) NOKIA BBUs
- || RETAIN (1) DC6 RM
- || INSTALL (1) DC12 RM IN (E) FIF RACK
- || INSTALL BBU EQUIPMENT IN (E) FIF RACK
- || INSTALL (1) 6672, (1) 6610
- || INSTALL BREAKERS AS SPECIFIED PER ATT-0

|| INSTALL (1) 6572, (1) 6510
|| INSTALL BREAKERS AS NEEDED PER ATT-CEM-18002

CODE COMPLIANCE

- BUILDING/DWELLING 2020 MN BUILDING CODE / IBC 2018
- MECHANICAL 2020 MN MECHANICAL CODE / IMC 2018
- ELECTRICAL NEC 2023

REFERENCE MATERIALS

- THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 8/26/25.
CONTRACTOR TO USE LATEST VERSION WITH CDS PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT ASET CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED AND VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- ANYTHING THAT COMPLIANCE WITH ENERGY CODE IS NOT REQUIRED, SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS, OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON
THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
SEE SHEET GN-1 FOR ADDITIONAL CONSTRUCTION NOTES



2300 MAITLAND CENTER PKWY SUITE 300
MAITLAND, FL 32751



PROJECT NO:	25-004292
CHECKED BY:	AND

REV	DATE	DRWN	DESCRIPTION
B	9/3/25	CLS	PRELIMINARY REVIEW
C	9/20/25	CLS	PRELIMINARY REVIEW
D	9/26/25	CLS	PRELIMINARY REVIEW
0	10/7/25	CLS	CONSTRUCTION
	1/5/26	CLS	CONSTRUCTION

B&T ENGINEERING, INC.

that this plan, specification, or
 required by me or under my direct
 control. I am a duly licensed
 engineer under the laws of the
 state of

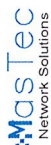
CHADE TUTTLE

26 License # 42966

E/// MODERNIZATION
10140550

MAHKONCE
40921 ST HWY 113
WAUBUN, MN 56589

SHEET NUMBER: T-1
REVISION: 1



2000 MARLAND CENTER PKWY SUITE 300
MINNETONKA, MN 55345-3271
(952) 544-1762



PROJECT NO: 25-04392
CHECKED BY: ANP

REV	DATE	DESCRIPTION
1	8/7/92	CLS PRELIMINARY REVIEW
2	8/7/92	CLS PRELIMINARY REVIEW
3	8/7/92	CLS PRELIMINARY REVIEW
4	10/7/92	CLS CONSTRUCTION
5	1/2/96	CLS CONSTRUCTION

B&T ENGINEERING, INC.

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.

Print Name: CHAD E. TUTTLE
Signature: [Signature]
Date: 1/5/96 License # 42966

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF B&T ENGINEERING, INC.

E/// MODERNIZATION
10140550

MAHKONCE
40921 ST HWY 113
WAUBUN, MN 56589

SHEET NUMBER
GN-1
REVISION
1

LINE RET AND COAXIAL CABLE INSTALLATION NOTES:

- FOR BOTTOM JUMPERS (FROM THE MAIN FEEDLINE TO THE BITS CONNECTOR) REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION. USE 1/2" ECA OR APPROVED EQUAL.
- FABRICATE JUMPERS TO ASSURE THAT THE 90° CONNECTOR IS 56" FROM THE FLOOR ALLOWING ENOUGH SLACK TO REACH ALL BITS (QUAMCO) CONNECTIONS IF CABINET IS NOT IN PLACE.
- POINT PDU IN FIF BACK AND ASSURE THAT THE PREFABRICATED CONDUCTORS SUPPLIED WITH BAS-T WILL REACH THE DESIGNATED TERMINATION POINTS.
- SUPPLY AND INSTALL 6 AWG GROUNDING TO TELCO BACK FROM THE MAIN GROUNDING BUS SUPPLIED AND INSTALLED BY CONTRACTOR.
- ALL TRUNK CABLES AND JUMPERS SHALL BE SIZED AS REQUIRED.
- LIMIT OVERALL RET CABLE RUN TO LESS THAN 400 FT.
- SUPPORT RET ASG COMM CABLE TO BE SUPPORTED USING 1/2" CLIPS WITH 3/8" RUBBER INSERT GROMMETS.
- USE 6 AWG STRANDED COPPER THIN-2 GREEN INSULATED GROUNDING CONDUCTOR UNLESS OTHERWISE NOTED. CONNECT THE PDU TO EXISTING TELCO BACK GROUNDING BAR.
- ROUTE CONDUITS IN CABLE TRAY OR EMT CONDUITS TO THE EXISTING -240VDC PDU OR -48VDC PDU PANELS. PROVIDE THE APPROPRIATE SIZE OF OVERCURRENT PROTECTION AND FOLLOW THE TERMINATION PROCEDURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- TOWER MOUNT APPLICATION WILL DICTATE THE LENGTH OF CABLE TO BE USED.
- ASG CABLES PROVIDE CONTROL AND POWER TO ELECTRICAL DOWN TILT DRIVES ON THE ANTENNAS.
- THE CABLES ARE FACTORY ASSEMBLED WITH ONE MALE AND ONE FEMALE CONNECTOR ON EACH END. SUPPORT EVERY 18" USING TIE WRAPS SUITABLE FOR OUTDOOR USE. INSTALL DRIP LOOPS AT EVERY LOCATION WHERE WATER MAY ACCUMULATE.
- NO TESTING OF THE CABLE IS REQUIRED.
- SEE DETAIL ON SECTOR CONFIGURATION SHEETS FOR ALSO BAS-T PLACEMENT.
- DURING INSTALLATION, RECORD THE FOLLOWING INFORMATION FOR USE DURING THE COMMENCING PHASE:
 - RET ACTUATOR/MOTOR SERIAL NUMBER
 - ANTENNA SERIAL NUMBER
 - LOCATION (SECTOR IN WHICH THE ANTENNA WILL OPERATE)
- ANTENNA CONFIGURATION IS SHOWN DIAGRAMMATICALLY ONLY AS A REPRESENTATION.
- IF A JUNCTION BOX WILL NOT BE USED AT THE TOP OF THE RET SYSTEM, IT IS REQUIRED THAT AN ADDITIONAL LIGHTNING PROTECTION UNIT BE INSTALLED AT THE TOP OF THE TOWER.
- FOR RET CABLES 50 METERS OR LESS, THE ALSO CABLE GROUNDING KIT IS NOT REQUIRED AT THE SHELTER END.
- ALL RET CONNECTIONS SHALL BE WEATHERPROOFED. PREFERRED METHOD OF WEATHER PROOFING SHALL BE TO HEAT SHRINK ALL RET CONNECTIONS PER NG-136 RET GUIDELINES SECTION 3.3 ASG (RS 450) CABLE - ALL CABLE CONNECTIONS REQUIRE WEATHERPROOFING.

COAXIAL ANTENNA CABLE NOTES:

- TYPES AND SIZES OF THE ANTENNA FEEDLINES ARE BASED ON ESTIMATED LENGTHS. PROVIDE THE PROPER CABLE. CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
 - CONTRACTOR SHALL VERIFY THE DOWNTILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
 - CONTRACTOR TO CONFIRM FEEDLINE COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
 - JUMPERS TO ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" DIA. SUPPORT JUMPERS AT A MAXIMUM OF 3'-0" INTERVALS.
 - FEEDLINES WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE STARTING AT 12" FROM THE CONNECTOR THEN AT DISTANCES NOT TO EXCEED 3'-0" O.C.
 - CONTRACTOR MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS REGARDING THE INSTALLATION OF FEEDLINES, CONNECTORS, AND ANTENNAS.
 - AT CONNECTORS, FEEDLINES SHALL BE STRAIGHT A MINIMUM OF 6" FOR 1/2" CONNECTIONS AND A MINIMUM OF 12" FOR CONNECTIONS > 1/2".
 - WEATHERPROOF ANTENNA CONNECTORS WITH BUTYL TAPE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING, NO BUTYL BLEEDING ALLOWED.
 - FEEDLINES SHALL NOT BE DAMAGED BY OVERBENDING. CONTRACTOR SHALL FOLLOW MANUFACTURER RECOMMENDATIONS FOR MAXIMUM SINGLE BEND RADIUS.
 - CONTRACTOR SHALL INSTALL DRIP LOOPS TO PREVENT WATER MIGRATION TO THE EQUIPMENT.
- ## TORQUE REQUIREMENTS:
- RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
 - RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
 - RF CONNECTION: BOTH SIDES OF THE CONNECTOR.
 - GROUNDING AND ANTENNA HARDWARE: ON THE NUT SIDE STARTING FROM THE ANTENNA BRACKET METAL.
 - 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM)
 - 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM)
 - GROUND GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
 - DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.9 NM)
 - N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 - 2.3 NM)



Mastec
Network Solutions

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(888) 544-1782



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A	8/1/75 PRELIMINARY DESIGN
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C	8/1/75 CLS PRELIMINARY DESIGN
D	8/1/75 CLS PRELIMINARY DESIGN
E	10/7/75 CLS CONSTRUCTION
F	1/5/76 CLS CONSTRUCTION

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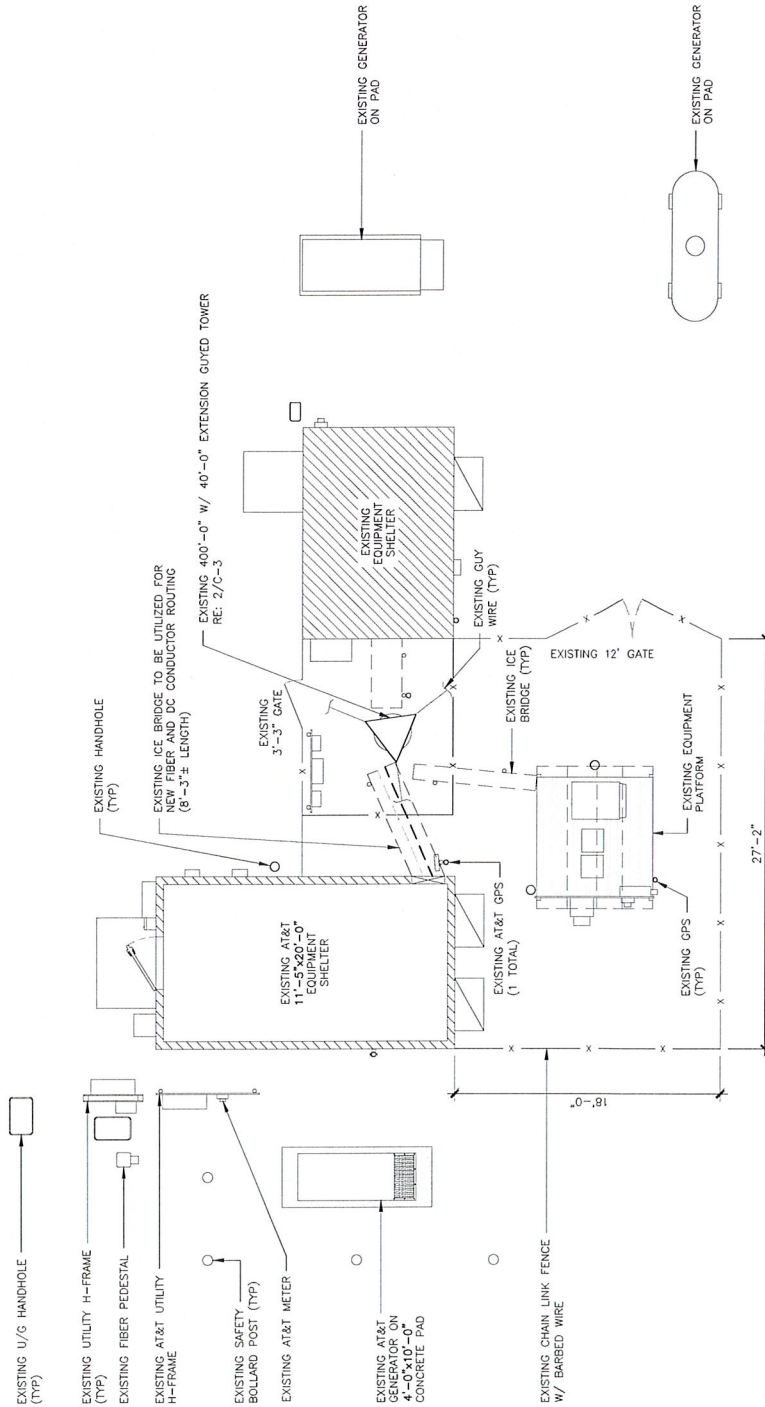
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Print Name: CHADE TUTTLE
Signature: [Signature]
Date: 1/5/26
License #: 42966

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SHEET NUMBER: C-1
REVISION: 1



1 COMPOUND PLAN
SCALE: 0' 11" 4' 8' 20'



MasTec
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N	7/2/05
O	7/2/05
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Q	7/2/05
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Y	7/2/05
Z	7/2/05

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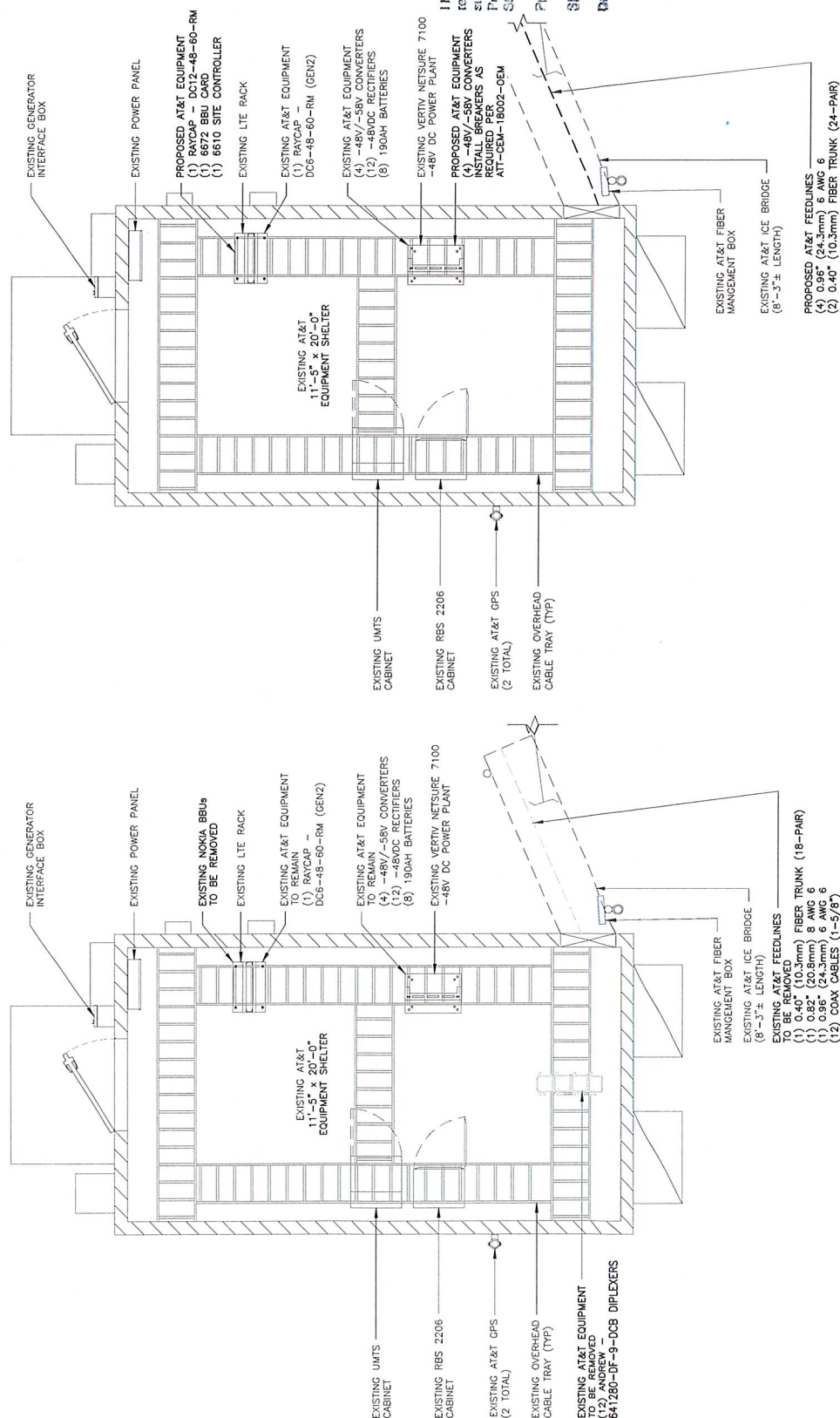
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SHEET NUMBER
C-2
REVISION
1



1 EXISTING EQUIPMENT PLAN
SCALE: 0' 1' 2' 4' 10'

2 PROPOSED EQUIPMENT PLAN
SCALE: 0' 1' 2' 4' 10'



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F	9/25/25	CLS PRELIMINARY REVIEW
G	9/25/25	CLS PRELIMINARY REVIEW
H	9/25/25	CLS PRELIMINARY REVIEW
I	9/25/25	CLS PRELIMINARY REVIEW
J	9/25/25	CLS PRELIMINARY REVIEW
K	9/25/25	CLS PRELIMINARY REVIEW
L	9/25/25	CLS PRELIMINARY REVIEW
M	9/25/25	CLS PRELIMINARY REVIEW
N	9/25/25	CLS PRELIMINARY REVIEW
O	9/25/25	CLS PRELIMINARY REVIEW
P	9/25/25	CLS PRELIMINARY REVIEW
Q	9/25/25	CLS PRELIMINARY REVIEW
R	9/25/25	CLS PRELIMINARY REVIEW
S	9/25/25	CLS PRELIMINARY REVIEW
T	9/25/25	CLS PRELIMINARY REVIEW
U	9/25/25	CLS PRELIMINARY REVIEW
V	9/25/25	CLS PRELIMINARY REVIEW
W	9/25/25	CLS PRELIMINARY REVIEW
X	9/25/25	CLS PRELIMINARY REVIEW
Y	9/25/25	CLS PRELIMINARY REVIEW
Z	9/25/25	CLS PRELIMINARY REVIEW

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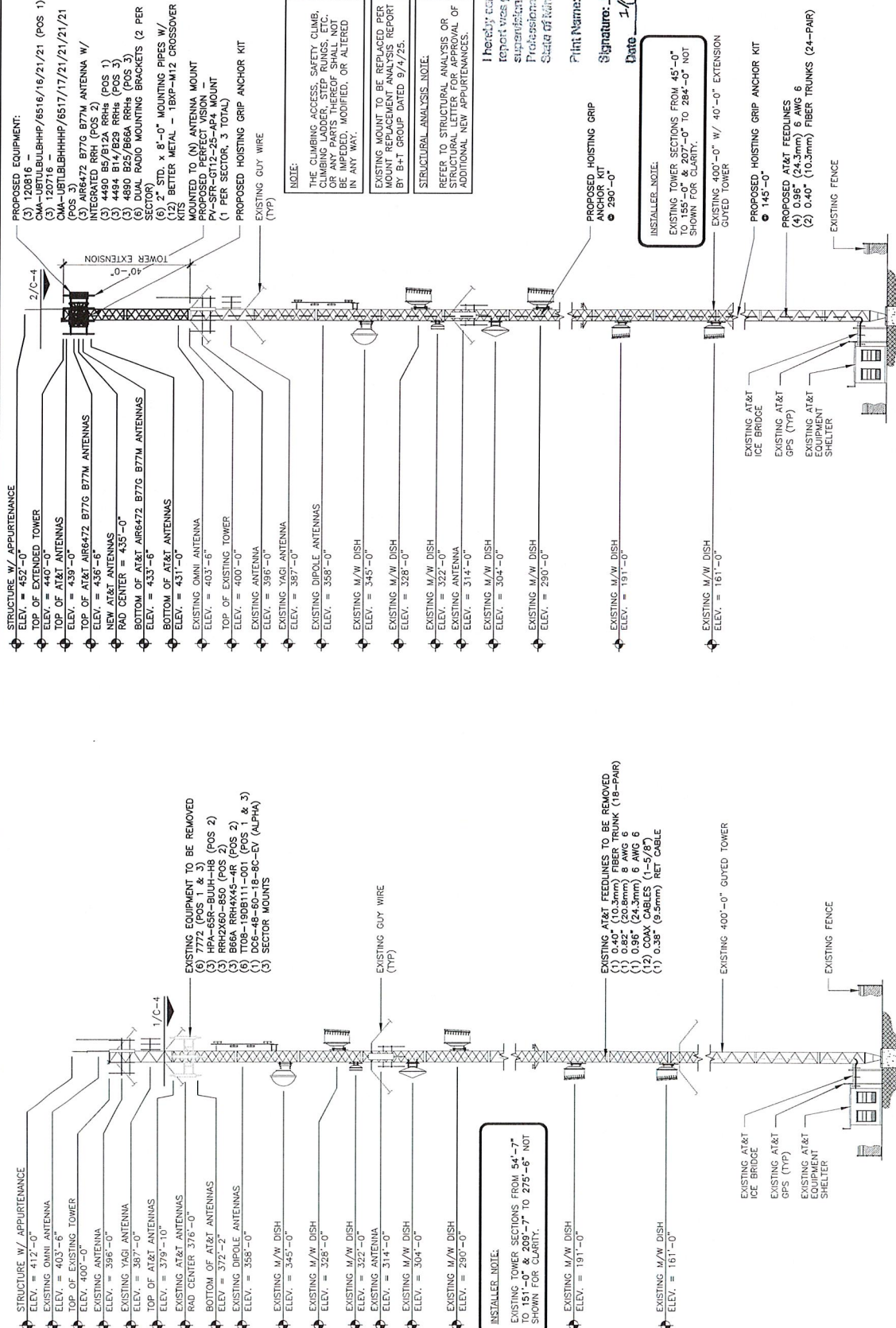
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2 PROPOSED TOWER ELEVATION
SCALE: 1" = 30'

1 EXISTING TOWER ELEVATION
SCALE: 1" = 30'



MasTec
Network Solutions

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MAITLAND, FL 32751
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AGE



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F	9/2/25	CLS PRELIMINARY REVIEW
G	9/2/25	CLS PRELIMINARY REVIEW
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P	9/2/25	CLS PRELIMINARY REVIEW
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S	9/2/25	CLS PRELIMINARY REVIEW
T	9/2/25	CLS PRELIMINARY REVIEW
U	9/2/25	CLS PRELIMINARY REVIEW
V	9/2/25	CLS PRELIMINARY REVIEW
W	9/2/25	CLS PRELIMINARY REVIEW
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Y	9/2/25	CLS PRELIMINARY REVIEW
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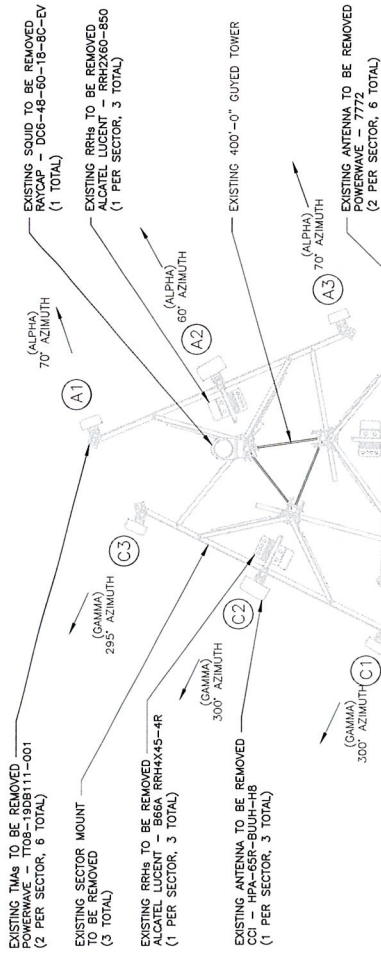
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REVISION: 1

NOTE:

MAINTAIN A MINIMUM OF 24 INCHES SEPARATION BETWEEN ALL ANTENNAS. IF 24 INCHES SEPARATION IS NOT MAINTAINED, NOTIFY MAS-TEC OR FOR FURTHER DIRECTION.

EXISTING MOUNT TO BE REPLACED PER MOUNT REPLACEMENT ANALYSIS REPORT BY B+T GROUP DATED 9/4/25.



1 EXISTING ANTENNA PLAN @ 375'-0"

PROPOSED PERFECT VISION - PY-SFR-G12-25-AP4 MOUNT KITS (1 PER SECTOR, 3 TOTAL)

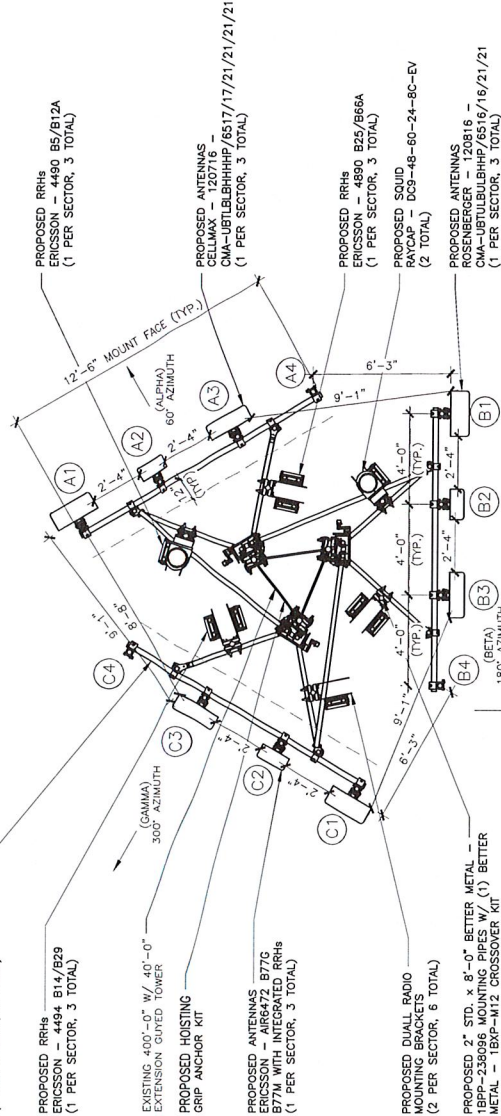
PROPOSED RRHs - ERICSSON - 4494 B14/B29 (1 PER SECTOR, 3 TOTAL)

EXISTING 400'-0" W/ 40'-0" EXTENSION GUYED TOWER

PROPOSED ANTENNAS - ERICSSON - 4494 B14/B29 (1 PER SECTOR, 3 TOTAL)

PROPOSED DUAL RADIO MOUNTING BRACKETS (2 PER SECTOR, 6 TOTAL)

PROPOSED 2" STD. x 8'-0" BETTER METAL - 1BPP-238036 MOUNTING PIPES W/ (1) BETTER METAL - 1BPP-M12 CROSSOVER KIT (2 PER SECTOR, 6 TOTAL)



2 PROPOSED ANTENNA PLAN @ 435'-0"



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F	1/2/26 DLS CONSTRUCTION

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PROPOSED RF SCHEDULE

SECTOR	ANTENNA	TECHNOLOGY	MANUFACTURER	ANTENNA MODEL	AZIMUTH	RAD CENTER	TOWER EQUIPMENT	GROUND EQUIPMENT	CABLE (QTY) & TYPE	CABLE LENGTH	SURGE SUPPRESSION
ALPHA	A1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	60°	435'-0"	(1) 4490 B5/B12A	-			
	A2	CBAND	ERICSSON	AIR6472 B77G B77M	60°	435'-0"	INTEGRATED WITHIN	-	(1) 0.40" (10.3mm) FIBER (24-PAIR)	200'-0"	(1) DC9-48-60-24-80-EV
	A3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHHHP/6517/17/21/21/21/21	60°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-	(2) 0.96" (24.3mm) AWG 6		
	A4	-	-	-	-	-	-	-			
BETA	B1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	180°	435'-0"	(1) 4490 B5/B12A	-			
	B2	CBAND	ERICSSON	AIR6472 B77G B77M	180°	435'-0"	INTEGRATED WITHIN	-	(1) 0.40" (10.3mm) FIBER (24-PAIR)	200'-0"	(1) DC9-48-60-24-80-EV
	B3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHHHP/6517/17/21/21/21/21	180°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-	(2) 0.96" (24.3mm) AWG 6		
	B4	-	-	-	-	-	-	-			
GAMMA	C1	LTE 700/850	ROSENBERGER	120816 - CMA-UBTLBULBHP/6516/16/21/21	300°	435'-0"	(1) 4490 B5/B12A	-			
	C2	CBAND	ERICSSON	AIR6472 B77G B77M	300°	435'-0"	INTEGRATED WITHIN	-			
	C3	LTE 700/PCS/AWS	CELLMAX	120716 - CMA-UBTLBHHHP/6517/17/21/21/21/21	300°	435'-0"	(1) 4494 B14/B29 (1) 4890 B25/B66A	-			
	C4	-	-	-	-	-	-	-			
UNUSED FEEDLINES:									-		

NOTES:

1. ANTENNA AND COAX INFORMATION PROVIDED FROM THE SCOPING DOCUMENT DATED 3/12/25.
2. CONTRACTOR TO VERIFY RF INFO WITH CLIENT PRIOR TO CONSTRUCTION.
3. COAX LENGTHS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. ALL COAX SHALL BE COLOR CODED AT TOP AND BOTTOM JUMPER, AND AT TOP OF TOWER, BOTTOM OF TOWER, AND INSIDE SHELTER ON MAIN COAX.
5. EACH MAIN COAX SHALL HAVE CORROSION PROOF "D TAPS" INSTALLED INSIDE THE SHELTER AT THE PORT AND AT THE ANTENNA.
6. BOLD DENOTES NEW EQUIPMENT.

PROPOSED RF SCHEDULE

1 SCALE:



2300 MAITLAND CENTER PKWY SUITE 300
MAITLAND, FL 32751
(888) 545-1782

FILE



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E	10/7/25	CLS CONSTRUCTION
F	1/2/26	CLS CONSTRUCTION

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Print Name: CHADE, TITILE

Signature:

Date: 1/5/26 License # 42966

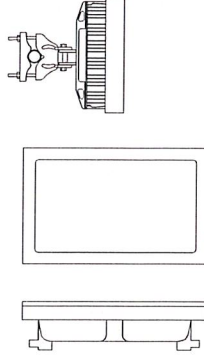
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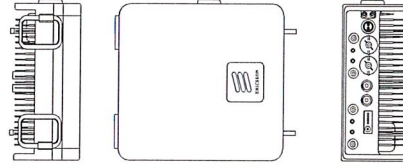
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SHEET NUMBER: C-6
REVISIONS: 1



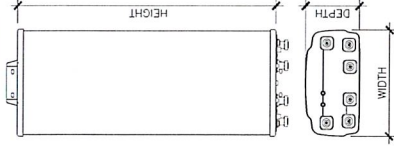
ANTENNA DIMENSIONS (INCHES)					
MANUFACTURER	MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT
ERICSSON	AIR6472	8770	38.4"	16.1"	98.0 LBS

3 ANTENNA DETAIL
SCALE: N.T.S.



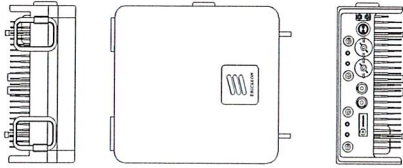
ERICSSON - 4490 B5/B12A
WEIGHT: 65.0 LBS
SIZE (HxWxD): 20.6x15.6x7.0 IN.

6 RADIO SPECIFICATIONS
SCALE: N.T.S.



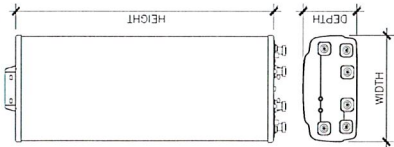
ANTENNA DIMENSIONS (INCHES)					
MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT	
ROSENBERGER CMA-UBTLBLBHHHP/6516/16/21/21	72.0"	24.0"	10.0"	128 lbs	

2 ANTENNA DETAIL
SCALE: N.T.S.



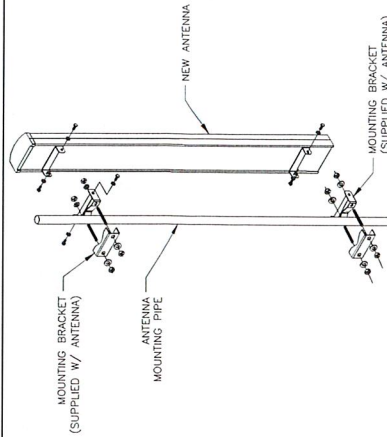
ERICSSON - RADIO 4494 B14/B29
WEIGHT: 57.4 LBS
SIZE (HxWxD): 20.55x15.63x5.87 IN.

5 RADIO SPECIFICATIONS
SCALE: N.T.S.



ANTENNA DIMENSIONS (INCHES)					
MODEL	HEIGHT	WIDTH	DEPTH	WEIGHT	
CELLMAX - 120716 - CMA-UBTLBLBHHHP/6517/17/21/21/21/21/21	77.0"	24.0"	8.0"	14.3 lbs	

1 ANTENNA DETAIL
SCALE: N.T.S.



4 ANTENNA MOUNT DETAIL
SCALE: N.T.S.



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(904) 564-1752



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3	8/2/25	CLS PRELIMINARY REVIEW
4	10/7/25	CLS PRELIMINARY REVIEW
5	1/6/26	CLS CONSTRUCTION

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Signature: [Signature]
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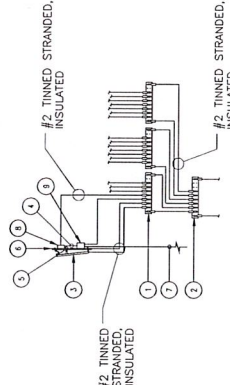
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C-6.1
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KEYNOTE LEGEND:

- SECTOR GROUND BAR (TYP)
- COLLECTOR GROUND BAR
- SECTOR GROUND BAR
- SINGLE PAIR FIBER & DC POWER
- JUMPER CABLE, 1/2" TYP
- PIPE MOUNT
- DC POWER & FIBER TO RAYCAP UNIT
- REMOTE RADIO HEAD (RRH) (IF APPLICABLE)
- DC/DC RAYCAP SURGE SUPPRESSOR (IF APPLICABLE)

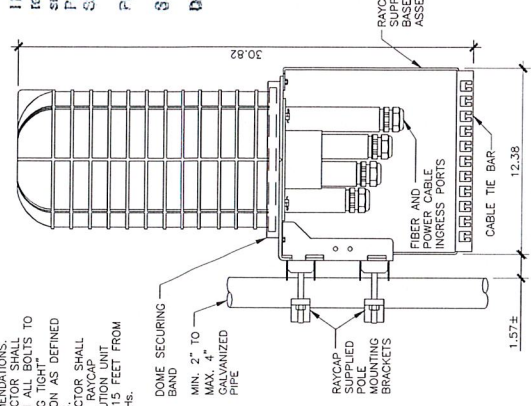


- UTILIZE EXISTING AT&T GROUND BARS AND GROUNDING
- ADD GROUND BARS IF THERE ARE INSUFFICIENT LUG POSITIONS
- REFERENCE AT&T BONDING & GROUNDING PRACTICE 1P76416

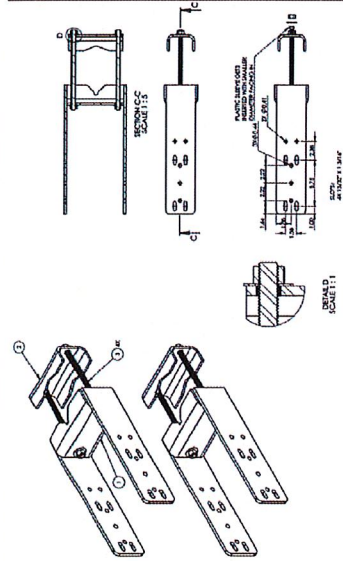
3 ANTENNA GROUNDING SCHEMATIC SCALE: N.T.S.

NOTES:

- UNIT SHALL BE MOUNTED AS PER MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED. CONTRACTOR SHALL INSTALL RAYCAP DISTRIBUTION UNIT WITHIN 15 FEET FROM ALL RRHs.
- RAYCAP - DC9-48-60-24-8C-EV
WEIGHT (WITHOUT MOUNTING HARDWARE): 16.0 LBS
SIZE (HxWxD): 31.4x10.24x18.28 IN.



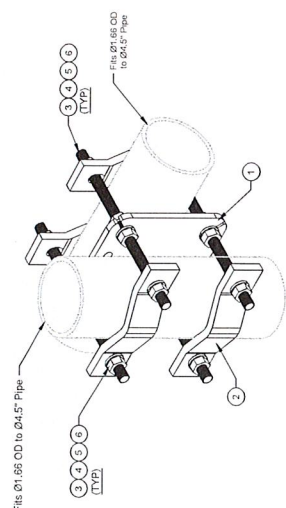
5 SQUID MOUNT DETAIL SCALE: N.T.S.



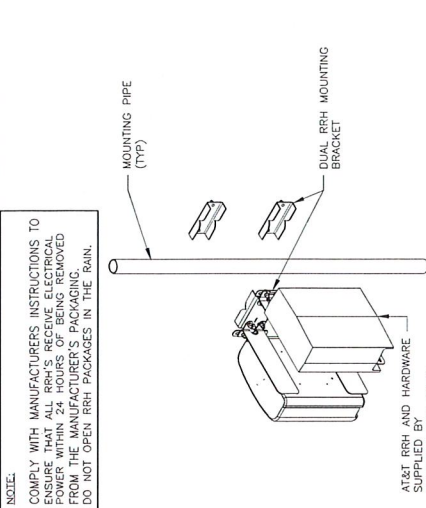
ITEM	Description	QTY
1	RRU MOUNT WELDMENT, LOW PIM	2
2	RRU MOUNT CLAMP (FORMED)	2
3	THREADED ROD ASSEMBLY 1/2" X 9-10" (A356)	4

2 D200RRU BACK TO BACK BRACKET SCALE: N.T.S.

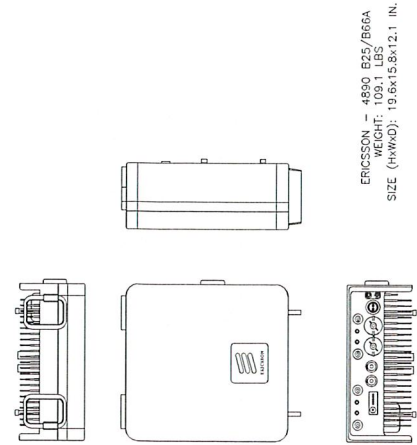
Item	Qty	Part#	Description	Unit
1	1	BCP-574000-1	Universal Crossover Plate(3/8")	6.46
2	4	BSC-123412	PL 1/2" x 7" x 8-5/8" X36 Bolt Plate	2.40
3	4	BTR-058A-100	25/8" x 12" Threaded Rod Fy=36 KSI HDG	0.80
4	16	BHWWF-58G	5/8" HDG Lock Washer	0.02
5	16	BHWMH-58G	5/8" HDG USS Flat Washer	0.02
6	16	BHWMH-58G	5/8" HDG Hex Nut	0.10
Total:				21.50



5 BETTER METAL - 1BXP-M12 CROSSOVER KIT SCALE: N.T.S.



1 RRH DUAL BRACKET MOUNT DETAIL SCALE: N.T.S.



ERICSSON - 4800 B25/B66A
WEIGHT: 105.1 LBS
SIZE (HxWxD): 13.5x15.5x12.1 IN.

4 RADIO SPECIFICATIONS SCALE: N.T.S.



2000 MARITIME CENTER PKWY SUITE 300
MAYLAND, FL 32751
(904) 545-1152

FILE



PROJECT NO: 25-004292
CHECKED BY: ANP

REV	DATE	DESCRIPTION
B	9/2/25	CLS PRELIMINARY REVIEW
C	9/2/25	CLS PRELIMINARY REVIEW
D	9/2/25	CLS PRELIMINARY REVIEW
E	9/2/25	CLS PRELIMINARY REVIEW
F	9/2/25	CLS PRELIMINARY REVIEW
G	9/2/25	CLS PRELIMINARY REVIEW
H	9/2/25	CLS PRELIMINARY REVIEW
I	9/2/25	CLS PRELIMINARY REVIEW
J	9/2/25	CLS PRELIMINARY REVIEW
K	9/2/25	CLS PRELIMINARY REVIEW
L	9/2/25	CLS PRELIMINARY REVIEW
M	9/2/25	CLS PRELIMINARY REVIEW
N	9/2/25	CLS PRELIMINARY REVIEW
O	9/2/25	CLS PRELIMINARY REVIEW
P	9/2/25	CLS PRELIMINARY REVIEW
Q	9/2/25	CLS PRELIMINARY REVIEW
R	9/2/25	CLS PRELIMINARY REVIEW
S	9/2/25	CLS PRELIMINARY REVIEW
T	9/2/25	CLS PRELIMINARY REVIEW
U	9/2/25	CLS PRELIMINARY REVIEW
V	9/2/25	CLS PRELIMINARY REVIEW
W	9/2/25	CLS PRELIMINARY REVIEW
X	9/2/25	CLS PRELIMINARY REVIEW
Y	9/2/25	CLS PRELIMINARY REVIEW
Z	9/2/25	CLS PRELIMINARY REVIEW

B&T ENGINEERING, INC.

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.

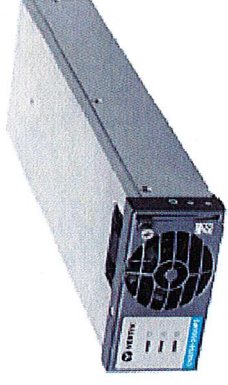
Print Name: CHAD E. TUTTLE
Signature:
Date: 1/5/26 License #: 42966

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10140550

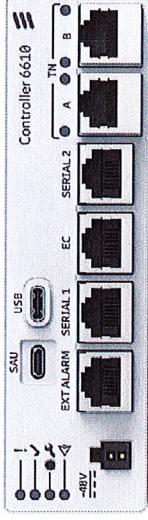
MAHKONCE
40921 ST HWY 113
WAUBUN, MN 56589

SHEET NUMBER: C-6.3
REVISION: 1



VERTV - C48/58 - 2000P3 eSURE CONVERTER (NEQ. 53011)
WEIGHT: 2.49 LBS
SIZE (HxWxD): 1.61x3.33x9.94 IN.

3 CONVERTER DETAIL
SCALE: N.T.S.



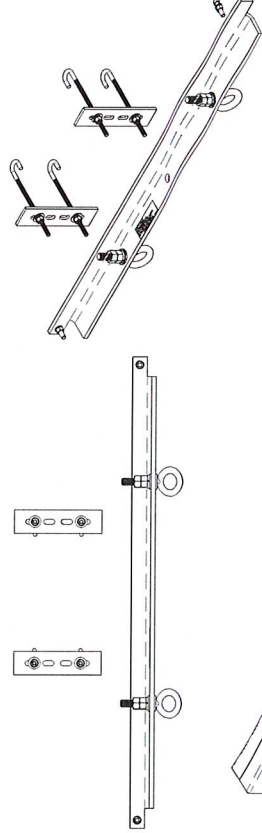
CONTROLLER 6610:
MANUFACTURER: ERICSSON
MODEL NO: 6610
DIMENSIONS (HxWxD): 1.6"x5.5"x1.26"
WEIGHT: 0.28LBS

2 6610 SITE CONTROLLER
SCALE: N.T.S.



CONTROLLER 6672:
MANUFACTURER: ERICSSON
MODEL NO: 6672
DIMENSIONS (HxWxD): 1.7"x17.42"x9.84"
WEIGHT: 13.2LBS

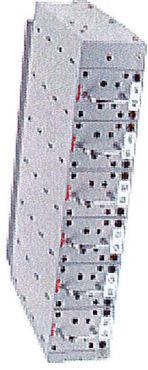
1 6672 BBU
SCALE: N.T.S.



PART NUMBER	DESCRIPTION
860674607-036	HG ANCHOR, GUYED TOWER, 36" FACE
860674608-U	GRIP ANCHOR, CABLE LADDER, 40", UNIVERSAL
860674607-041-42	HG ANCHOR, GUYED TOWER, 41" OR 42" FACE
860674607-048	HG ANCHOR, GUYED TOWER, 48" FACE
860674608-006	GRIP ANCHOR, FOR 6 HOLE CABLE LADDER
860674608-012	GRIP ANCHOR, FOR 12 HOLE CABLE LADDER

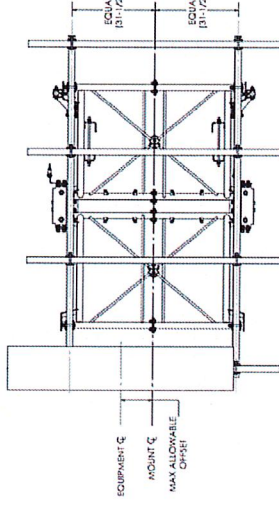
NOTE: - NOT TO BE USED FOR HOISTING
- COMPETENT PERSON TO MAKE DETERMINATION OF USAGE ON THE STRUCTURE
- REFERENCE MANUFACTURER DRAWINGS FOR FULL SPECIFICATIONS

5 COMMSCOPE - 860674607-041-42 HOISTING GRIP ANCHOR
SCALE: N.T.S.



RAYCAP - DC12-48-60-RM
DIMENSIONS: 3.48"x17.23"x15.40"
WEIGHT: 27 LBS

4 RACK-MOUNTED DC12 DETAIL
SCALE: N.T.S.



1 PERFECT VISION - PV-SFR-GT12-25-AP4 MOUNT DETAILS
SCALE: N.T.S.



MasTec
Network Solutions

2300 MANTLAND CENTER PKWY SUITE 300
MANTLAND, FL 32751
(888) 545-1782



PROJECT NO:	25-004292		ANP
CHECKED BY:			
ISSUED FOR:			
REV	DATE	DRAWN	DESCRIPTION
B	9/3/25	CLS	PRELIMINARY REVIEW
C	9/26/25	CLS	PRELIMINARY REVIEW
D	9/26/25	CLS	PRELIMINARY REVIEW
0	10/7/25	CLS	CONSTRUCTION
1	1/5/26	CLS	CONSTRUCTION

B&T ENGINEERING, INC.

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.

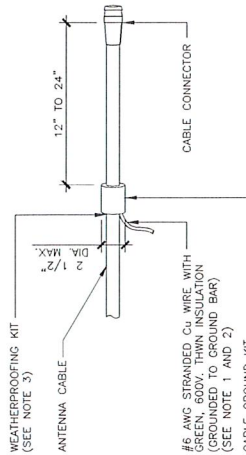
Print Name: CHAD E. TUTTLE
Signature:
Date: 1/5/26 License # 42966

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MAHKNCE
40921 ST HWY 113
WAUBUN, MN 56589

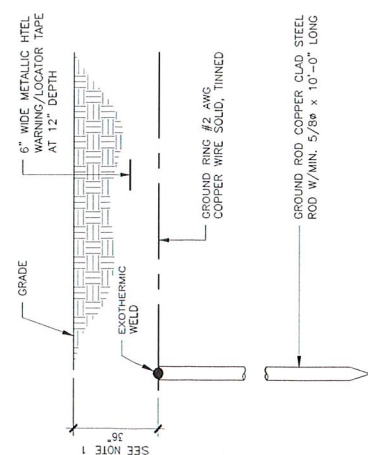
SHEET NUMBER
G-1
REVISIONS
1



- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

1 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

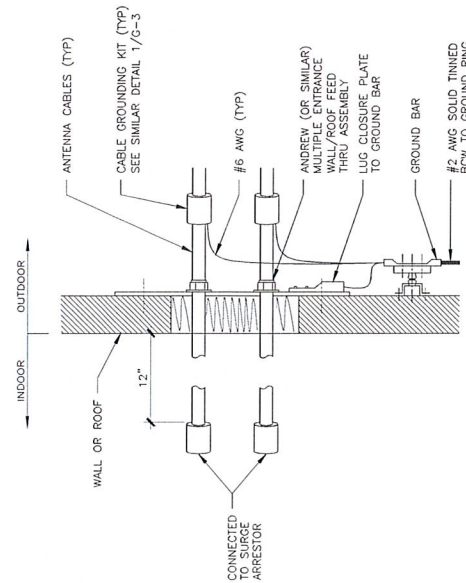
SCALE: N.T.S.



- NOTE:
- GROUND ROD SHALL BE DRIVEN VERTICALLY. NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

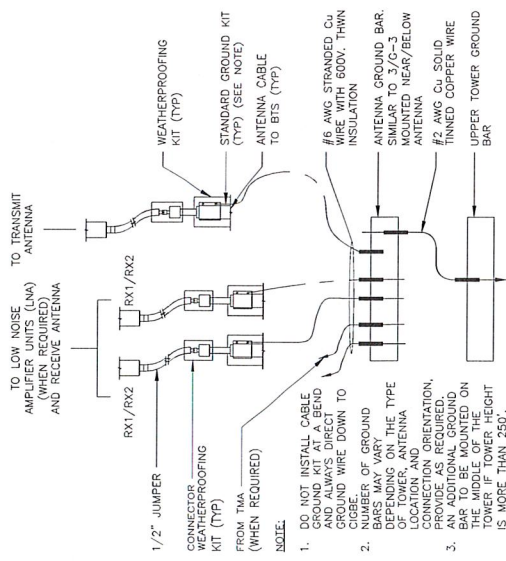
4 GROUND ROD DETAIL

SCALE: N.T.S.



2 INSTALLATION OF CABLE GROUNDING KIT

SCALE: N.T.S.

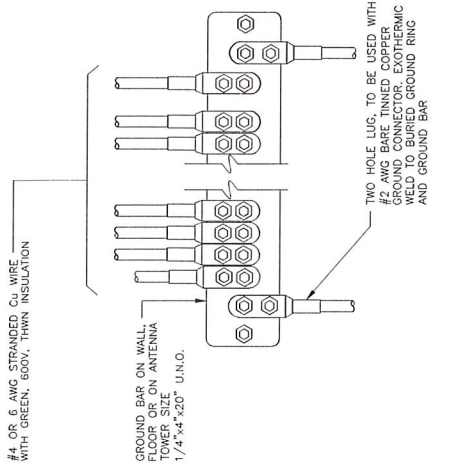


5 CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)

SCALE: N.T.S.

3 INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N.T.S.



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.

Print Name: CHAD E. TUTTLE
Signature:
Date: 1/5/26 License # 42966

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10140550

MAHKNCE
40921 ST HWY 113
WAUBUN, MN 56589

SHEET NUMBER
G-1
REVISIONS
1



LETTER OF AUTHORIZATION FOR PERMITTING

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T
@ ATC Site Name: Waubun MN ATC Site #: 416413 Project # 15281999
Site Address: 39917-39999 Utopia Bay Ln Minnesota, Minnesota 56589-9392
Site Coordinates: 47.15082065, -95.53239757
Site Acquisition Vendor (Applicant Representative): FULLERTON ENGINEERING CONSULTANTS

I, Regan Buckley, Vice President, Property Management for American Tower*, owner/operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T, FULLERTON ENGINEERING CONSULTANTS and their successor(s), assign(s), and/or agent(s), (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for NEW CINGULAR WIRELESS PCS, LLC d/b/a & AT&T's telecommunications' installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Regan Buckley
Vice President, Property Management
American Tower*

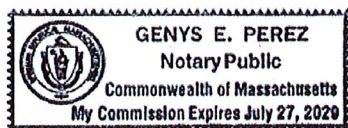
NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Regan Buckley, Vice President, Property Management for American Tower*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 26th day of June 2025

Notary Seal

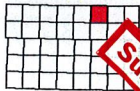


Notary Public
Genys E. Perez
My Commission Expires: July 27, 2029

* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.



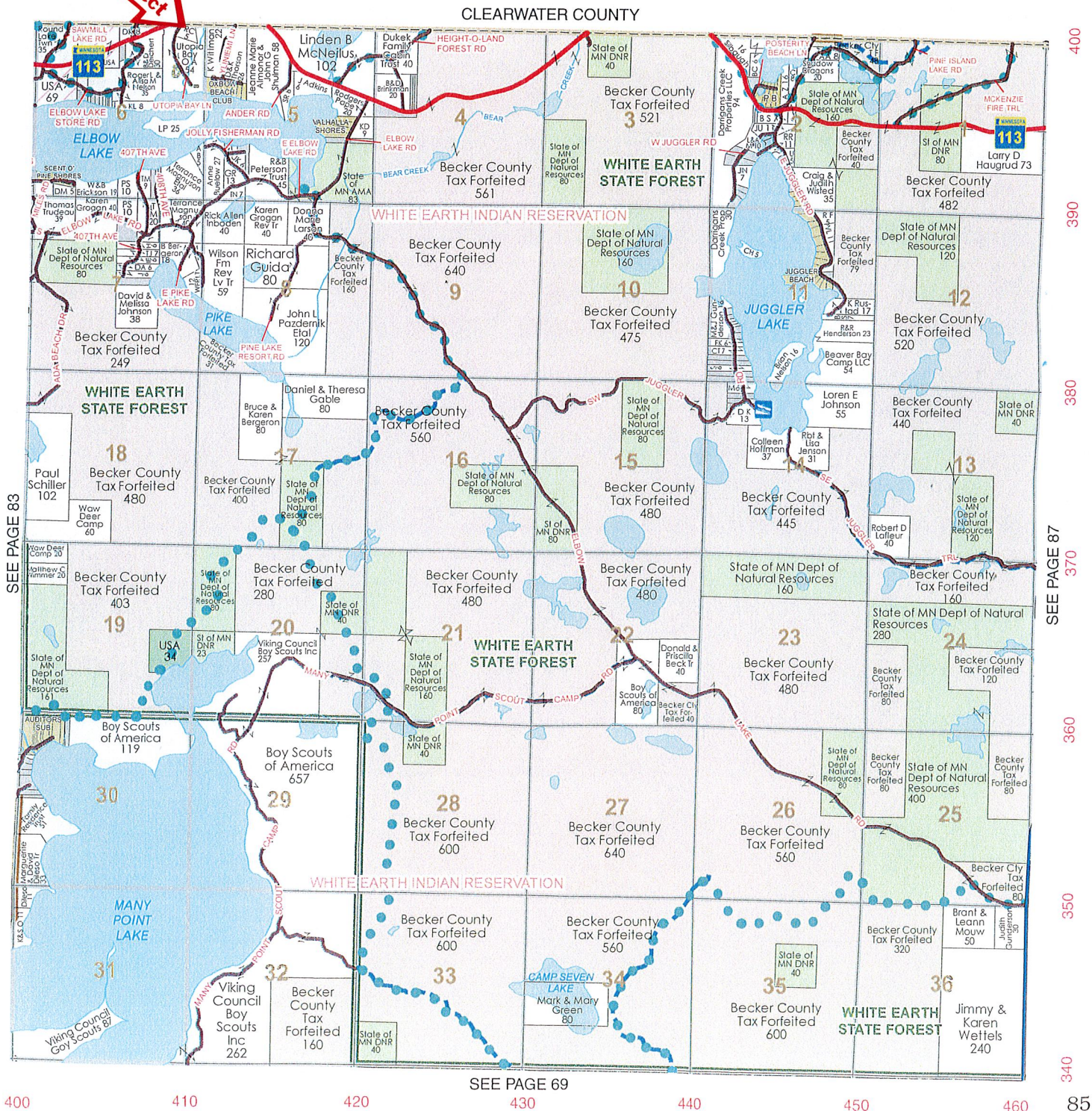
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.		Becker County	
1:9,028		Date: 2/1/2026	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.			



Round Lake (N)

Township 142N - Range 38W

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

February 25th, 2026 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Andrew Huttner
5835 Emerson Ave N
Brooklyn Center, MN 55430

Project Location: 11508 515th Ave
Menahga, MN 56464

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

LEGAL LAND DESCRIPTION: Tax ID Number: **31.0153.002** Section 26 Township 138 Range 037; S 330' OF E 660' OF SE1/4 OF NW1/4; Spruce Grove Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Conditional Use Application Review

Permit # CUP2026-154

Property and Owner Review

Owner: Andrew Huttner	Parcel Number(s): 310153002
Mailing Address: 5835 Emerson Ave N Brooklyn Center, MN 55430	Site Address:
	Township-S/T/R: SPRUCE GROVE-26/138/037
	Shoreland? No Name:

Legal Descr: S 330' OF E 660' OF SE1/4 OF NW1/4

Conditional Use Details Review

Description of Conditional Use Request: **We intend to use the property for Cannabis cultivation. We are currently in the process of obtaining this license from the Mn Office of Cannabis Mgmt.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

The cultivation area will be enclosed with a 6-foot tall OCM approved commercial grade chain link fence that has barbwire along the top privacy is accomplished with the tarping along the fence. There will be security cameras with lights along the top of the fence. These will utilize motion sensors. The lights will be positioned as to not cause light pollution to the neighboring properties. Any alarms can be disarmed remotely as per OCM requirements. The security cameras will also be equipped with two-way audio, to assist in deterring intruders. The cameras are state of the art and will be setup to monitor certain areas. The cameras will only alert when a person is detected. This will be monitored by employees per OCM requirements. The proper distance of 100 feet from all property lines will be maintained. The dense wooded area of the property will assist in providing odor control.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

Because this is a cultivation only site, it will not add noise above the allowed local ordinance levels. There will be minimal traffic as only employees will regularly use the area. The fencing, security measures and waste will follow local regulations.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Electricity will come from the current service already present on the property. Additional electrical will be added per local code by a licensed electrician. Water for the cultivation will be supplied by the well currently on the property. Drainage will not be needed as the plants will be in ground. Access will be provided by the driveway currently on the property. No additional access will be needed. Potable water will be provided by the well currently on the property. An outhouse is in use and a handwashing station will be onsite.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

The current driveway provides ample space for the number of employees, limited visitors and any deliveries. No additional space is needed. Off-street parking and a dedicated loading zone will not be needed.

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

Cultivation will be located amongst the dense wooded area in a manner that will create a natural windbreak. This along with how outdoor cultivation allows for any odors to dissipate will keep odors to a minimum making sure this will not be a nuisance to the neighboring properties. There will be no fumes present. Dust will be no more than an average garden. Noise will be at a level lower than what is allowed per local ordinances. There will be no vibrations from the cultivation. No lighted signs will be used. Security lighting will be controlled by motion sensors and positioned to ensure that it does not create a nuisance to neighboring properties.

Additional shoreland questions below (if applicable)
6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.
6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.
6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.
6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.
Business Plan Review
Name of Business: The Grass Company
Business Owners: Andrew Huttner(67%) & Krishna Miranda (33%)
Business Type: Other - Please describe below If 'Other', explain: Outdoor commercial canabis cultivation
Type of Merchandise: Canabis Flower
Type of Service: N/A
Hours and Days of Operation: Work will be performed daily throughout the season and will be at a minimum once the sun sets. Harvest begins in the fall, at that time work hours may be extended. Harvest can last for several weeks. The cultivation area will bot be open to the general public, and there are no set business hours.
Number of Employees: We have 2 business owners currently. During Spring time and harvest time we may seek additional help as needed. Any additional help would be on a limited time(as needed) basis, with a maximum of 5 total employees.
Off-Street Parking Plan: N/A as we have plenty of parking for our needs
Size of structure to be used for Business: Outdoor cultivation area will be half an acre. Storage will be in a structure of a yet to be determined structure, and will be a new structure or a prefab. This structure will follow all required building codes.
New or Existing: New Structure
Signage Plan: Signage will be limited to display information about the security cameras, that unauthorized access is prohibited, and persons must be of age 21 and over to be admitted. Along with any additionally required signage.
Exterior Lighting Plan: Solar powered security lights that can be remotely controlled with motion sensors will be used. They will be positioned to not disturb the neighboring properties.
Known Environmental Hazards: We will be an organically grown cultivator. Any additives used will be non-chemical based, and a list of these can be provided upon request. We are planning on bringing in soil specifically enriched with nutrients. We can provide the specifics of the soil prior to purchasing it IF needed or required.
Additional Business Plan Information: We simply want to grow, harvest and sell canabis to dispensaries in the State of Minnesota.
Any additionally required documentation will be provided upon request

this setback is 100'

outhouse

fenced in area to be used for plant

cabin

future site of proposed secure

building

310153002

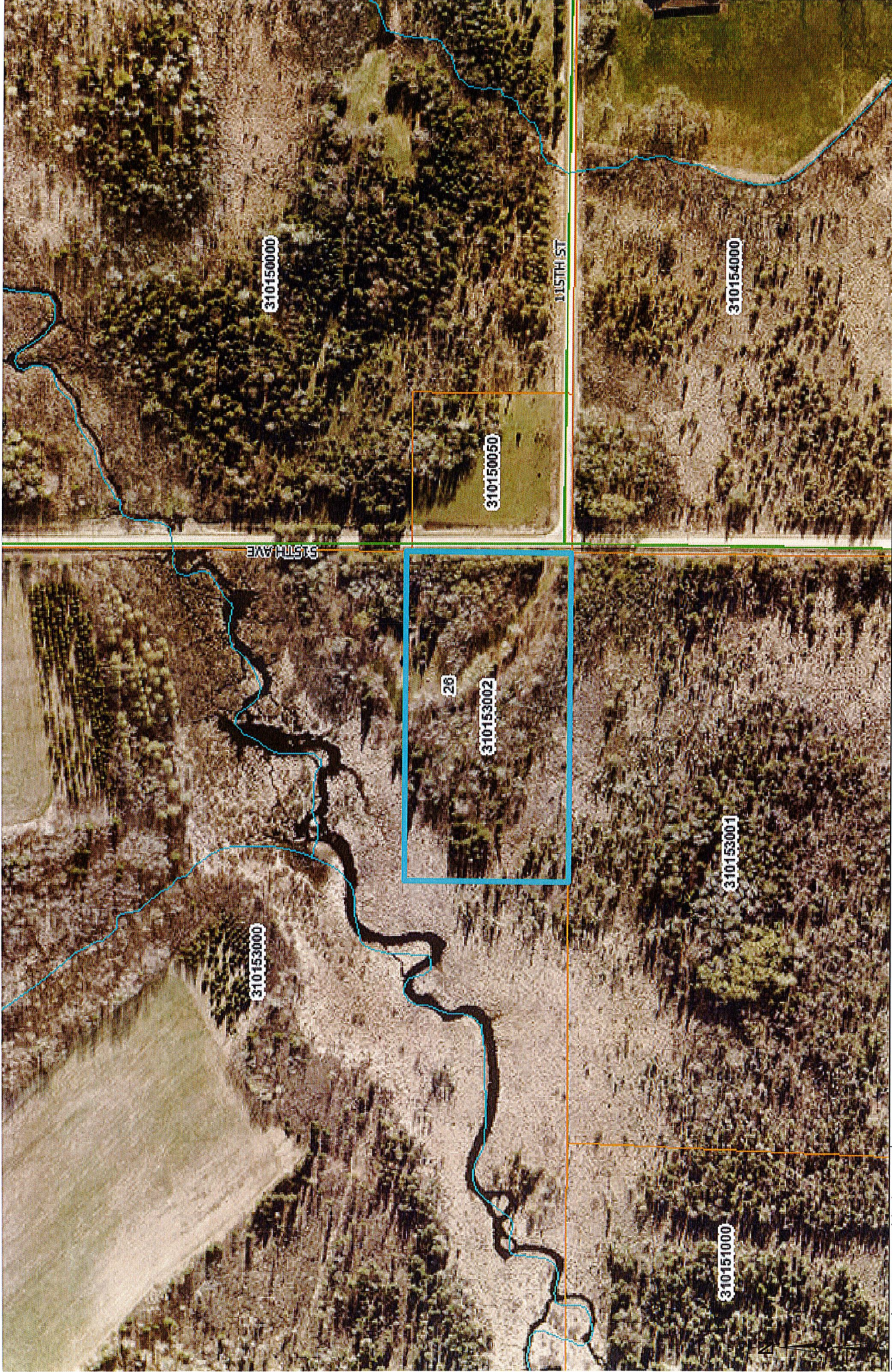
canopy

this setback is 100'

parking is more than ample for

this setback is 100' + needs

515TH AVE



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Becker County

1:4,514

Date: 2/3/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Your Chamber is Naturally
Your Resource for . . .

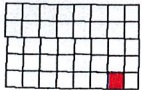
• Business Development
• Community Development

• Economic Development
• Business Resources

• Visitor Information
• Vacation Planning



FOR MORE INFORMATION
218-847-9202
700 Summit Ave.
Detroit Lakes, MN 56501



Spruce Grove

Township 138N - Range 37W

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