

STAFF REPORT

GENERAL INFORMATION

MEETING DATE:	January 15, 2026
APPLICANT:	Buell Consulting, Inc (on behalf of The Towers, LLC)
LANDOWNER:	Randall Roemhildt
911 ADDRESS:	47851 241 st Ave, Elysian, MN 56028
PROJECT DESCRIPTION:	Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.
PARCEL NUMBER:	04.008.7700
CUP NUMBER:	PCCUP-001045-2025

SITE INFORMATION

LOCATION:	SW 1/4 of the SW 1/4 of Section 8, Elysian Township.
ZONING DISTRICT:	Agriculture (A) District
ZONING DISTRICT PURPOSE:	The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long-term use of the land. The land itself needs to be preserved primarily for agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils.
GENERAL SITE DESCRIPTION:	Undeveloped 40-acre lot consisting of tillable and wooded acreage.
ACCESS:	Proposed access from 241 st Ave (Township Road).
EXISTING LAND USE WITHIN ¼ MILE:	
North: Tillable Agriculture land, Wetlands, and 1 Residential Lot	South: Tillable Agriculture land, One Residential Lot, a Cannabis Microbusiness, 482 nd Street, & Wetlands
West: Five Residential Lots, a Feedlot, 241 st Ave, & Tillable Agriculture land	East: Tillable Agriculture land & Wetlands

BACKGROUND INFORMATION

The subject parcel is an undeveloped 40-acre lot. The applicant is requesting a Conditional Use Permit is to allow a 259-foot self-support Wireless Telecommunication Tower. If approved, the applicants would have one (1) year to be issued a Zoning Permit and construct the Wireless Telecommunication Tower, unless a time extension was granted by the County Board.

This request was approved by the Le Sueur County Board of Commissioners on May 28, 2019, but due to Covid-19 restrictions, the project was unable to be started. Since the Conditional Use Permit was not completed within a year of its approval, it became null and void. On November 13, 2025, the applicants contacted the Environmental Service Department to discuss reapplying for a Conditional Use Permit for the tower. On December 16, 2025, the applicants submitted a Conditional Use Permit application and supporting documents for the proposed Wireless Telecommunications Tower. Approval of this request would accommodate the establishment of a 259-foot Wireless Telecommunication Tower.

TOWNSHIP BOARD NOTIFICATION

- Public Notice sent to Township via mail.
- Elysian Township was contacted by the applicant on December 9, 2025. Environmental Services contacted the Township to verify they are aware of the request and asked if they had any concerns. As of the time this report was written, there were no comments received by the Township.

NATURAL RESOURCES INFORMATION

SHORELAND: There are no areas on the subject parcel that meet the Minnesota Department of Natural Resource's definitions for Shoreland.

BLUFF AND

STEEP SLOPES: There are no areas on the subject parcel that meet the County's definitions for Bluff or Steep Slope.

WETLANDS: According to the National Wetlands Inventory Map, there is a Type 7 wetland in the NE corner the subject property.

ATTACHMENTS

Application, Description of Request, Site Plan, Building Plans, LIDAR Map, Erosion Control Form, Cessation of Use Letter, Collocation Letter, Aerial Image, & Findings of Fact Form

ORDINANCE REVIEW

ZONING ORDINANCE SECTIONS: **Section 4** – Rules and Definitions, **Section 8** – Agriculture (A) District, **Section 19** – Land Use Performance Standards, and **Section 21** – Conditional and Interim Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 refers to adopting land use goals that conserve the County's agricultural resources. The proposed location of the tower is an area with a lower crop production index (CPI) than the other areas of the property.

GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

RULES and DEFINITIONS - SECTION 4

CONDITIONAL USE - A land use or development as defined by this Ordinance that would not be appropriate generally but may be allowed with restrictions as provided by official controls upon a finding that certain conditions as detailed in this Ordinance exist, the use or development conforms to the comprehensive land use plan of Le Sueur County, and the use is compatible with the surrounding area.

WIRELESS TELECOMMUNICATION TOWERS - Includes cellular towers, personal communications services (PCS), specialized mobilized radio (SMR) enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

AGRICULTURE DISTRICT – SECTION 8

SUBDIVISION 5. CONDITIONAL USES

The following uses may be allowed in the Agriculture (A) District as Conditional Uses:

N. Wireless telecommunication towers.

SUBDIVISION 12. SPECIFIC LAND USES

E. WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS

1. Purpose. The following regulations are necessary in order to:

- a. Accommodate the communication needs of the community while protecting the public health, safety, and general welfare of Le Sueur County.
- b. Facilitate provision of wireless communications services.
- c. Minimize adverse visual effects of towers through careful design and siting standards;
- d. Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and,
- e. Maximize the use of existing and approved towers and structures to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

2. Siting Criteria

- a. In making siting decisions for new towers, applicants shall be sensitive to the location of a tower near a densely settled residential area.
- b. Wireless telecommunication towers are prohibited in all shoreland, residential and conservancy districts.

3. Co-location Requirements. All applications for wireless telecommunication towers erected, constructed, or located within the County shall comply with the following requirements:

- a. Provide documentation of the area to be served including maps demonstrating size of communication cells and search rings for the antenna location.
- b. Provide a narrative describing a search ring of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected and why alternative site locations are inadequate.
- c. Provide documentation that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or structure within the search ring of the service area due to one or more of the following reasons:
 - 1. The planned equipment would exceed the structural capacity of the existing or approved tower or structure, as documented by a licensed professional radio frequency (RF) engineer, and the existing or approved tower cannot be reinforced or modified to accommodate planned equipment at a reasonable cost.
 - 2. The planned equipment would cause interference with other existing or planned equipment at the tower or structure, as documented by a licensed professional RF engineer, and the interference cannot be prevented as a reasonable cost.
 - 3. No existing or approved towers or commercial/industrial structures within a one mile radius meet the RF design criteria.
 - 4. Existing or approved towers and commercial/industrial structures within a one (1) mile radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a licensed professional RF engineer.
 - 5. The applicant must demonstrate that a good faith effort to co-locate on existing towers and structures within a one (1) mile radius was made, but an agreement could not be reached.

6. Other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or structure.
 - d. Any proposed commercial wireless telecommunication service tower shall be designed, structurally and electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred (100) feet in height or for at least one (1) additional user if the tower is between sixty (60) and one hundred (100) feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
 - e. An agreement stating that the site will be designed for not less than three (3) users with the applicant and Landowner commitment to co-location, whereby, any prohibition of additional users on a tower will be considered a violation of the permit and this Subdivision.
 1. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the Applicant and/or Landowner, as specified in this Ordinance.
 2. Said agreement shall be signed by the applicant and the landowner and shall be attached to and become a part of the permit.
4. **Minimum conditions** for a zoning permit shall include, but not be limited to the following:
- a. An agreement providing for co-location and removal of unused and/or obsolete towers, as specified in this Ordinance, shall be attached and become part of the permit.
 - b. The tower shall be set back a minimum distance of one hundred ten (110) percent of the tower height from all property lines and/or right-of-ways.
 - c. All accessory structures shall be set back a minimum of fifty (50) feet from all side yard and rear yard property lines and/or road right-of-ways.
 - d. All anchoring structures shall be set back at least ten (10) feet from all property lines and/or road right-of-ways.
 - e. The applicant shall obtain Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
 - f. Zoning Permits shall be obtained prior to commencing any construction.
 - g. Applicant must obtain Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
 1. No interference with local television and radio reception will be allowed.
 2. No interference with public safety reception will be allowed.
 3. No wireless telecommunications tower shall be permitted that causes any interference with commercial or private use and enjoyment of other legally operating communications devices including, but not limited to the following: radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices.
 4. The applicant must furnish a licensed professional engineer's certification that no such interference will occur or identify what interference may occur and how the applicant will mitigate any potential interference that may occur.
 - h. Proof that towers and their antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.

- i. The addition of antennas and associated equipment of an additional provider to an existing permitted tower shall be considered co-location and shall require a zoning permit and site plan approval. An amendment to a conditional use permit shall not be required.
- j. All towers shall be reasonably protected against unauthorized access.
 - 1. The area around the base of the tower and guy wire anchors shall be enclosed by a fence with a minimum height of six (6) feet chain link fence with a locked gate.
 - 2. A minimum of three (3) strands of barbed or razor wire shall be installed on top of the chain link fencing.
- k. Metal towers shall be constructed of, or treated with, corrosive resistant material.
- l. All towers and their antennas shall utilize building materials, colors, textures, screening and landscaping that effectively blend the tower facilities within the surrounding natural setting.
- m. No advertising or identification of any kind intended to be visible from the ground or other structures is permitted, except applicable warning and equipment information signage required by the manufacturer and shall meet all applicable County, State and Federal regulations.
- n. Towers and their antennas shall not be illuminated by artificial means, except for camouflage purposes or the illumination is specifically required by the FAA or other authority.
- o. All obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site.
- p. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.
- q. The County shall require financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County. The assurance shall be used to reimburse the County for any monies, labor, or material expended to bring the operation into compliance with the conditions of the permit. This includes, but is not limited to cover all costs of improvements, landscaping, maintenance of improvements, engineering and inspection costs.

CONDITONAL AND INTERIM USE PERMITS – SECTION 21
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SUBDIVISON 2. PROCEDURE

- H. The Planning Commission and staff shall consider possible adverse effects of the proposed conditional or interim use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:
 - 1. Relationship to County plans.
 - 2. The geographical area involved.
 - 3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
 - 4. The character of the surrounding area.
 - 5. The demonstrated need for such use.
 - 6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
 - 7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
 - 8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.

9. Abatement of Environmental Hazards as regulated in this Ordinance.
 10. Other factors impacting the public health, safety and welfare.
- I. The Planning Commission and/or the Department shall have the authority to request additional information from the applicant and/or landowner concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant and/or landowner concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent Sections of this Ordinance.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

PROPOSED FINDINGS

1. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.**
 - The Wireless Telecommunications Tower is proposed to be over 600 feet away from the closest dwelling. Based on this information the proposed use appears unlikely to negatively impact the use or enjoyment of neighboring properties.
2. **The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**
 - The Wireless Telecommunications Tower has a reciprocal setback that is 110% the height of the tower to a property line (284.9 feet), however given the size of the property, it would not eliminate the ability for future residential development on surrounding vacant parcels. Based on this information the proposed use appears unlikely to impede on the future development or improvement of surrounding vacant properties in the area.
3. **Adequate utilities, access roads, drainage and other facilities have been or are being provided.**
 - The proposed plan identifies the use of 241st Ave to access the tower. The plan also identifies the use of a backup generator and connection to an existing riser pole in the Township Road Right-of-Way. Based on this information it appears adequate utilities, access roads, drainage and other facilities have been or are being provided for the proposed use.
4. **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.**
 - The proposed plan identifies a 60' by 60' area for parking and an emergency vehicle turnaround. Based on this information it appears adequate measures have been taken to provide sufficient off-street parking and loading space to service the proposed use.
5. **Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control any lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**
 - The use should not produce any offensive odor, fumes, dust, noise, or vibrations outside of the initial construction. The tower is proposed to have lighting for the safety of aircraft and security purposes, however this lighting should not cause a nuisance to neighboring properties. Based on this information it appears adequate measures to prevent the use from being a nuisance to neighboring properties have been taken.

6. **The conditional use is consistent with and supported by the statement of purposes, policies, goals, and objectives in the Ordinance.**
 - Wireless Telecommunication Towers are a listed conditional use within the Agriculture Zoning District. Provided all standards are being met, the proposed use meets this requirement. Based on this information it appears the conditional use is consistent by the statement of purposes, policies, goals, and objectives in the Ordinance.
7. **The conditional use is consistent with the Comprehensive Land Use Plan.**
 - The proposed location of the tower is an area with a lower crop production index (CPI) than the other areas of the property. Based on this information it appears the proposed use is not in conflict with the Comprehensive Land Use Plan.

PROPOSED CONDITIONS

1. *If approved*, the Project Description and Site Maps (submitted December 16, 2025) would become part of the permit. Any deviation from this request would trigger a review from the Environmental Services Department for determination of whether the Conditional Use Permit needs to be amended.
2. *If approved*, the Conditional Use Permit shall remain valid provided all requirements of the Ordinance and approved conditions are being met.
3. *If approved*, the County's Environmental Services Department shall conduct an annual inspection of the facility to ensure compliance with the standards of the Conditional Use Permit.
4. An extension must be requested in writing and filed with the Department at least 30-days prior to the expiration of the Conditional Use Permit.
5. *If approved*, a Zoning Permit shall be issued prior to starting construction or any construction related activities.
6. *If approved*, the applicant shall be required to control all invasive plants and noxious weeds within the approved operational area of the Conditional Use Permit.
7. *If approved*, the applicant shall submit Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
8. *If approved*, the applicant shall submit Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
9. *If approved*, the applicant shall submit financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County.
10. *If approved*, the applicant shall submit evidence that the tower and its antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.
11. *If approved*, the tower shall be protected by unauthorized access using a chain link fence (minimum of 6 feet in height) with a minimum of three (3) strands of razor wire on top and a locked gate.
12. *If approved*, all obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.

CONDITIONAL USE PERMIT



LE SUEUR COUNTY
PLANNING COMMISSION
88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date:	<u>December 16, 2025</u>	Permit Number:	<u>PCCUP-001045-2025</u>	Fee:	<u>\$996.00</u>
60-Day Ruling Date:	<u>February 13, 2026</u>	911-Address:	<u>47851 241st Ave, Elysian, MN 56028</u>		
Applicant(s):	<u>Buell Consulting, Inc</u>	Landowner(s):	<u>Randall Roemhildt</u>		
Mailing Address:	<u>9973 Valley View Rd</u>	Mailing Address:	<u>23909 482nd St</u>		
City:	<u>Eden Prairie</u>	City:	<u>Elysian</u>		
State:	<u>MN</u>	State:	<u>MN</u>	Zip:	<u>56028</u>
Phone:	<u>507-327-2329</u>	Phone:	<u>507-340-0811</u>		

Township:	<u>Elysian</u>	Parcel No.:	<u>04.008.7700</u>
Section:	<u>8</u>	Subdivision:	<u>N/A</u>
TWP #:	<u>109</u>	Lot #:	<u>N/A</u>
Range#:	<u>24</u>	Block#:	<u>N/A</u>
1/4 - 1/4:	<u>SW - SW</u>	Road Type:	<u>TWP</u>
		Zoning District:	<u>A</u>
		FEMA Panel #:	<u>27079C0 300E</u>
		Flood Zone:	<u>X-Outside</u>

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for the Request:

Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.

2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

3.) Special Conditions of the Conditional Use Permit:

Please see the Final Decision Notice for all Conditions related to this request.

APPLICANT/PROPERTY OWNER

Paul O'Grady

LE SUEUR COUNTY PLANNING & ZONING AUTHORITY

DATE

January 2, 2026

DATE

** ALL FEES ARE NON-REFUNDABLE**

PUBLIC HEARING DATE:	<u>January 15, 2026</u>	RECOMMENDATION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	_____
COUNTY BOARD DATE:	<u>February 3, 2026</u>	ACTION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	_____

PLANNING COMMISSION CHAIR

DATE

BOARD OF COMMISSIONERS CHAIR

DATE



CONDITIONAL USE PERMIT



FINDINGS OF FACT

Name of Applicant(s) of Landowner(s): Buell Consulting, Inc & Randall Roemhildt

County Board Meeting Date: February 3, 2026

Permit #: PCCUP-001045-2025

Conditional Use Permit Request: Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.

- A. Conditional uses may be approved upon a showing by an applicant that standards and criteria stated in the ordinance will be satisfied.
- B. Such standards and criteria shall include both general requirements for all conditional uses and, insofar as practicable, requirements specific to each designated conditional use.
- C. In connection with ordering the issuance of a conditional use permit the designated approval authority may impose such additional restrictions or conditions as it deems necessary to protect the public interest, including but not limited to matters relating to appearance, lighting, hours of operation and performance characteristics.

Y N 1.) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

Y N 2.) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

Y N 3.) Adequate utilities, access roads, drainage and other facilities have been or are being provided.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

Y N 4.) Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

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

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

Y N 6.) The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

Y N 7.) The conditional use is consistent with the Comprehensive Land Use Plan.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: _____

D. IF THE PLANNING COMMISSION DETERMINES ALL OF THE ABOVE STANDARDS HAVE BEEN MET BY A SIMPLE MAJORITY, THEN THE STANDARD FOR GRANTING A CONDITIONAL USE PERMIT HAS BEEN MET.

ACTION: RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

CONDITION(S): _____

APPLICANT'S RESPONSE TO THE CONDITIONS: _____

PLANNING COMMISSION CHAIR

DATE

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

Phone: 507-357-8538 Email: EnvServices@lesueurcounty.gov



Application – Conditional Use Permit

I. Applicant:

Name Justin Gartner, Buell Consulting, Inc on behalf of The Towers LLC
 Mailing Address 9973 Valley View Rd
 City Eden Prairie State MN Zip 55344
 Phone # 507-327-2329 Phone # [REDACTED]
 Email [REDACTED]

II. Landowner:

Name Randall L Roemhildt
 Mailing Address 23909 482ND ST
 City ELYSIAN State MN Zip 56028
 Property Address 47851 241ST AVE
 City ELYSIAN State MN Zip 56028
 Phone # 507-340-0811 Phone # [REDACTED]
 Email [REDACTED]

III. Parcel Information:

Parcel Number 04.008.7700 Parcel Acreage 40.00
 Attach Full Legal Description (**NOT** abbreviated description from tax statement)-----> See pages 3 & 4 of the enclosed drawings.
 Township Elysian Section 8
 Subdivision NA Lot NA Block NA

IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on 12/9/2025
 (Township Name) (Date)
 Board Member Kathy Rients regarding the proposed use.
 (Name)

V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. An electronic version of any supporting documents is preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

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VI. Fees:

- CUP Application: \$ 950
- Time Extension: \$ 750
- After the Fact Application: \$ 1900
- Filing Fee: \$ 46
- Special Meeting: \$ 2,000
- After the Fact Penalty: \$ 1,500 **OR** 10% of value of improvement (whichever is greater)

VII. Zoning:

- Conservancy
- Urban & Rural Residential
- General Industry
- Recreational Residential
- Agricultural
- General Business
- Special Protection
- Recreational Commercial

VIII. Type of Request:

Construction of a 250' self-support communications tower.

IX. Description of Request:

- a. A full description of request with detailed information must be attached. ---> See cover letter and zoning narrative.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
 1. Proposed Days & Hours of Operation: Unmanned Facility
 2. Estimated Daily Trips Generated by the Proposed Use: Visited maybe once a month once constructed.
 3. List of Public Sanitation Plans:
 - a. Water Supply: NA
 - b. Restroom Facilities: NA
 - c. Solid Waste Collection: NA
 4. Fire Prevention: NA
 5. Security Plans: NA
 6. Retail Sales: NA
 7. Food and/or Alcohol served or for Sale: NA

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8. Describe any services requested to be provided by the County: NA

9. Describe the use of any Amplified Sound: NA

10. Describe the use of any Exterior Lighting: The only lighting will be in accordance with the FAA requirements

11. Describe the management of Parking and Loading: 60' x 60' gravel lot

12. All Proposed Signage: See page 10 of the enclosed drawings.

13. Road Access (Approved by the Road Authority): Access approval on file from the Elysian Township.

14. Certificate of Insurance; Will provide any required COI prior to construction start

15. Meet all Applicable County, State, & Federal Regulations (additional licensing / permitting): We will comply with all applicable County, State, and Federal regulations

X. Site Plan: Shall include but not limited to the following:

- North Point
- Lake
- Existing Structures
- Septic System
- Setbacks
- River
- Proposed Structures
- Well
- Property Lines
- Wetlands
- Lot Dimensions
- Access (Size & Location)
- Road Rights-of-Way
- Streams
- Easements
- Drainage
- Parking
- Ponds
- Landscape, Screening, and/or Buffering

**** Site Plan & As-Built may be required to be completed by a licensed surveyor or professional engineer. ****

XI. Attachments:

- Description of Request - See Part IX for full details and requirements.
- Site Plan - See Part X for full details and requirements.
- Full Legal Description - Not abbreviated description from tax statement
- Access Approval - Attach approval in writing from proper road authority
- Township Notification - See Part IV for details and requirements
- Septic System Compliance Inspection (when applicable)
- Erosion Control Plan - Attach completed and signed plan including map
- Floor Plans and/or Building Plans

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XII. Procedure:

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. The Planning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning Commission meeting.
- g. The Planning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.
- h. The Department shall report the Findings and recommendations of the Planning Commission to the County Board for final decision.
- i. Action by the County Board shall be a majority vote of its members.
- j. The Department shall notify the applicant and/or landowner in writing of the County Board decision.
- k. A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Acknowledgement:

I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.

By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.

XIV. Signatures:

	12/15/2025
Applicant signature	Date
	12-10-25
Property Owner signature	Date



BUELL CONSULTING, INC.
9973 Valley View Rd
Minneapolis, MN 55344
(651) 361-8110
www.buellconsulting.com

Monday, December 15, 2025

Le Sueur County Environmental Services
Attn: Brad O'Malley
88 South Park Avenue
Le Center MN 56057

RE: Conditional Use Permit Application for a new Wireless Telecommunication Tower and Antennas – The Towers LLC ref. LAKE JEFFERSON US-MN-5482, Property: Le Sueur County PID 04.008.7700.

Dear Sir or Madam, the Le Sueur County Planning Commission, and the Le Sueur County Board of Commissioners,

On behalf of The Towers LLC, Buell Consulting, Inc. hereby submits a Conditional Use Permit Application for a new Wireless Telecommunication Tower and Antennas on the property with Le Sueur County PID 04.008.7700 owned by Randall L Roemhildt.

A conditional use permit was previously issued for this project on 6/5/2019, CUP#19026. The project was not completed at that time due to budget changes. Contributing factors included network demands elsewhere, and the Covid-19 epidemic. We are now ready to move forward.

Enclosed with this letter are the following items:

- Conditional Use Permit application (\$996.00), completed and signed by the landowner and me, on behalf of the applicant, The Towers LLC.
- Zoning application completed and signed by the landowner and me, on behalf of the applicant, The Towers LLC.
- Erosion Prevention and Sediment Control Plan application signed by the landowner and me, on behalf of the applicant, The Towers LLC. To be a condition of the CUP, will provide plan prior to building permit issuance.
- Site Plans by Design1 dated 12/12/2025.
- Zoning Narrative (see immediately following pages) explaining how our proposed project complies with the Le Sueur County Zoning Ordinance.
- Letter of Intent to allow collocation signed by applicant.
- Cessation of Use Letter signed by applicant.
- Radio Frequency Engineering Letter of Non-Interference from Verizon.

Please do not hesitate to call for any clarifications or additional questions related to any of the Conditional Use Permit application materials, and please confirm when you consider our application complete.

Sincerely,

Justin Gartner
Site Development Agent on behalf of The Towers LLC
Phone: 507-327-2329
Email: [REDACTED]

Zoning Narrative
Conditional Use Permit Application for
Wireless Telecommunication Towers and Antennas

Le Sueur County PID 04.008.7700

This zoning narrative is included to state how our application complies with the Le Sueur County Zoning Ordinance.

E. WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS

2. **Siting Criteria**

- a. In making siting decisions for new towers, applicants shall be sensitive to the location of a tower near a densely settled residential area.
 - The proposed tower site is located in an area that is more rural, and not near a densely settled residential area. The nearest home is over 500' away from the proposed tower site.
- b. Wireless telecommunication towers are prohibited in all shoreland, residential and conservancy districts.
 - The tower is located on a parcel zoned Agricultural.

3. **Co-location Requirements.** All applications for wireless telecommunication towers erected, constructed, or located within the County shall comply with the following requirements:

- a. Provide documentation of the area to be served including maps demonstrating size of communication cells and search rings for the antenna location.
 - See search ring map included in this document.
- b. Provide a narrative describing a search ring of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected and why alternative site locations are inadequate.
 - The nearest tower is 3.5 miles SW. The proposed location will greatly improve coverage and capacity for the Jefferson Lakes and German Lake residents and commuters.
- c. Provide documentation that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or structure within the search ring of the service area due to one or more of the following reasons:
 1. The planned equipment would exceed the structural capacity of the existing or approved tower or structure, as documented by a licensed professional radio frequency (RF) engineer, and the existing or approved tower cannot be reinforced or modified to accommodate planned equipment at a reasonable cost.

2. The planned equipment would cause interference with other existing or planned equipment at the tower or structure, as documented by a licensed professional RF engineer, and the interference cannot be prevented as a reasonable cost.
 3. No existing or approved towers or commercial/industrial structures within a one (1) mile radius meet the RF design criteria.
 4. Existing or approved towers and commercial/industrial structures within a one (1) mile radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a licensed professional RF engineer.
 5. The applicant must demonstrate that a good faith effort to co-locate on existing towers and structures within a one (1) mile radius was made, but an agreement could not be reached.
 6. Other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or structure.
 - This entire section is not applicable since there are no towers or adequate structures within the search ring of 1 mile. See search ring map included in this document.
- d. Any proposed commercial wireless telecommunication service tower shall be designed, structurally and electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred (100) feet in height or for at least one (1) additional user if the tower is between sixty (60) and one hundred (100) feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
- See page 5 of the enclosed drawings, showing that two additional carriers will have space to co-locate onto this proposed structure in the future.
- e. An agreement stating that the site will be designed for not less than three (3) users with the applicant and Landowner commitment to co-location, whereby, any prohibition of additional users on a tower will be considered a violation of the permit and this Subdivision.
- See included Letter of Intent to allow collocation.
1. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the Applicant and/or Landowner, as specified in this Ordinance.
 - See Cessation of Use Letter signed by applicant.
 2. Said agreement shall be signed by the applicant and the landowner and shall be attached to and become a part of the permit.
 - See Cessation of Use Letter signed by applicant.
4. **Minimum conditions** for a zoning permit shall include, but not be limited to the following:

- a. An agreement providing for co-location and removal of unused and/or obsolete towers, as specified in this Ordinance, shall be attached and become part of the permit.
 - See Letter of Intent to allow collocation and Cessation of Use Letter signed by applicant.
 - b. The tower shall be set back a minimum distance of one hundred ten (110) percent of the tower height from all property lines and/or right-of-ways.
 - The proposed overall height of our tower is 259', including all appurtenances and lightning rod. 110% of that measure is 285'. See page 5 of the zoning drawings, the tower is setback 363' 5" from the ROW, so we exceed this requirement.
 - c. All accessory structures shall be set back a minimum of fifty (50) feet from all side yard and rear yard property lines and/or road right-of-ways.
 - See page 5 of the enclosed drawings.
 - d. All anchoring structures shall be set back at least ten (10) feet from all property lines and/or road right-of-ways.
 - See page 5 of the enclosed drawings.
 - e. The applicant shall obtain Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
 - This can be provided when it is complete. We ask that having us provide the FAA-related documentation be a condition of approval, to be provided to the County prior to construction start.
 - f. Zoning Permits shall be obtained prior to commencing any construction.
 - Understood and agreed to.
 - g. Applicant must obtain Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
 - See Radio Frequency Engineering Letter of Non-Interference.
1. No interference with local television and radio reception will be allowed.
 - See Radio Frequency Engineering Letter of Non-Interference.
 2. No interference with public safety reception will be allowed.
 - See Radio Frequency Engineering Letter of Non-Interference.
 3. No wireless telecommunications tower shall be permitted that causes any interference with commercial or private use and enjoyment of other legally operating communications devices including, but not limited to the following: radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices.
 - See Radio Frequency Engineering Letter of Non-Interference.

4. The applicant must furnish a licensed professional engineer's certification that no such interference will occur or identify what interference may occur and how the applicant will mitigate any potential interference that may occur.
 - See [Radio Frequency Engineering Letter of Non-Interference](#).

- h. Proof that towers and their antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.
 - The applicant's site will conform and comply with all applicable codes, design standards, and manufacturer's specifications. See [CODE COMPLIANCE note in upper-left corner on the cover page \(sheet T-1\) of the enclosed drawings](#). Please advise if any special inspections are required by the County to fulfill this portion of the ordinance.

- i. The addition of antennas and associated equipment of an additional provider to an existing permitted tower shall be considered co-location and shall require a zoning permit and site plan approval. An amendment to a conditional use permit shall not be required.
 - [Not applicable](#).

- j. All towers shall be reasonably protected against unauthorized access.
 - See [page 8 of the enclosed drawings for security fencing included in our design](#).
 1. The area around the base of the tower and guy wire anchors shall be enclosed by a fence with a minimum height of six (6) feet chain link fence with a locked gate.
 - See [page 8 of the enclosed drawings for security fencing included in our design](#).

 2. A minimum of three (3) strands of barbed or razor wire shall be installed on top of the chain link fencing.
 - See [page 8 of the enclosed drawings for fencing details, the design for which includes three strands of barbed wire](#).

- k. Metal towers shall be constructed of, or treated with, corrosive resistant material.
 - [All structural components of the tower will be galvanized steel](#)

- l. All towers and their antennas shall utilize building materials, colors, textures, screening and landscaping that effectively blend the tower facilities within the surrounding natural setting.
 - [The galvanized steel will reflect the color of the sky on any given day. The site's location in an agricultural field will mean the surrounding crops will soften the visual aesthetic of the base of our site.](#)

- m. No advertising or identification of any kind intended to be visible from the ground or other structures is permitted, except applicable warning and equipment information signage required by the manufacturer and shall meet all applicable County, State and Federal regulations.
 - See page 10 of the enclosed drawings.
- n. Towers and their antennas shall not be illuminated by artificial means, except for camouflage purposes or the illumination is specifically required by the FAA or other authority.
 - See page 2, note 6.00, of the enclosed drawings. The tower lighting to be installed will be only that which is necessary and required by the FAA.
- o. All obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site.
 - See Cessation of Use Letter signed by applicant.
- p. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.
 - See Cessation of Use Letter signed by applicant.
- q. The County shall require financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County. The assurance shall be used to reimburse the County for any monies, labor or material expended to bring the operation into compliance with the conditions of the permit. This includes, but is not limited to cover all costs of improvements, landscaping, maintenance of improvements, engineering and inspection costs.
 - The applicant will work with the County to fulfill this requirement as is deemed the best fit for this project. Please advise whether an escrow should be established in conjunction with this application.

SUBDIVISION 3. GENERAL STANDARDS

SUBDIVISION 4. ACCESS, ACCESS DRIVES, AND SERVICE ROADS

A. An access point onto any public roads shall require a review by the Road Authority. The Road Authority shall determine the appropriate location, size, and design of such access point and may limit the number of access points in the interest of public safety and efficient traffic flow.

B. Access drives (driveway) shall be constructed and maintained to meet all of the following:

1. A minimum driving surface width of fourteen (14) feet.
2. Inslope no greater than 4 to 1, as measured horizontal to vertical.
3. Base material depth sufficient to support access by emergency vehicles.
4. Unobstructed width of not less than twenty (20) feet.
5. Unobstructed vertical clearance of not less than thirteen (13) feet, six (6) inches.
6. Shall not exceed twelve (12) percent grade unless approved by the County Highway Engineer.

- See page 4 of the enclosed drawings.

C. Access drives in excess of one hundred fifty (150) feet in length shall provide a minimum turn-around area of sixty (60) feet in width by sixty (60) feet in length.

- See page 4 of the enclosed drawings.

D. Access drives shall have a twenty (20) foot long flat grade directly adjacent to the road that the drive accesses.

- See page 4 of the enclosed drawings.

E. All lots or parcels with a structure shall have direct physical access of adequate size for emergency vehicles along the frontage of the lot or parcel from either an existing or dedicated public roadway.

- See page 4 of the enclosed drawings.

F. All access drives and service roads serving more than two (2) lots or parcels with dwellings shall be built to township road specifications or at least sixty six (66) feet wide with a minimum driving surface width of twenty four (24) feet.

- See page 4 of the enclosed drawings.

G. All access drives and service roads shall be constructed when two (2) or more General Business (B), General Industry (I), or Recreational Commercial (RC) properties are contiguous and when required by the Road Authority.

- See page 4 of the enclosed drawings.

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A CELL TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|--|
| 1. INTERNATIONAL BUILDING CODE | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, |
| 2. NATIONAL ELECTRIC CODE | LATEST EDITION |
| 3. NFPA101 LIFE SAFETY CODE | 12. TELECORDIA GR-1275 |
| 4. IFC | 13. ANSI/T 311 |
| 5. AMERICAN CONCRETE INSTITUTE | 14. UNIFORM MECHANICAL CODE |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION | 15. UNIFORM PLUMBING CODE |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION | 16. LOCAL BUILDING CODE |
| 8. ANSI/TIA/EIA-222 | 17. CITY/COUNTY ORDINANCES |
| 9. TIA 607 | 18. STATE BUILDING CODE |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 | |



THE TOWERS LLC
US-MN-5482
LAKE JEFFERSON
47851 241ST AVE
ELYSIAN, MN 56028
250' SELF SUPPORT TOWER



10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 CONSTRUCTION DEPT. (952) 946-4700

SITE NAME: MN10 LAKE JEFFERSON
MDG: 5000081422
FUZE PROJECT ID: 2587713

PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



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

PROJECT
US-MN-5482
FUZE ID: 2587713

US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 PROJECT DESCRIPTIONS
 CODE COMPLIANCE
 VICINITY MAP
 PROJECT INFORMATION
 SHEET INDEX
 ISSUE SUMMARY
 DRAWING APPROVALS
 CONTACTS

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25

T-1



SHEET INDEX		
SHEET	SHEET DESCRIPTION	
T-1:T-2	PROJECT TITLE SHEET & GENERAL NOTES	VERTICAL BRIDGE
-	SURVEY	
A-1	OVERALL SITE PLAN AND TOWER ELEVATION	
A-2	ENLARGED SITE PLAN	
A-3	SITE PREP & GRADING NOTES AND DETAILS	
A-4-A-5	FENCE DETAILS	
A-6	SIGN DETAILS	
A-7	MISC. DETAILS	
A-8	SITE PHOTOS	VERIZON
G-1:G-3	GROUNDING NOTES, PLAN AND DETAILS	
U-1:U-2	SITE UTILITY PLANS, DETAILS AND NOTES	
VZW A-1	VERIZON SITE PLAN	
VZW A-2	RFDS INFO, MOUNTING DETAIL AND ONE-LINE DIAGRAM	
VZW A-3	CABINET AND BASE EQUIPMENT DETAILS	
VZW A-4	CABLE ICE BRIDGE, GPS AND MISC. DETAILS	
VZW A-5	GENERATOR DETAILS	
VZW G-1	VERIZON GROUNDING PLAN	
VZW G-2	VERIZON GROUNDING DETAILS AND NOTES	
VZW U-1	VERIZON UTILITY PLAN, DETAILS AND NOTES	
VZW U-2	CONDUIT ROUTING PLAN AND ONE-LINE ELECTRIC DIAGRAM	

ISSUE SUMMARY		
REV	DESCRIPTION	SHEET/DETAIL
G	ISSUED FOR REVIEW	ALL

CONTACTS	
PROPERTY OWNER:	RANDALL ROEMHILDT 23909 482ND ST ELYSIAN, MN 56028 (507) 340-0811
LESSOR / LICENSOR:	THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444 (404) 862-4089
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 CONSTRUCTION DEPT. (952) 946-4700
POWER UTILITY COMPANY CONTACT:	MN VALLEY ELECTRIC COOP (800) 282-6832
TELCO UTILITY COMPANY CONTACT:	CENTURY LINK (844) 643-2564
DESIGNER:	DESIGN 1 OF EDEN PRARIE 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
STRUCTURAL ENGINEER (TOWER):	T.B.D.
SITE ACQUISITION:	BUELL CONSULTING, INC. 720 MAIN ST, SUITE 200 ST. PAUL, MN 55118

PROJECT INFORMATION	
VERTICAL BRIDGE SITE NUMBER:	US-MN-5482
VERTICAL BRIDGE SITE NAME:	LAKE JEFFERSON
VERIZON SITE NAME:	MN10 LAKE JEFFERSON
VERIZON MDG:	5000081422
VERIZON FUZE PROJECT ID:	2587713
SITE ADDRESS:	47851 241ST AVE ELYSIAN, MN 56028
COUNTY:	LE SUEUR
LATITUDE (DECIMAL):	N 44.256566°
LONGITUDE (DECIMAL):	W 93.745672°
LATITUDE (DMS):	N 44° 15' 23.64"
LONGITUDE (DMS):	W 93° 44' 44.42"
GROUND ELEVATION:	1072.7' AMSL
STRUCTURE TYPE:	SELF SUPPORT TOWER
STRUCTURE HEIGHT:	250' AGL
OVERALL HEIGHT:	259' AGL
RFDS FORM DATED:	10-16-25

DRAWING APPROVALS		
JOB TITLE	NAME	DATE
VERTICAL BRIDGE		
RF ENGINEER		
CONSTRUCTION ENGINEER		
TRANSPORT ENGINEER		
EQUIPMENT ENGINEER		
REAL ESTATE SPECIALIST		

CONTRACTOR NOTES

VERTICAL BRIDGE TIMELINE EXPECTATIONS

- ONCE NTP HAS BEEN ISSUED, CONTRACTOR HAS (3) BUSINESS DAYS TO PROVIDE A SCHEDULE TO VERTICAL BRIDGE CONSTRUCTION MANAGER AND PROJECT MANAGER.
- CONSTRUCTION STARTS WITHIN 7 DAYS OF NTP RECEIPT.
- DAILY SAFETY REPORTS ARE REQUIRED.
- DAILY SITE UPDATES WITH PHOTOS ARE REQUIRED.
- TOWER STACKED (OTHER) WITHIN 28 DAYS OF NTP RECEIPT.
- CLOSEOUT APPROVAL WITHIN 60 DAYS OF NTP RECEIPT.

VERTICAL BRIDGE CM NOTES

PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.
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LAKE
JEFFERSON

47851 241ST AVE
ELYSIAN, MN 56028

SHEET CONTENTS:
GENERAL NOTES

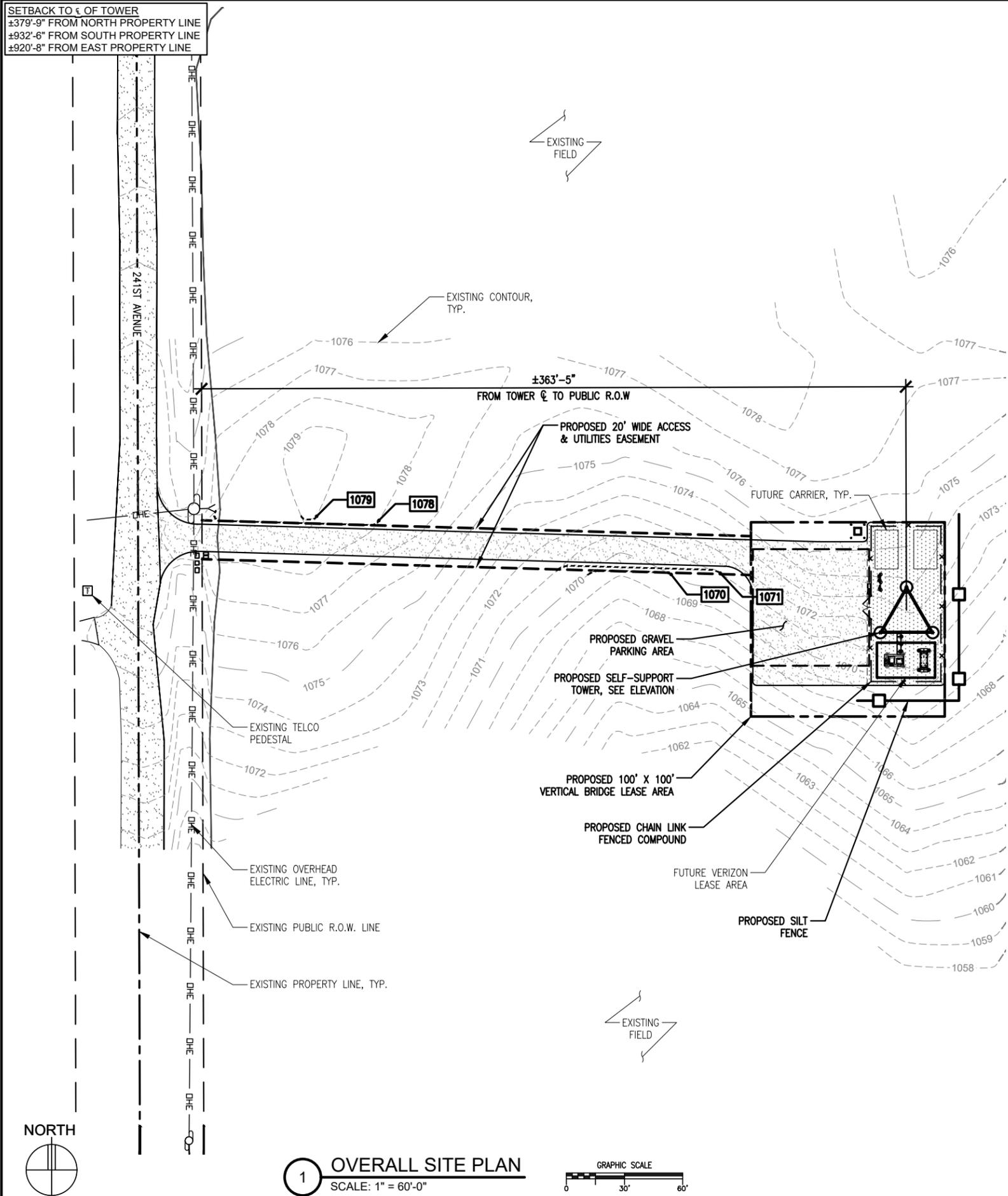
DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK:

- 1.00 PERMITTING
 - A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING
 - A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.
 - B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.
 - C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.
 - D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD
 - A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.
 - B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE
 - A. CONTRACTOR SHALL INSTALL STYMIE LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)
 - B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.
 - C. CONTRACTOR SHALL INSTALL 50'X50'X6' CHAINLINK FENCE WITH (3) RUNS OF BARBED WIRE ON TOP FOR MONOPOLE AND GUYED TOWERS UNLESS NOTED OTHERWISE. (75'X75'X6' FENCED COMPOUND FOR SST TOWER SITES UNLESS NOTED OTHERWISE)
- 5.00 TOWER AND FOUNDATION
 - A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.
 - B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)
 - C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.
 - D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.
 - E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING
 - A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.
 - B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.
 - C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.
 - D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION
 - A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.
 - B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.
 - C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.
 - D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.
 - E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL HALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE
 - A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.
 - B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.
 - C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.
 - D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.
 - E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE
 - A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND

- AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES LIT FIBER
 - B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES DARK FIBER FIBER
 - C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!
 - D. CONTRACTOR TO PROVIDE AND INSTALL CARLON EXPANSION JOINT CONNECTIONS AT CABINETS/SHELTER LOCATION PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - E. CONTRACTOR SHALL PROVIDE 2" SDR-11 HDPE CONDUIT FOR FIBER CONDUIT AS NOTED ON DRAWINGS WHEN DIRECTIONAL BORING IS UTILIZED.
- 10.00 VERIZON CIVLS
 - A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVLS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
 - 11.00 VERIZON ANTENNA MOUNT(S)
 - A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.
 - B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.
- VERIZON CONSTRUCTION SCOPE OF WORK:
- 1.00 VERIZON ANTENNA AND LINES
 - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT L&A" FOR THE INSTALL OF VERIZON L&A INCLUDING ANY REQUIRED TESTING AND MATERIALS AS DIRECTED BY VERIZON PERSONNEL FOR A TYPICAL MARKET COLLOCATION.
 - 2.00 CIVLS
 - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT CIVLS" FOR ALL VERIZON CIVIL WORK INCLUDING EQUIPMENT/GENERATOR/PROPANE PADS AND EQUIPMENT SUPPORTS (I.E. PLINTHS ETC.), CARRIER GROUNDING, ELECTRICAL CONDUITS & CONDUCTORS AND H-FRAME, EQUIPMENT SET AS WELL AS ANY OTHER SERVICES AND/OR MATERIALS AS DIRECTED BY VERIZON FOR A TYPICAL MARKET COLLOCATION.
 - 3.00 MOUNTS
 - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT MOUNT" FOR PROVIDING THE MOUNT ONLY (PRICE OF MOUNT INSTALLATION TO BE INCLUDED IN "TENANT L&A").
 - 4.00 STARTUP COMMISSIONING
 - A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.
 - 5.00 VERIZON POWER SERVICE
 - A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.
 1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.
 2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.
 3. PHOTO CONFORMATION REQUIRED.
 - B. VERIZON POWER SERVICE SHALL BE 200 AMPS
 - C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.
 - 6.00 THE DESIGNER/E.O.R. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, ON THE STRUCTURAL ADEQUACY FOR PROPRIETARY BRACKETS, CLIPS, PARTS, FROM A MANUFACTURER.

SETBACK TO ϵ OF TOWER
 ±379'-9" FROM NORTH PROPERTY LINE
 ±932'-6" FROM SOUTH PROPERTY LINE
 ±920'-8" FROM EAST PROPERTY LINE



- NOTES:
1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
 2. NO STRUCTURAL ANALYSIS FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS FOR THE TOWER AND FOUNDATION ARE BY THE TOWER SUPPLIER AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
 3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
 4. TOWER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO THE DESIGNER.
 5. TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND DESIGNER DRAWINGS TO BE REPORTED THE DESIGNER IMMEDIATELY.
 6. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
 7. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.

PREPARED FOR:

vertical bridge

THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

DESIGN 1

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

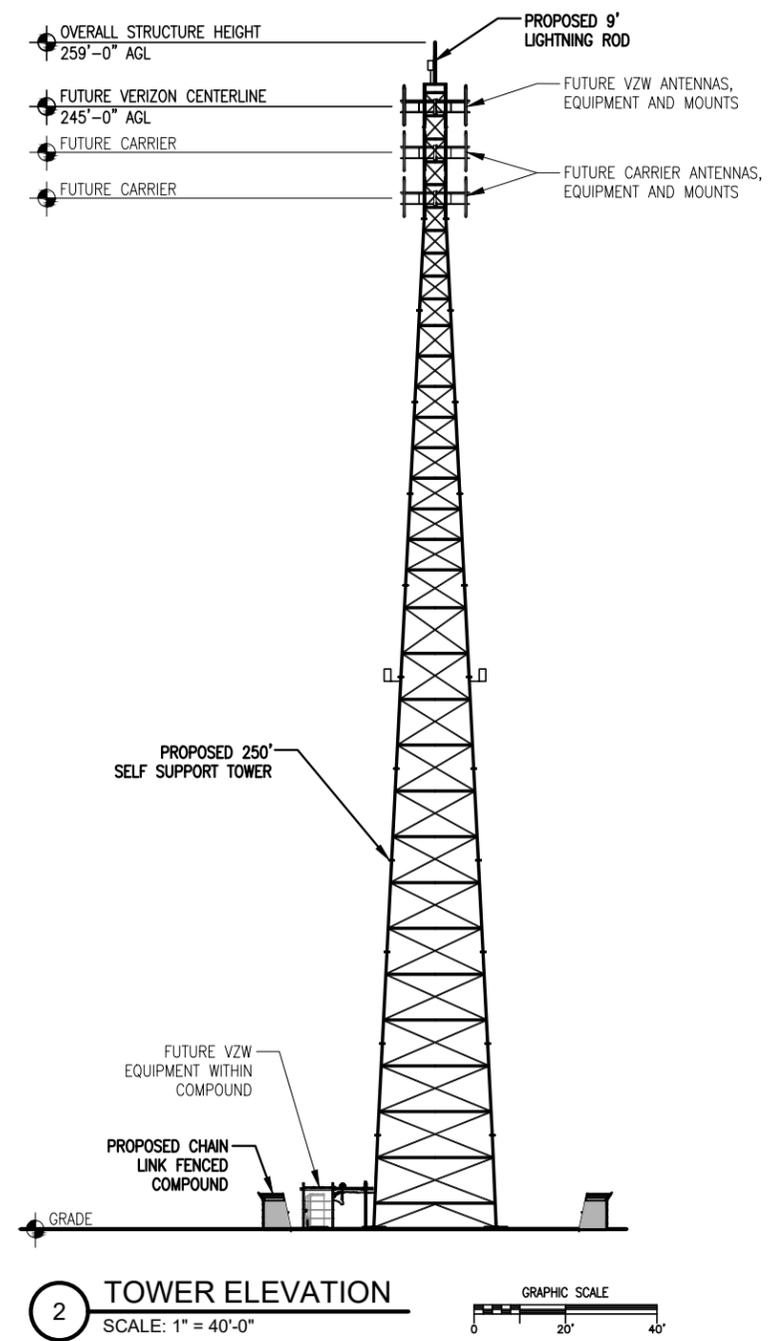
PROJECT
 US-MN-5482
 FUZE ID: 2587713

**US-MN-5482
 LAKE
 JEFFERSON**

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 OVERALL SITE PLAN
 TOWER ELEVATION

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25



SEE SHEET G-1 FOR ADDITIONAL NOTES.

PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR
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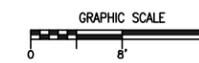
47851 241ST AVE
ELYSIAN, MN 56028

SHEET CONTENTS:
ENLARGED SITE PLAN

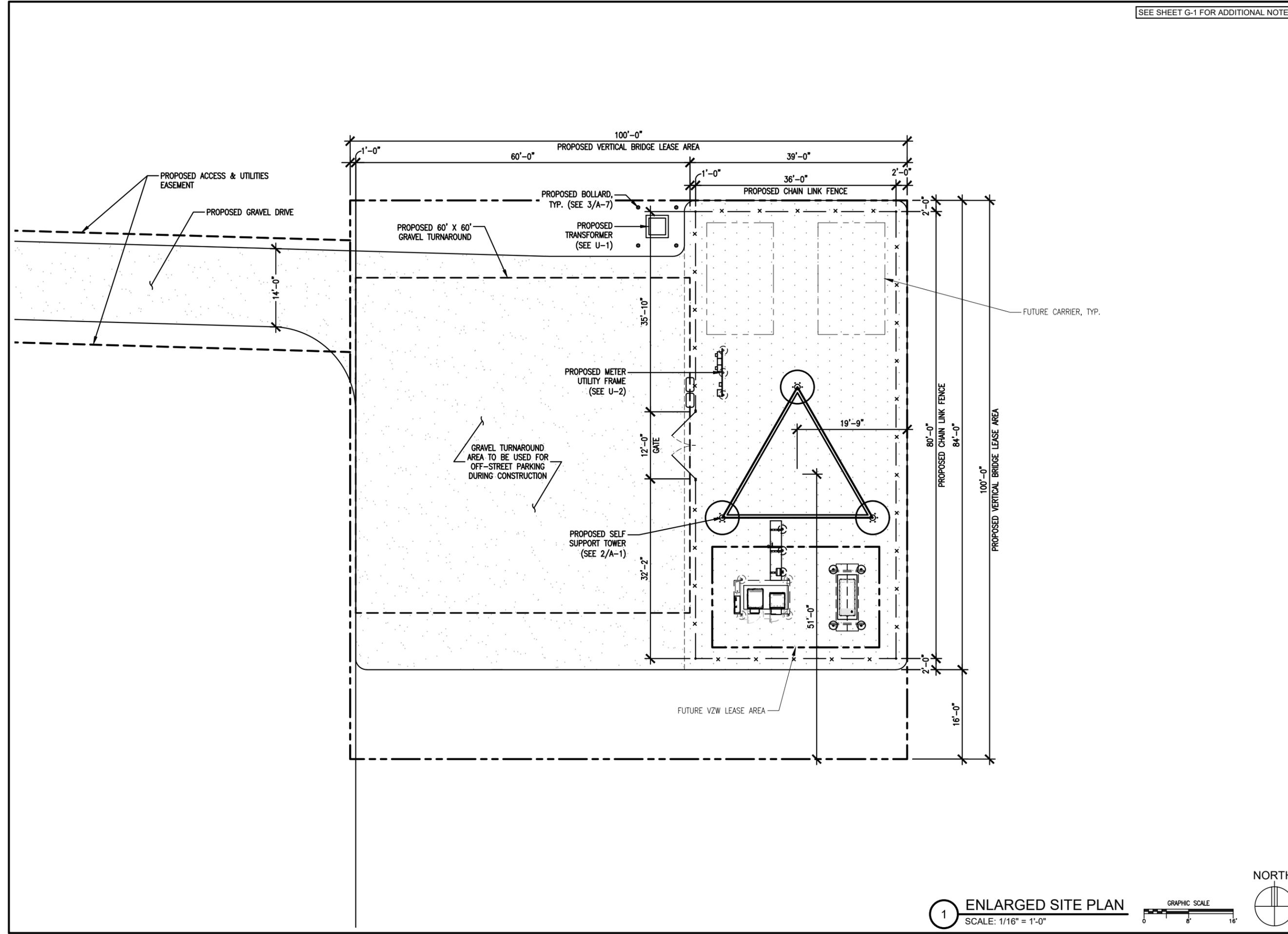
DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25



1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

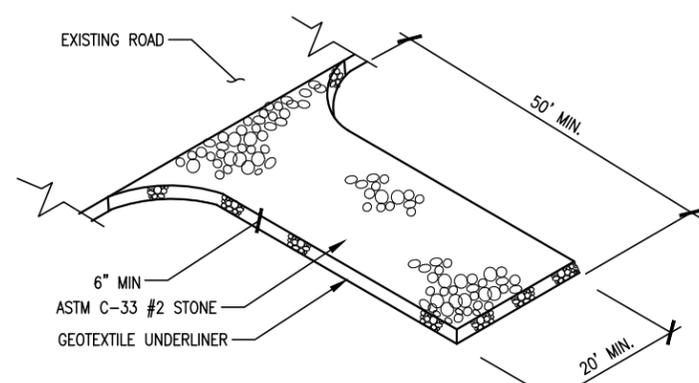


A-2



GRADING & EXCAVATING NOTES:

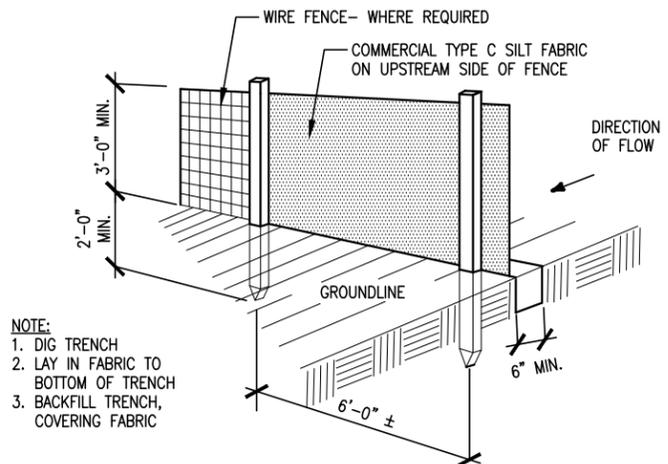
- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
- USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND -BE FREE FROM CLOUDS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS -BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR
- REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.



1 CONSTRUCTION EXIT DETAIL

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



NOTE:
 1. DIG TRENCH
 2. LAY IN FABRIC TO BOTTOM OF TRENCH
 3. BACKFILL TRENCH, COVERING FABRIC

2 SILT FENCE DETIAL

SEEDING GUIDELINES:

FINAL STABILIZATION OF ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE LOAMED AND SEEDDED. LOAM SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4". RECOMMENDED SEEDING DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN JUNE 15 THROUGH AUGUST 1 AND SEPTEMBER 15 THROUGH OCTOBER 15. TEMPORARY VEGETATIVE MEASURES SHALL CONSIST OF AN ANNUAL OR PERENNIAL RYE GRASS WITH RECOMMENDED SEEDING DATES BEING FROM JUNE 1 THROUGH AUGUST 15 AND SEPTEMBER 30 THROUGH NOVEMBER 30.

EVALUATE PROPOSED COVER MATERIAL:

BEFORE SPREADING COVER MATERIAL OVER THE DESIGNATED AREA, OBTAIN A REPRESENTATIVE SOIL SAMPLE AND SUBMIT TO A REPUTABLE SOIL TESTING LABORATORY FOR CHEMICAL AND PHYSICAL ANALYSIS. THE PRELIMINARY TEST IS NECESSARY TO DETERMINE THE REQUIRED INORGANIC AND/OR ORGANIC AMENDMENTS THAT ARE NEEDED TO ASSIST IN ESTABLISHING THE SEED MIXTURE IN AN ENVIRONMENTALLY AND ECONOMICALLY SOUND MANNER. THE RESULTS WILL GIVE THE COVER MATERIAL CHARACTERISTICS SUCH AS pH AND FERTILIZATION NEEDS. THESE RESULTS SHALL BE KEPT ON-SITE BY THE CONTRACTOR AND AVAILABLE FOR REVIEW BY THE COUNTY.

SEED BED PREPARATION:

PROPOSED COVER MATERIAL SHOULD BE SPREAD EVENLY OVER THE SITE AREA IN A MINIMUM 4" LIFT VIA BULLDOZER/BUCKET LOADER. USING THE INFORMATION FROM THE SOIL ANALYSIS, CAREFULLY CALCULATE THE QUANTITIES OF LIMESTONE AND PRE-PLANT FERTILIZER NEEDED PRIOR TO APPLYING. PRE-PLANT AMENDMENTS CAN BE APPLIED WITH A BROADCAST AND/OR DROP SEEDER AND INCORPORATED WITH AN OFFSET DISK, YORK RAKE, AND/OR HAND RAKE. AFTER INCORPORATION THE PRE-PLANT SOIL AMENDMENTS, THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE FOLLOWING SEED MIXTURES SHALL BE USED AS NOTED:

SEED MIXTURE:

SPECIES/VARIETY	LBS/ACRE
CREeping RED	20
FESCUE	20
KENTUCKY	5
BLUEGRASS	
PERENNIAL RYEGRASS	

SEED TIME AND METHOD:

THE PREFERRED TIME FOR SEEDING THE COOL SEASON MIXTURE IS LATE SUMMER. SOIL AND AIR TEMPERATURES ARE IDEAL FOR SEED GERMINATION AND SEEDING GROWTH. WEED COMPETITION IS REDUCED BECAUSE SEEDS OF MANY WEED SPECIES GERMINATE EARLIER IN THE GROWING SEASON. ADDITIONALLY, HERBICIDE USE IS GREATLY REDUCED. HOWEVER, SEEDING MAY BE DONE AT ANY OF THE ABOVE NOTED TIMES.

MULCHING:

NEWLY SEEDDED AREAS SHOULD BE MULCHED TO INSURE ADEQUATE MOISTURE FOR SUCCESSFUL TURF ESTABLISHMENT AND TO PROTECT AGAINST SURFACE MOVEMENT OF SEDIMENT-BOUND AGROCHEMICALS AND SOIL EROSION. IF MULCHING PROCEDURES ARE NOT SPECIFIED ON PLANS, APPLY GOOD QUALITY STRAW OR HAY AT A RATE OF 2 BALES/1000 SQ. FT. OTHER COMMERCIALY AVAILABLE MULCHES CAN BE USED.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT STATES. D.O.T. QUALIFIED PRODUCTS LIST.
- POSTS: STEEL EITHER T OR U
 FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
 FILTER CLOTH: FILTER X, MIRAFI 100X' STABILINKA T140N OR APPROVED EQUAL.
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL

PREPARED FOR:

THE TOWERS, LLC
 22 WEST ATLANTIC AVENUE, SUITE 310
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

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

PROJECT
 US-MN-5482
 FUZE ID: 2587713

**US-MN-5482
 LAKE
 JEFFERSON**

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 DRAINAGE,
 GRADING & EROSION
 CONTROL NOTES & DETAILS

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

NOTE:
CONTRACTOR TO INSTALL NUTS
ON ALL BOLTS TOWARDS THE
INTERIOR OF THE COMPOUND

PREPARED FOR:

vertical bridge

THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR
CONSTRUCTION

DESIGN 1

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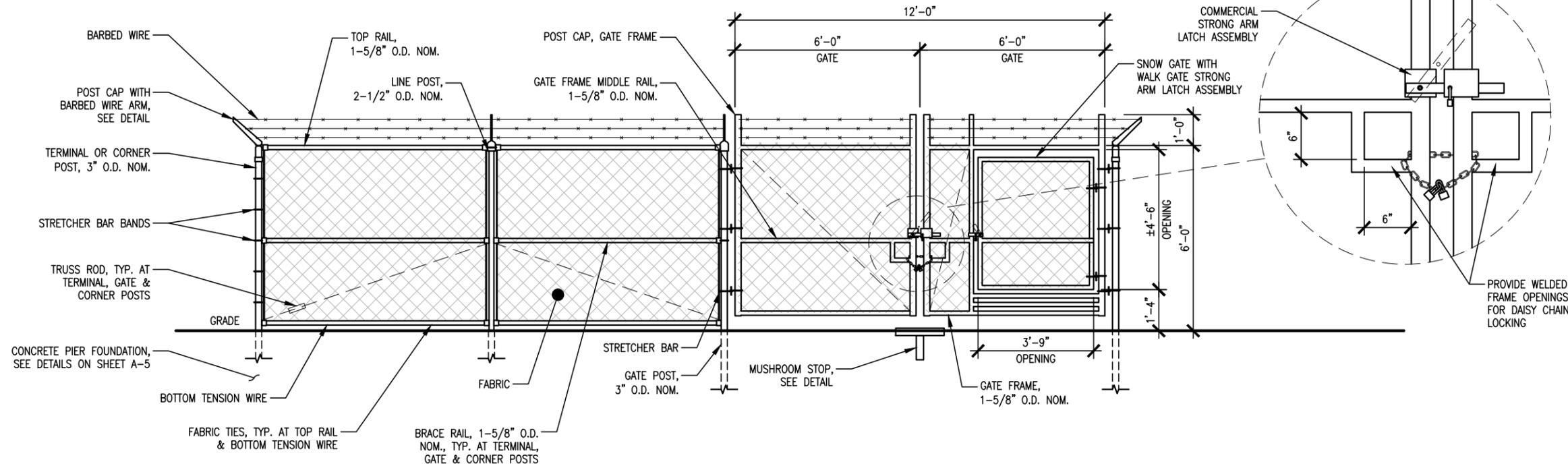
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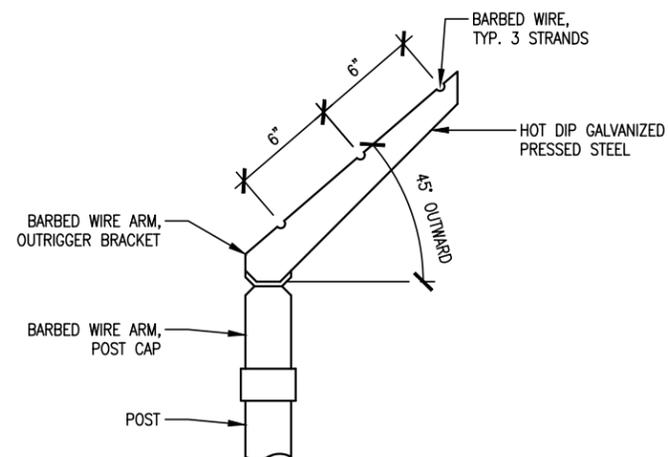
SHEET CONTENTS:
FENCE DETAILS

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

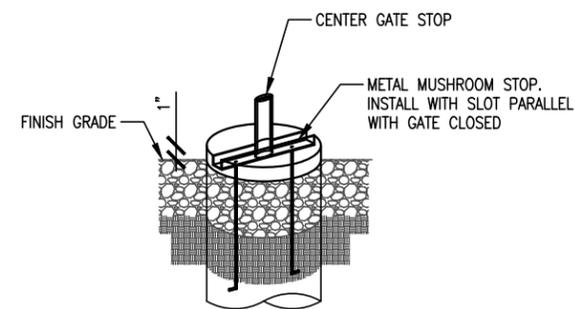
A-4



1 FENCE DETAIL
SCALE: 1/4" = 1'-0"



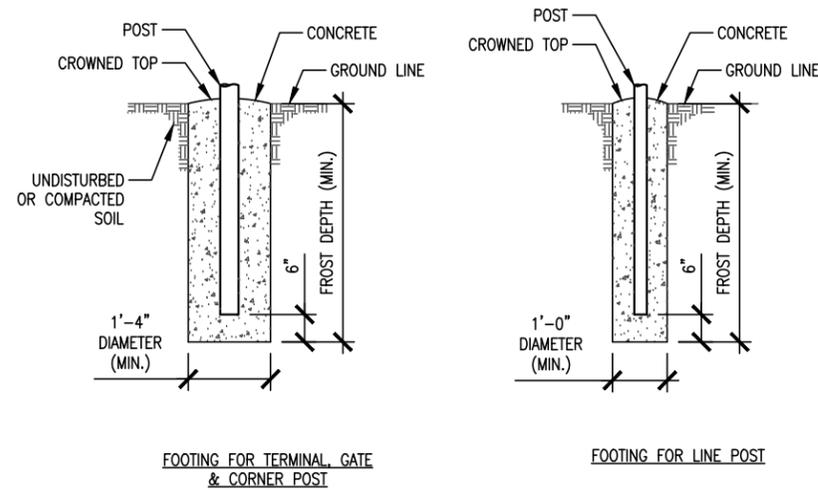
2 BARBED WIRE ARM DETAIL



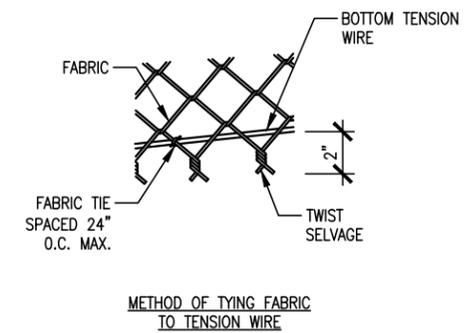
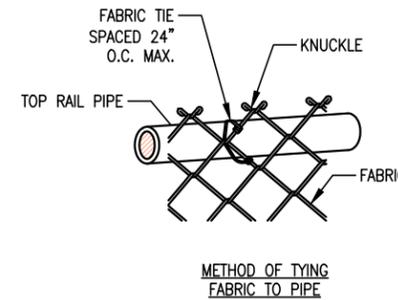
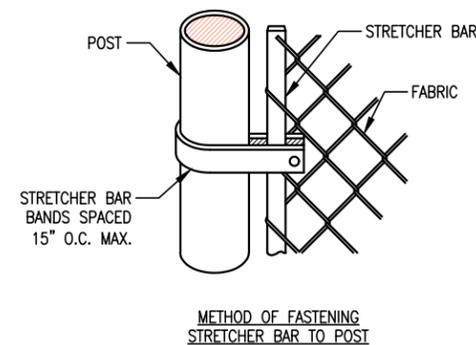
3 MUSHROOM STOP DETAIL

NOTES:

1. ZINC COATING – THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.
2. FABRIC – STANDARD INDUSTRIAL GRADE, 9 GAUGE WITH 2 INCH MESH (KNUCKLE & TWIST SELVAGE) ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.
3. METAL POSTS – METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH A NOMINAL OUTSIDE DIAMETER AS INDICATED IN THE DRAWINGS.
4. POST CAPS – LINE, CORNER, TERMINAL AND GATE POST CAPS TO INCLUDE A BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS. GATE FRAME POST CAPS TO BE PRESSED STEEL DOME TYPE.
5. TOP RAIL – A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.
6. GATE FRAME MIDDLE RAIL – THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.
7. BRACE RAIL – BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 1/2 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.
8. TRUSS RODS – SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES.
9. BOTTOM TENSION WIRE – THE TENSION WIRE SHALL BE OF 7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.
10. FABRIC TIES – THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN 9 GAUGE.
11. STRETCHER BARS – THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.
12. BARBED WIRE – BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12.5 GAUGE WIRE WITH 4-POINT BARBS SPACED 5 INCHES APART.
13. GATE FRAMES SHALL BE CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. DOUBLE GATE LATCH SHALL BE DAC INDUSTRIES COMMERCIAL STRONG ARM LATCH #4000. SNOW GATE LATCH SHALL BE DAC INDUSTRIES WALK GATE STRONG ARM LATCH #4300. LATCHES SHALL BE EQUIPPED TO RECEIVE A PADLOCK.
14. PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



1 POST FOOTINGS



2 FABRIC/BAR CONNECTIONS

PREPARED FOR:

vertical bridge
THE TOWERS, LLC
 22 WEST ATLANTIC AVENUE, SUITE 310
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

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

PROJECT
 US-MN-5482
 FUZE ID: 2587713

US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 FENCE NOTES
 FENCE DETAILS

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25

PREPARED FOR:
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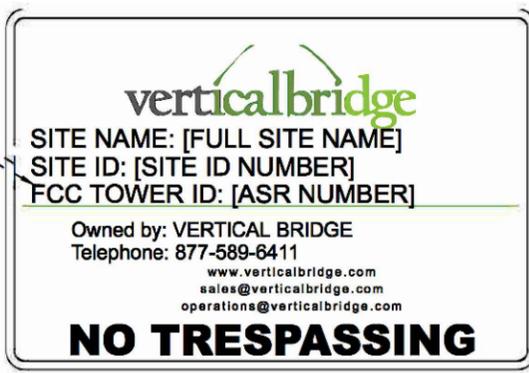
**US-MN-5482
 LAKE
 JEFFERSON**

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 SITE SIGNAGE DETAILS

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25

A-6



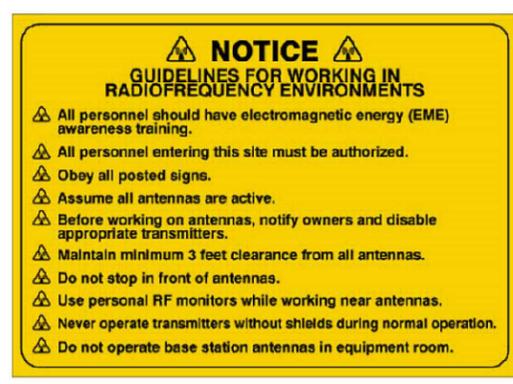
A | OWNER CONTACT SIGN
 18" HIGH X 24" WIDE
 WHITE BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: LEFT GATE
 QUANTITY: 1



B | FCC REGISTRATION SIGN
 8" HIGH X 12" WIDE
 WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: RIGHT GATE & BASE OF TOWER
 QUANTITY: 2



C | NO TRESPASSING
 10" HIGH X 14" WIDE
 WHITE/BLACK/RED BACKGROUND, BLACK/WHITE LETTERING
 MOUNTING LOCATION: ADJACENT TO LEFT GATE &
 CENTERED ON OTHER THREE FENCED SIDES (QTY. 4)



D | RF GUIDELINES SIGN
 8" HIGH X 12" WIDE
 YELLOW BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: RIGHT GATE & BASE OF TOWER
 QUANTITY: 2

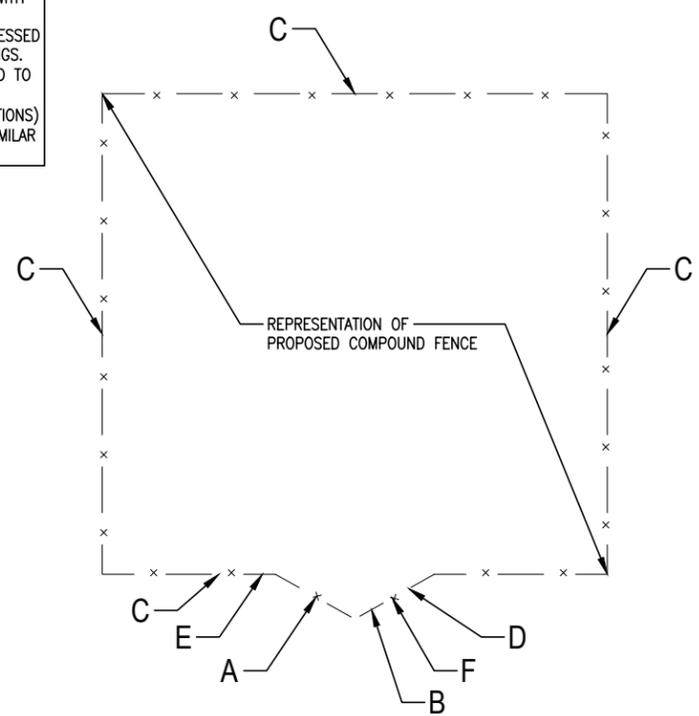
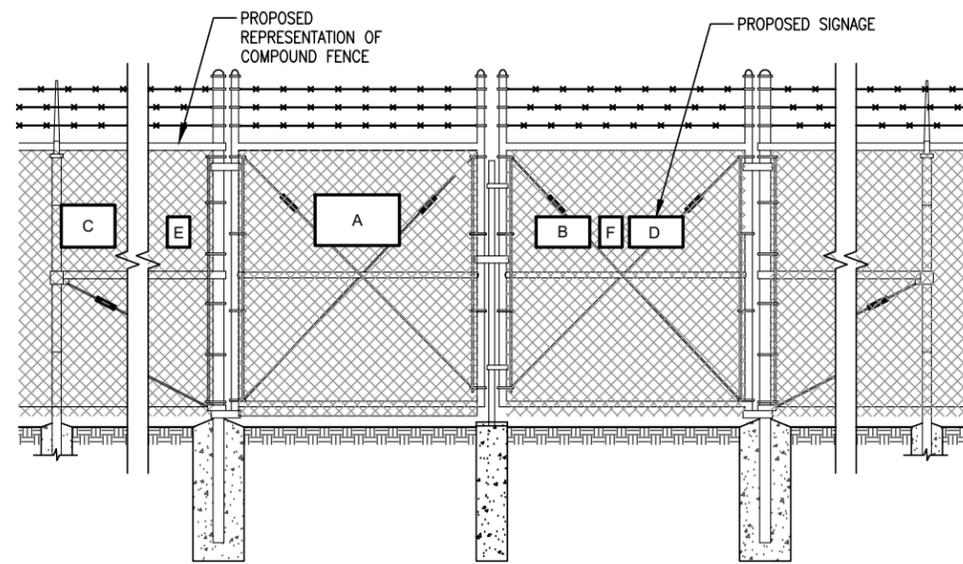


E | NOTICE RF SIGN (BLUE)
 12" HIGH X 8" WIDE
 WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: ADJACENT TO LEFT GATE
 QUANTITY: 1



F | NOTICE RF SIGN (YELLOW)
 12" HIGH X 8" WIDE
 WHITE/YELLOW BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: RIGHT GATE QUANTITY: 1

NOTES:
 1. SIGNAGE, PLAN, & ELEVATION IS SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT PLACEMENT WITH TOWER OWNER
 2. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



1 | SITE SIGNAGE

PREPARED FOR:



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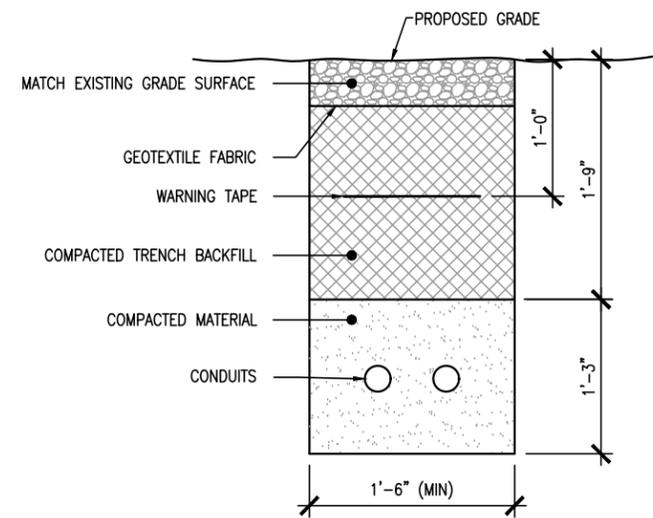
US-MN-5482
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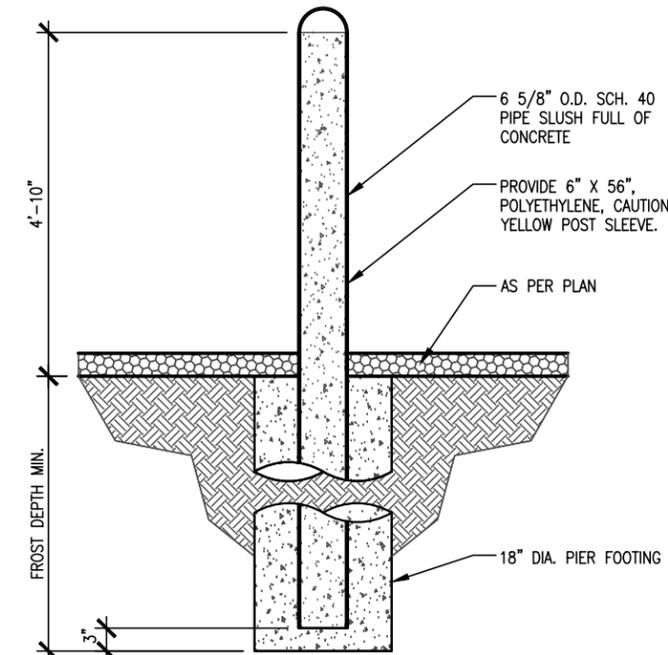
SHEET CONTENTS:
GRAVEL DRIVE SECTION
SURFACING DETAIL
BOLLARD DETAIL
UTILITY TRENCH DETAIL

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

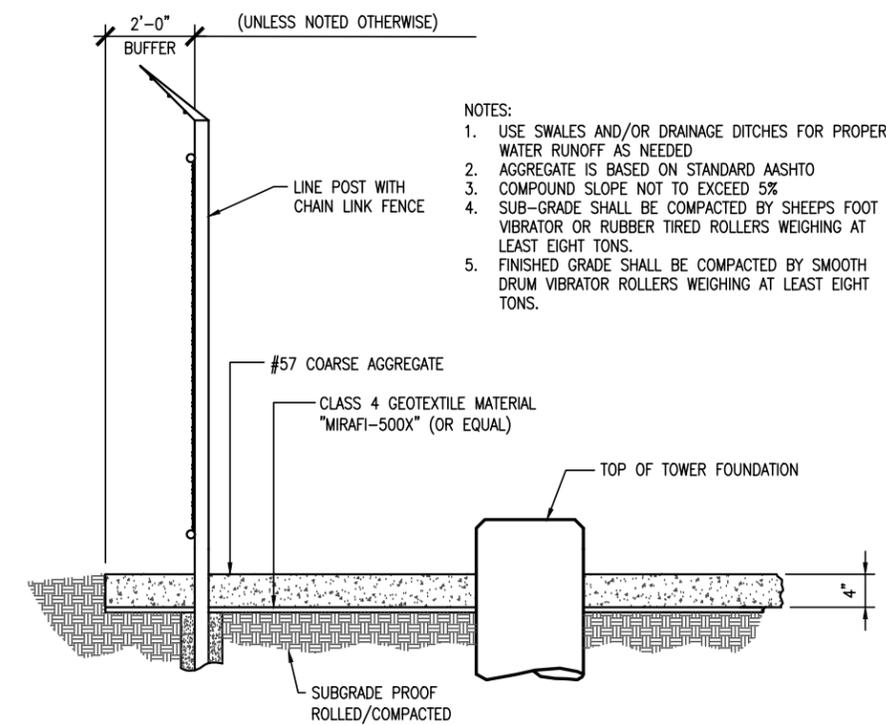
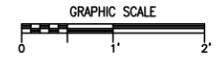
A-7



4 UTILITY TRENCH DETAIL



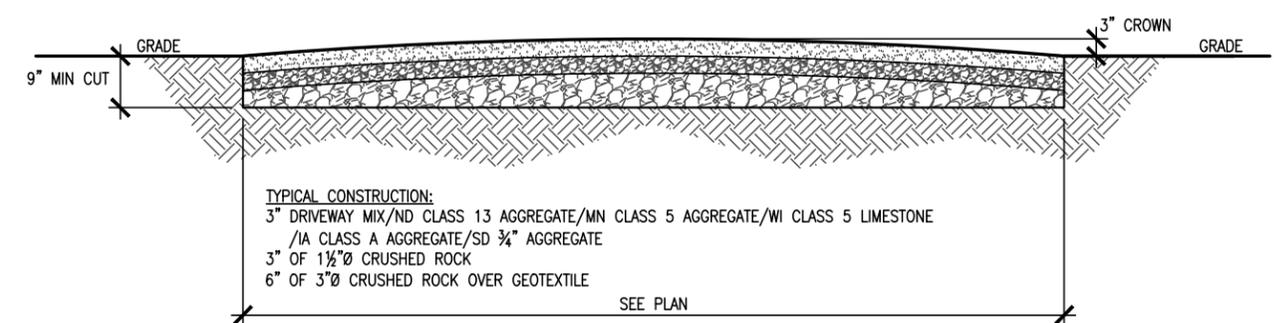
3 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



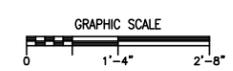
2 COMPOUND SURFACING DETAIL

- NOTES:
1. USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED
 2. AGGREGATE IS BASED ON STANDARD AASHTO
 3. COMPOUND SLOPE NOT TO EXCEED 5%
 4. SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS.
 5. FINISHED GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

- NOTES:
1. PREPARE SUB-GRADE AND CONSTRUCT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 2. ANY VARIANCE FROM THIS ROADWAY DESIGN MUST BE SUBMITTED AND APPROVED PRIOR TO BID.
 3. CONTRACTOR TO COMPACT EACH LAYER OF ROCK IN ACCORDANCE WITH ASTM & LOCAL STANDARDS.



1 GRAVEL DRIVE SECTION
SCALE: 3/8" = 1'-0"





1 SITE PHOTO



2 SITE PHOTO



3 SITE PHOTO



4 SITE PHOTO

PREPARED FOR:

verticalbridge

THE TOWERS, LLC

22 WEST ATLANTIC AVENUE - SUITE 310
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LAKE
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47851 241ST AVE
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SHEET CONTENTS:
PHOTOS

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

GENERAL GROUNDING NOTES:

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

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

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

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

SPECIAL CONSIDERATIONS FOR GROUND RODS:

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

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

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

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

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

Ground Bar leads

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

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

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

#2 SBTC Whip leads

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

Monopole Towers:

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

Self-Support Towers:

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

Guyed Towers:

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

Fences:

Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:

- * Each corner post.
* Each pair of gate posts.
* Any line post over 20'-0" from a grounded post.
* Each gate leaf to its respective gatepost using braided strap (3/4", tin-clad copper w/ lug ends).
* Fences around guy anchors shall be grounded in similar fashion.

Fuel tanks:

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

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

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

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

Inspection & Testing

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

SYMBOL AND NOTE LEGEND

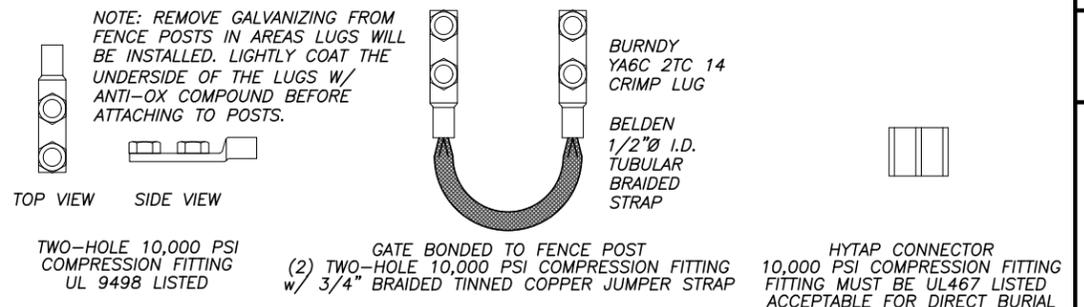
- ① #2 SBTC AROUND EQUIPMENT CABINETS, TOWER, OR GUY ANCHOR
● 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
◎ TEST WELL PREFERRED LOCATION
--- #2 SBTC 'WHIP' LEAD
⑤ (2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
⑥ AC HVAC UNIT
②1B BC BUILDING CORNER
⑥ BO BOLLARD
⑥ CBS CABLE BRIDGE SUPPORT POST
④ EL ELECTRICAL SERVICE GROUND
⑥ EM COMMERCIAL ELECTRICAL METER
⑥ FAN GUY ANCHOR PLATE
⑥ FP FENCE POST
⑨0 GEN GENERATOR
⤿ GP GATE POST, 3/4" BRAID STRAP TO LEAF
⑥ GPS GPS UNIT
⑥ GUY GUY WIRE, MECH. CLAMP ONLY - NO WELDS
⑥ HL HOOD OR LOUVER
⑥ HB OUTSIDE OF HOFFMAN BOX
⑥ ILC INTEGRATED LOAD CENTER
⑤ MGB MAIN GROUND BAR
⑥ MU GENERATOR MUFFLER
⑤ PGB PORT GROUND BAR
⑥ RBR FOUNDATION REINFORCING
⑥ RS ROOF SHIELD
⑥ SB STEEL BEAM
⑥ SP STEEL POST
⑥ STP STEEL PLATFORM
⑥ TEL HOFFMAN BOX
⑤ TGB TOWER GROUND BAR
⑥ TWR TOWER BASE
⑥ VP DIESEL FUEL VENT PIPE

GENERAL CONTRACTOR NOTES:

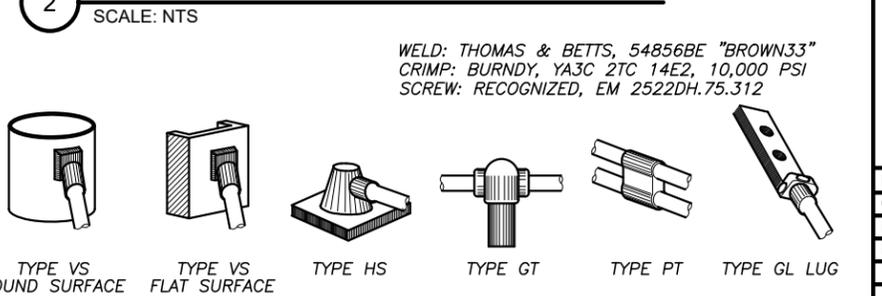
- 1. CONTRACTOR TO COORDINATE PUBLIC & PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE DESIGNER AND CARRIER CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE INSTALLATION OF ALL GROUNDING MEETS THE CARRIERS GROUNDING STANDARDS AS APPLICABLE.
3. CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOTE BE LESS THAN 12" RADIUS.
4. PRIMARY ELECTRICAL - DEPTH AND SPECIFICATION BY POWER UTILITY COMPANY.
5. SECONDARY ELECTRICAL - INSTALL CONDUIT 32" BELOW GRADE WITH TWO (2) DETECTABLE RIBBONS.
6. FIBER OPTIC - INSTALL CONDUIT 36" BELOW GRADE WITH PULL STRING, TRACEABLE WIRE AND TWO (2) DETECTABLE RIBBON.

LEAD IDENTIFICATION & DESCRIPTION:

Table with 3 columns: Lead ID, Description, and Wire Size. Includes items like RING, EXTERNAL BURIED w/ RODS #2 SBTC, DEEP ANODE (TO IMPROVE OHMS) ROD OR PIPE, etc.



2 COMPRESSION CONNECTOR DETAILS



1 EXOTHERMIC WELD DETAILS

SCALE: NTS

PREPARED FOR:

vertical bridge THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

DESIGN 1

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

PROJECT US-MN-5482 FUZE ID: 2587713

US-MN-5482 LAKE JEFFERSON

47851 241ST AVE ELYSIAN, MN 56028

SHEET CONTENTS: GROUNDING NOTES

DRAWN BY: TLS CHECKED BY: SJD REV. G 10-30-25 REV. H 12-12-25

NOTES:
1. SEE SHEET VZW G-1 FOR VERIZON GROUNDING PLAN.
2. SEE SHEET G-1 FOR ADDITIONAL NOTES.
3. GROUND RING SYSTEM PERFORMANCE TEST ALLOWANCE IS FIVE (5) OHMS MAXIMUM.

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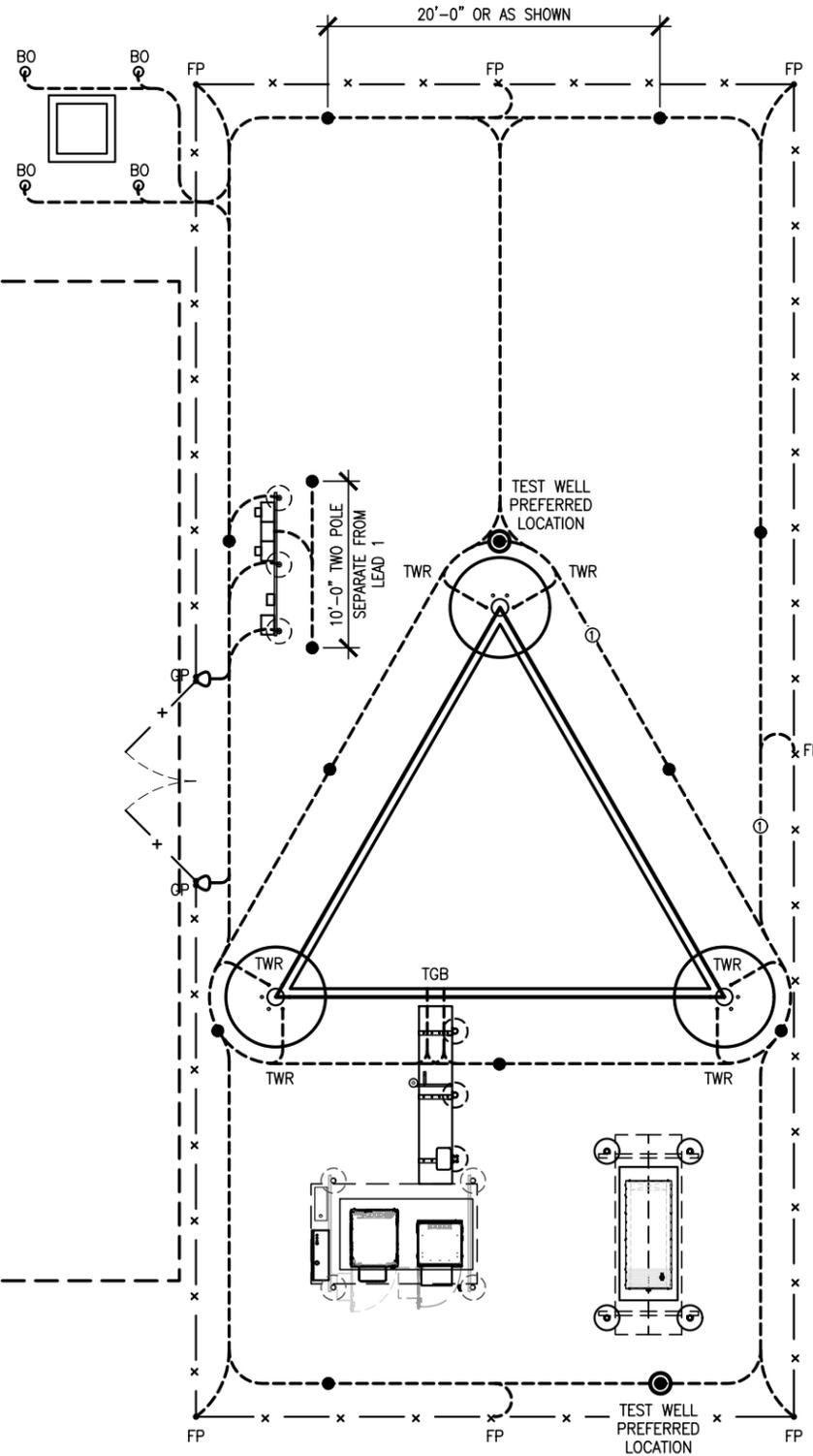
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JEFFERSON

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SHEET CONTENTS:
GROUNDING PLAN

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25



1 GROUNDING PLAN
SCALE: NTS



G-2

PREPARED FOR:



THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
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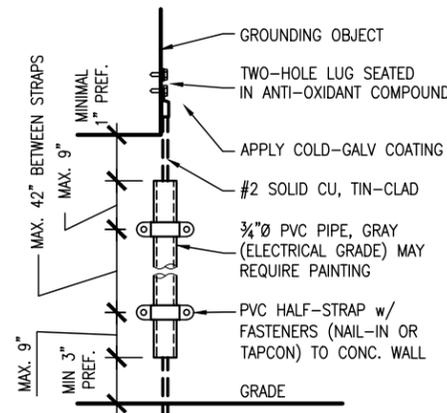
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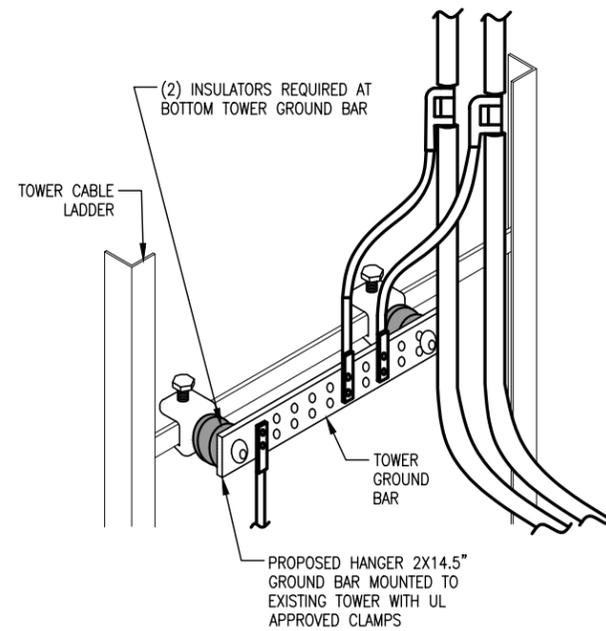
47851 241ST AVE
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SHEET CONTENTS:
GROUNDING DETAILS

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

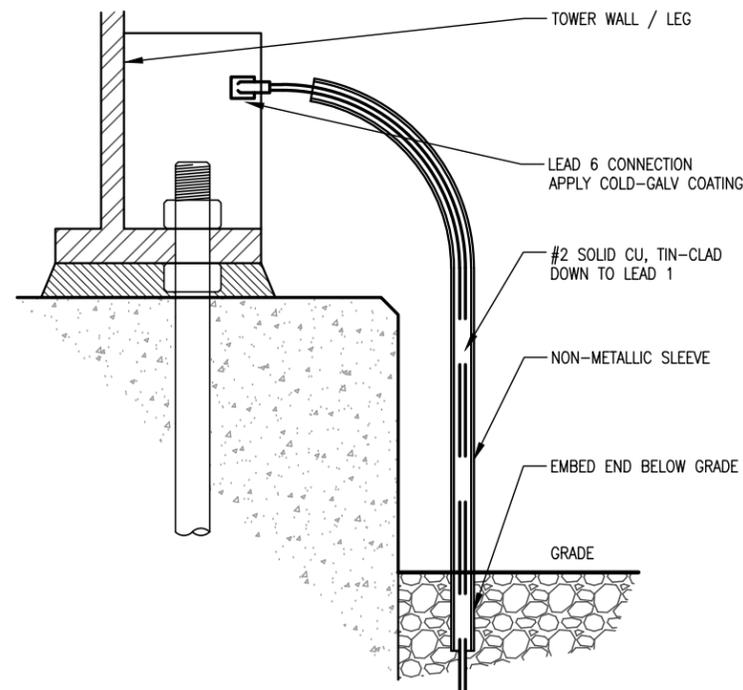


1 CONDUIT DETAIL
SCALE: NONE

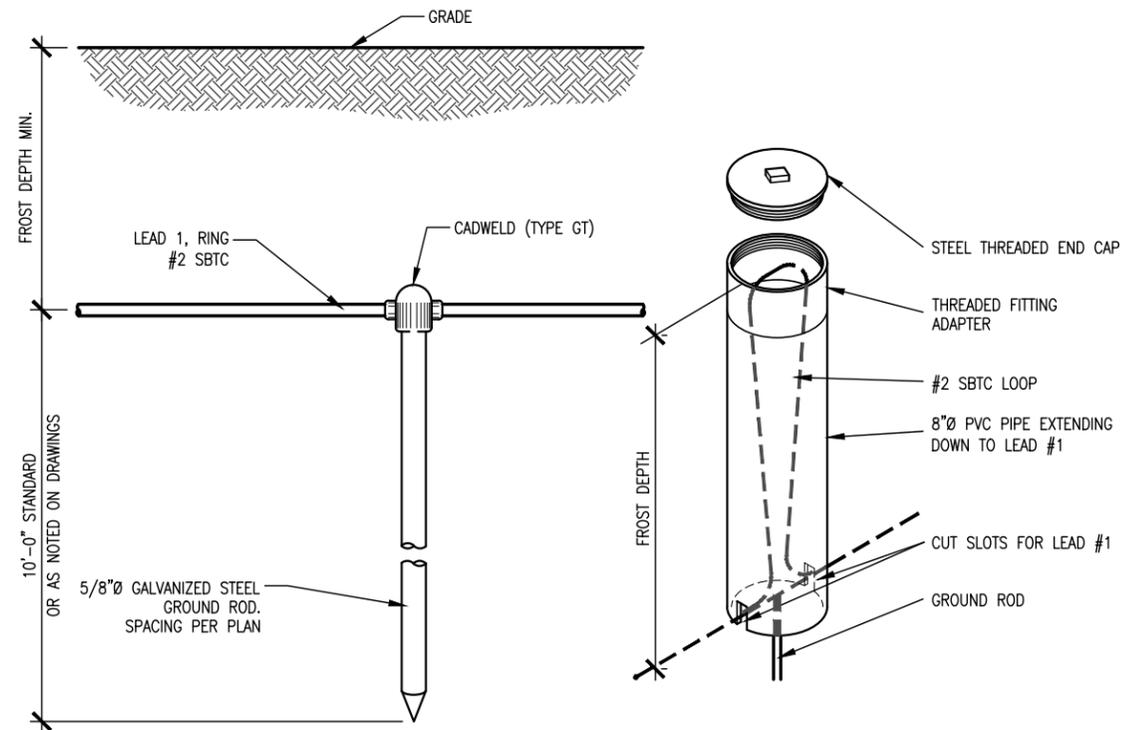


3 TOWER GROUND BAR DETAIL
SCALE: NONE

NOTE: IF NO FLANGES ARE PROVIDED, USE BASE PLATE. OR CONTACT TOWER MANUFACTURER.



2 REBAR GROUNDING DETAIL
SCALE: NONE

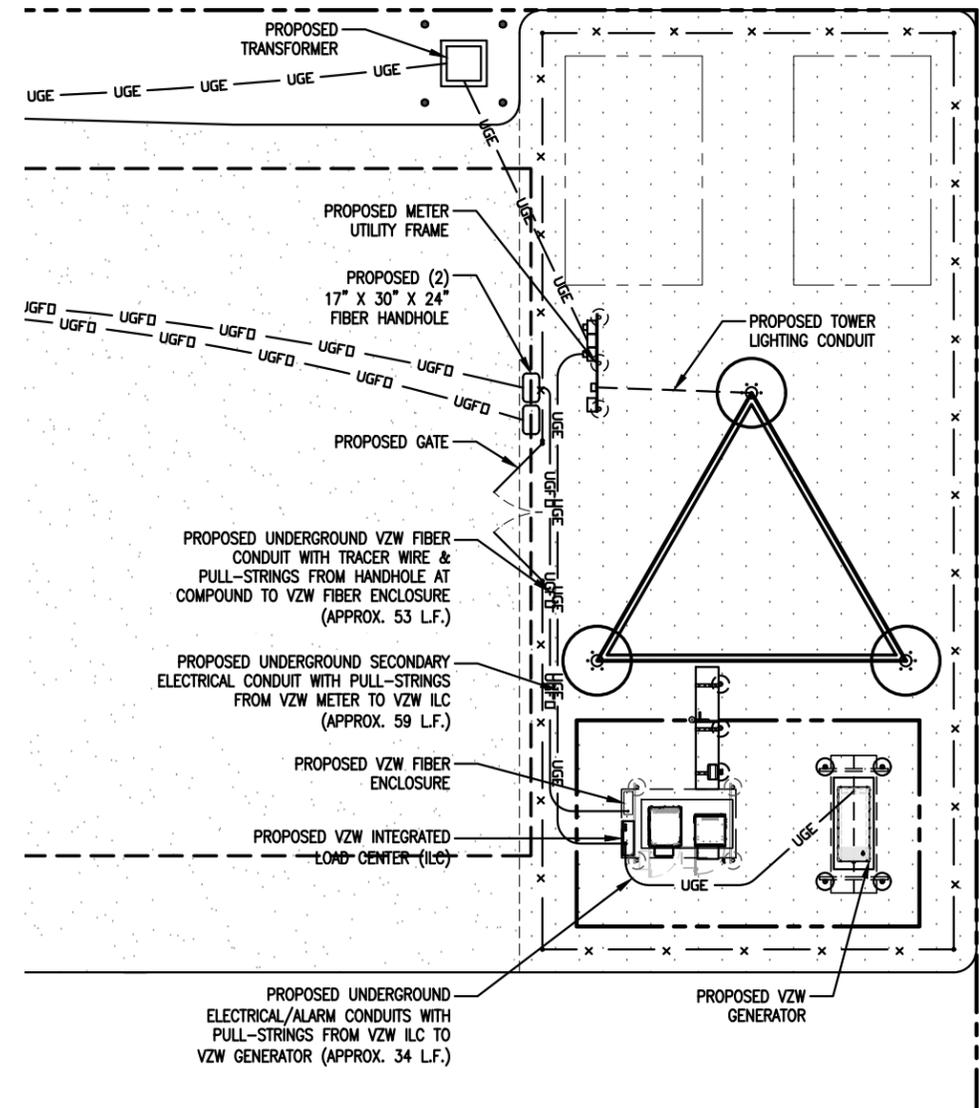
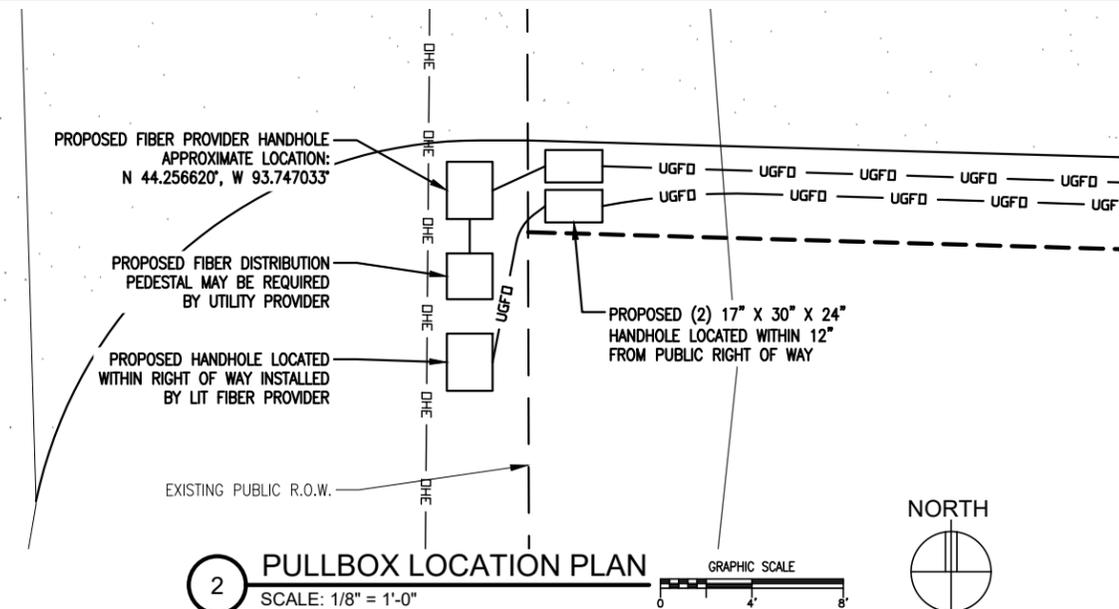
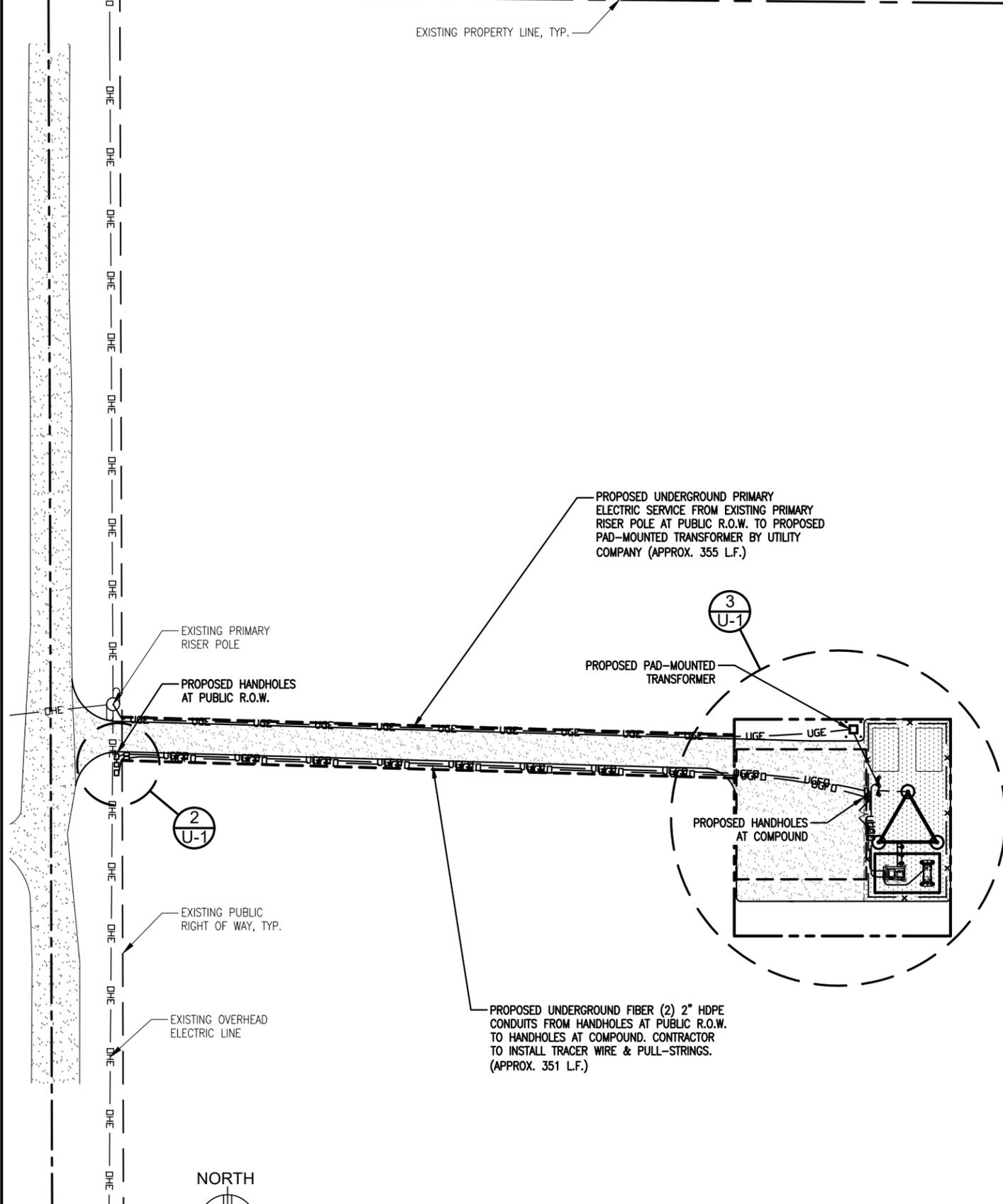


4 GROUND RING & ROD DETAIL
SCALE: NONE

POWER DESIGN NOTES:

POWER TO BE INSTALLED PER UTILITY COORDINATION REPORT.

SEE SHEET G-1 FOR ADDITIONAL NOTES.



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vertical bridge

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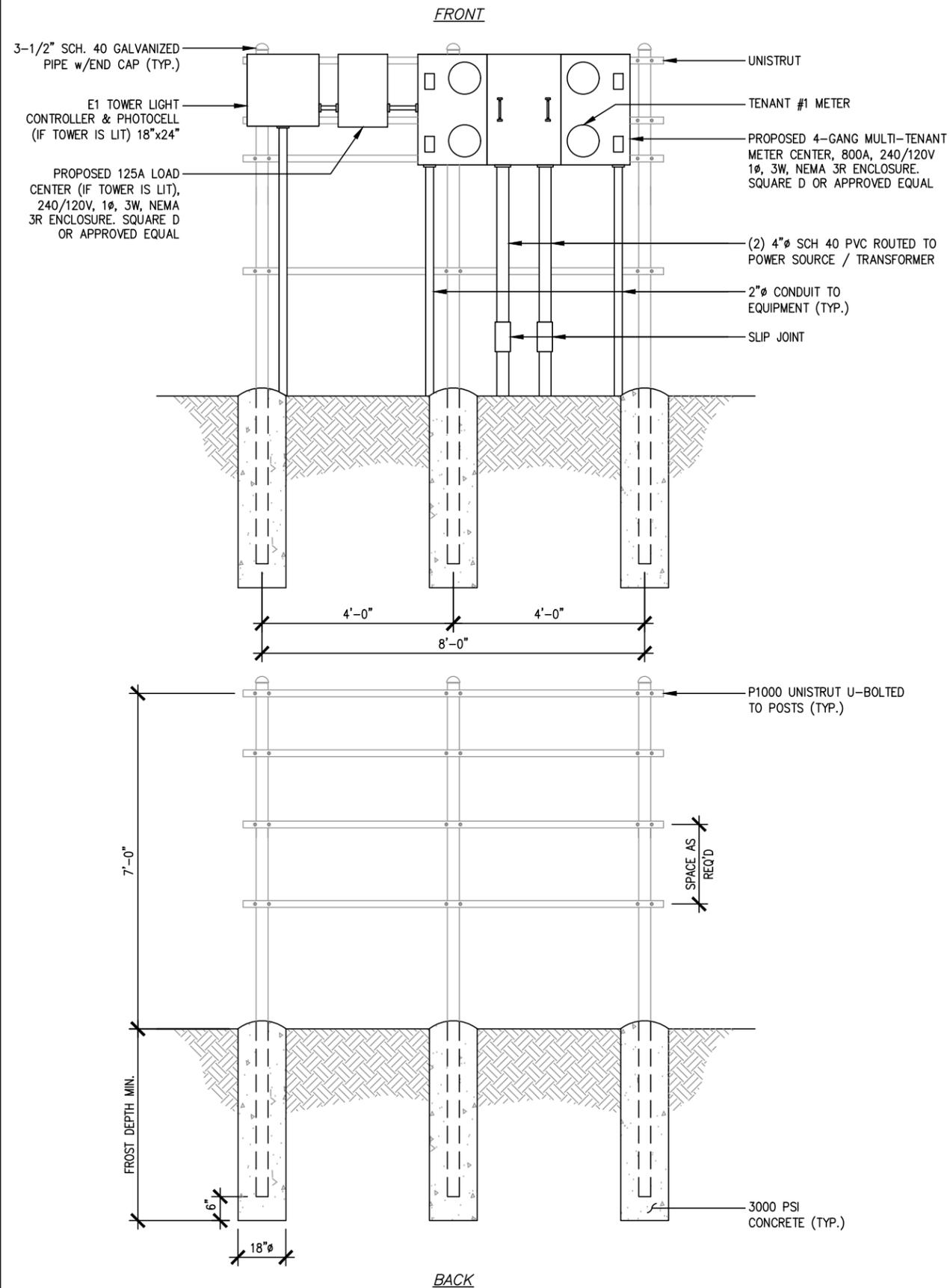
**US-MN-5482
LAKE
JEFFERSON**

47851 241ST AVE
ELYSIAN, MN 56028

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

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

U-1



ELECTRIC SERVICE NOTES:

ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH NFPA 70 (LATEST REVISION). THE RESPECTIVE EQUIPMENT MANUFACTURER'S DIRECTIONS AND ALL OTHER APPLICABLE LOCAL CODES, LAWS, ORDINANCES AND REQUIREMENTS IN FORCE. ANY INSTALLATION WHICH WOULD VOID THE U.L. LISTING (OR OTHER THIRD PARTY LISTING) AND/OR THE MANUFACTURER'S WARRANTY OF A DEVICE SHALL NOT BE PERMITTED.

COORDINATE ELECTRIC SERVICE WITH LOCAL POWER UTILITY COMPANY. COORDINATE WITH UTILITY FOR METER TYPE AND CONNECTION.

ALL CONDUIT SHALL BE SEALED WATERTIGHT UNTIL FINAL TERMINATIONS ARE MADE.

PROVIDE PULL CORD IN ALL CONDUITS. SECURE AT EACH END.

ADJUST DEPTH OF CONDUITS TO PASS ABOVE GROUNDING SYSTEM.

PROVIDE 18 INCH (MIN.) RADIUS ELBOWS FOR ALL BENDS.

PROVIDE PHENOLIC ENGRAVED NAMEPLATES AT THE SERVICE DISCONNECT LABELED: "SERVICE DISCONNECT" & "NOTE ENGINE GENERATOR NEUTRAL IS ALSO BONDED TO GROUND AT THE SERVICE DISCONNECT." PROVIDE ADDITIONAL NAMEPLATES NOTING TYPE AND LOCATION OF STANDBY POWER SOURCE.

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vertical bridge

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SHEET CONTENTS:
METER UTILITY FRAME DETAIL
ELECTRICAL ONE-LINE

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

1 METER UTILITY FRAME DETAIL
SCALE: NONE

U-2

PREPARED FOR:



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47851 241ST AVE
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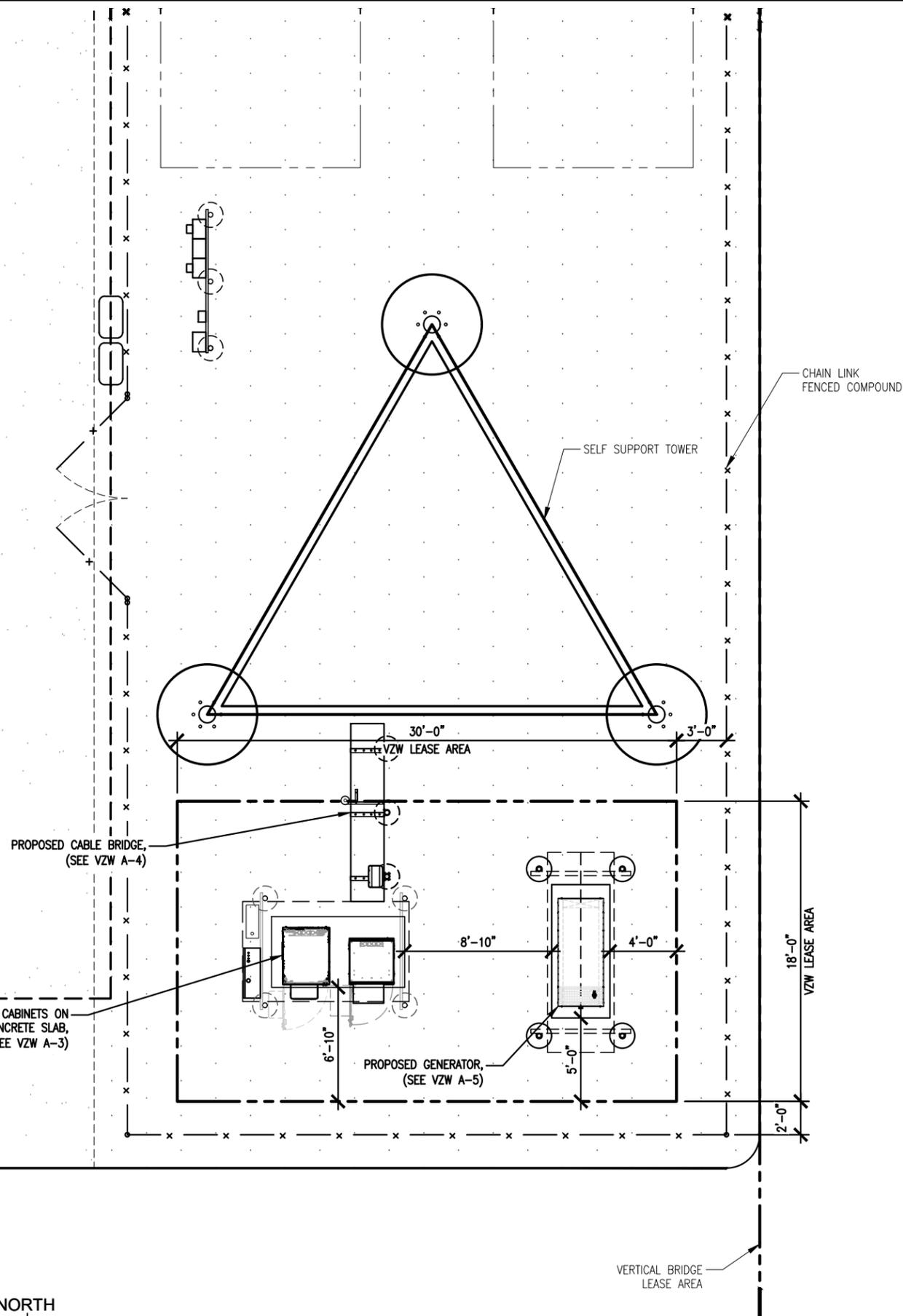
SHEET CONTENTS:
 VERIZON SITE PLAN
 TOWER ELEVATION

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

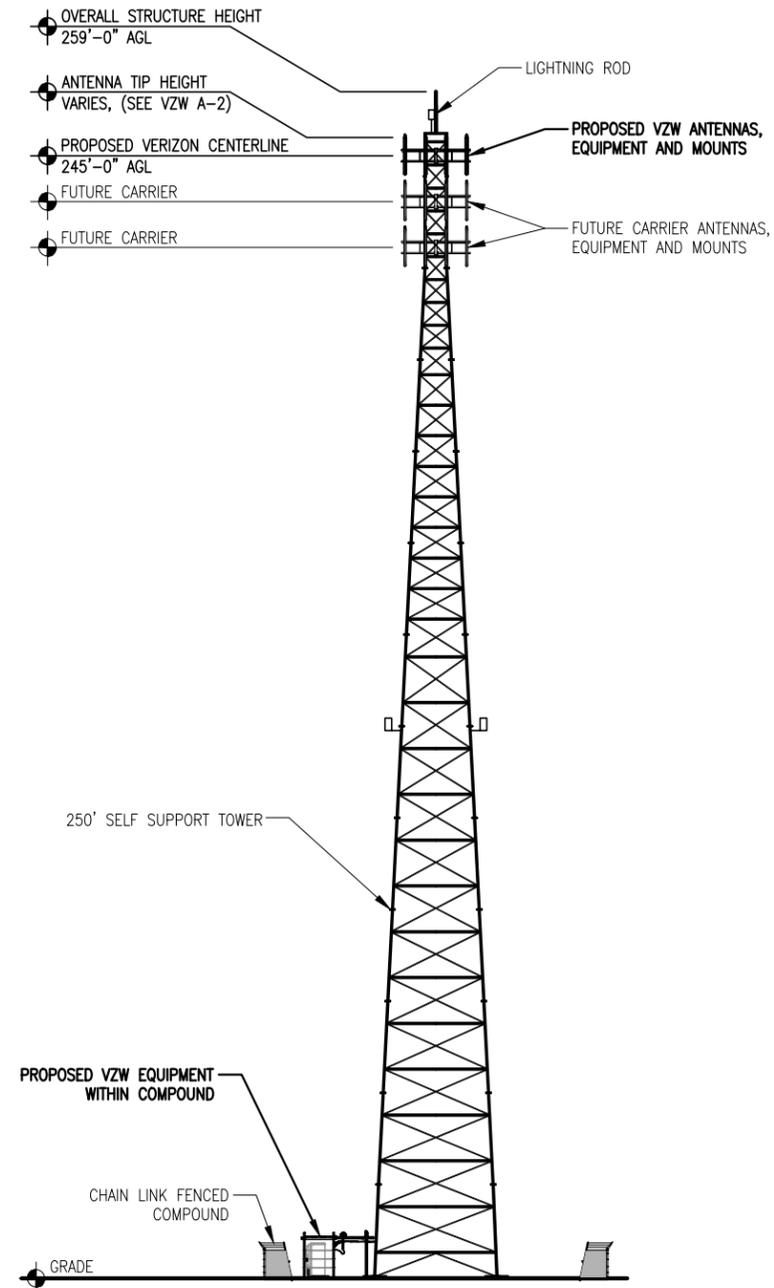
VZW A-1

NOTES:

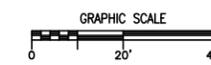
1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
2. NO STRUCTURAL ANALYSIS FOR THE MOUNT HAS BEEN PERFORMED AS PART OF THESE DRAWINGS.
3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
4. EQUIPMENT SLAB AND GENERATOR FOUNDATION TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE DESIGNER.
5. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
6. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.
7. THE STRUCTURAL ANALYSIS FOR THE MOUNTS (BY OTHERS) SHALL BE PER THE VERIZON NETWORK STANDARD NSTD-445. ALL LOADING AND DESIGN SHALL BE PER THE TIA-222-H STANDARD.



1 VERIZON SITE PLAN
 SCALE: 1/8" = 1'-0"

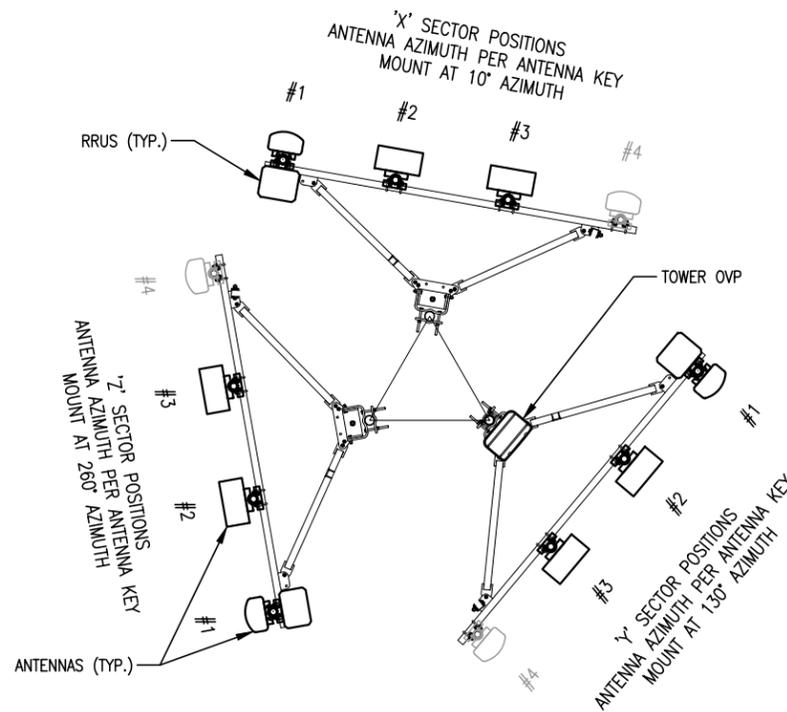


2 TOWER ELEVATION
 SCALE: 1" = 40'-0"

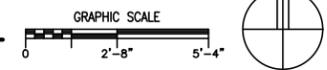


ANTENNA KEY												EQUIPMENT KEY					
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT	QTY	MANUFACTURER	MODEL	RRU PORT	
"X" SECTOR	10°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		10°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		10°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															
"Y" SECTOR	130°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		130°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		130°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															
"Z" SECTOR	260°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		260°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		260°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															

NOTES:
 1. VERIZON WIRELESS GC TO SUPPLY AND INSTALL THE MOUNTS. THE MOUNTS MUST MEET THE VERIZON WIRELESS MOUNT STANDARD NSTD-445. THE GC SHOULD OBTAIN A MOUNT CLASSIFICATION BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT AND SUBMIT THE PE-STAMPED REPORT TO VERIZON PRIOR TO CONSTRUCTION. THE GC SHALL BRING ANY CONCERNS OR DISCREPANCIES TO THE ATTENTION OF THE CONSTRUCTION ENGINEER AND ENGINEER OF RECORD.
 2. VZW GC TO ENSURE MOUNT & ANTENNA ARRAY DOES NOT IMPEDE SAFETY CLIMB/CABLES.
 3. TIE-BACKS NOT SHOWN FOR CLARITY.



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



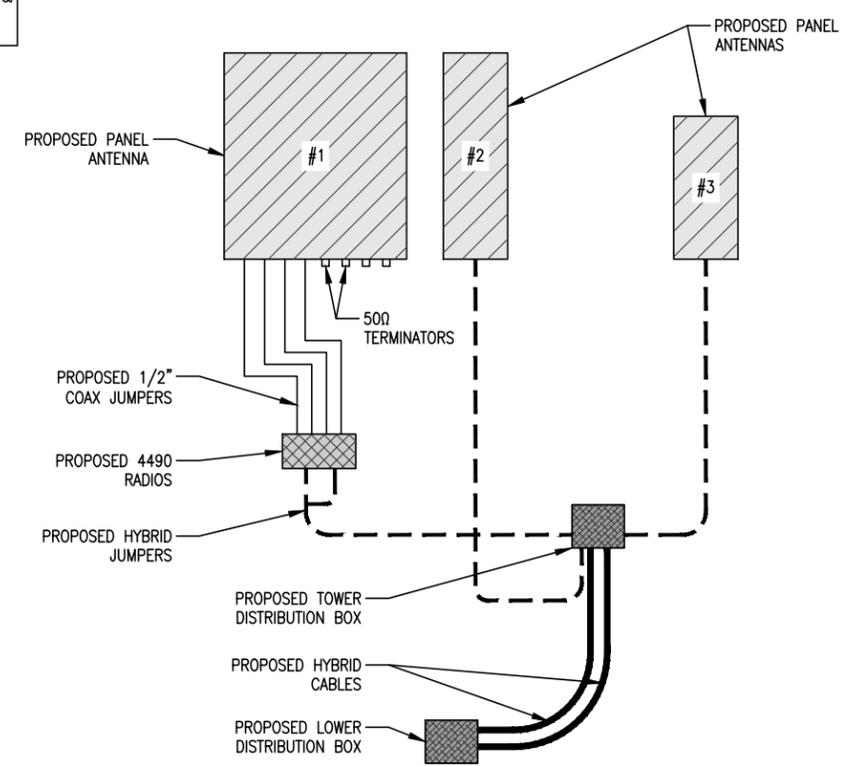
- ADDITIONAL:
- (1) DISTRIBUTION BOX, MODEL RXXDC-6627-PF-48 (ON TOWER)
 - (1) DISTRIBUTION BOX, MODEL RXXDC-6627-PF-48 (ON CABLE BRIDGE)
 - (2) 6 X 12 HYBRID CABLE, HUBER+SUHNER MODEL 85205122 (DIST BOX TO DIST BOX)
 - (1) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243897 (DIST. BOX TO Y-SECTOR RRU)
 - (2) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243898 (DIST. BOX TO X & Z-SECTOR RRUS)
 - (2) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243897 (DIST. BOX TO Y-SECTOR ANTENNAS)
 - (4) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243898 (DIST. BOX TO X & Z-SECTOR ANTENNAS)
 - (12) ANDREW COAX JUMPER, MODEL LDF4-50, 8' EACH (RRU TO ANTENNA)
 - (1) DC-DC UP-CONVERTER UNIT (IN CABINET)
 - (5) DC-DC UP-CONVERTER MODULE (IN CABINET)
 - (12) 1-2W 50Ω TERMINATOR

CABLE BRIDGE	= 11'
EXTAR	= 24'
RAD CENTER	= 245'
TOTAL	= 280'

NOTE:
 ONE-LINE DIAGRAM ANTENNAS, JUMPERS, & RADIOS TYPICAL PER SECTOR

1 ANTENNA KEY

2 EQUIPMENT KEY



4 RFDS PLUMBING DIAGRAM

PREPARED FOR:

THE TOWERS, LLC
 22 WEST ATLANTIC AVENUE, SUITE 310
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

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

PROJECT
 US-MN-5482
 FUZE ID: 2587713

US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 RFDS INFORMATION
 RFDS PLUMBING DIAGRAM
 ANTENNA MOUNTING DETAIL

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25

VZW A-2

PREPARED FOR:

verticalbridge

THE TOWERS, LLC

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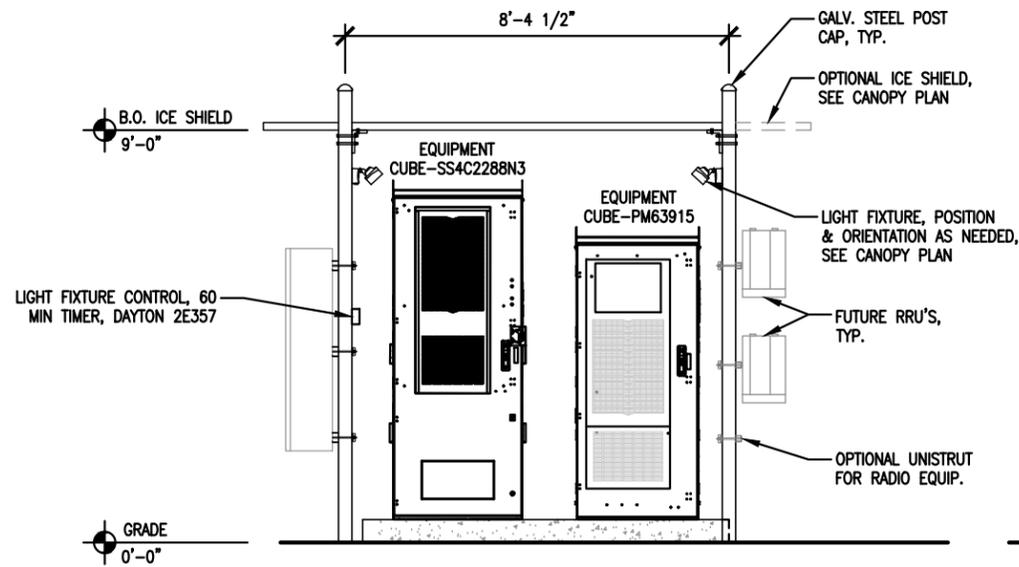
US-MN-5482
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ELYSIAN, MN 56028

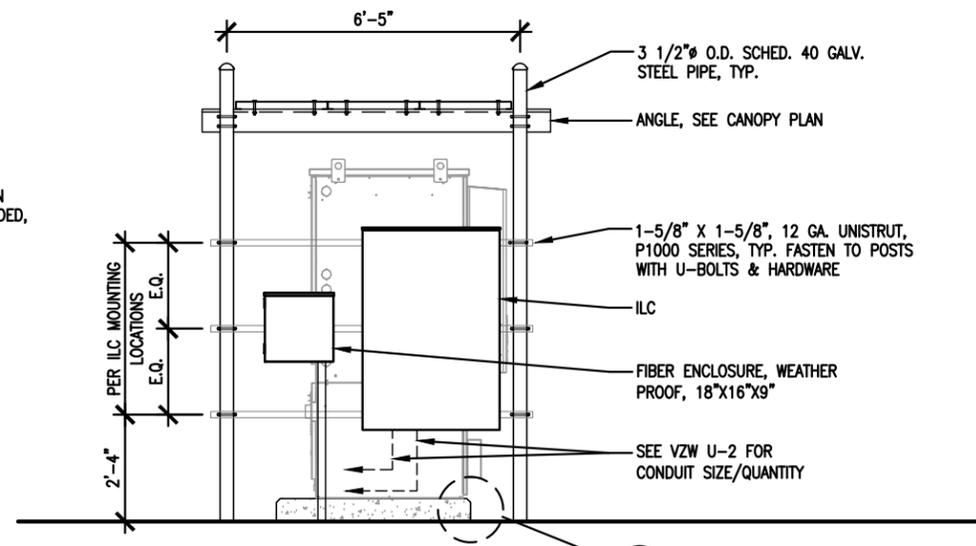
SHEET CONTENTS:
FOUNDATION PLAN & DETAILS
LAYOUT PLAN
ELEVATIONS

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

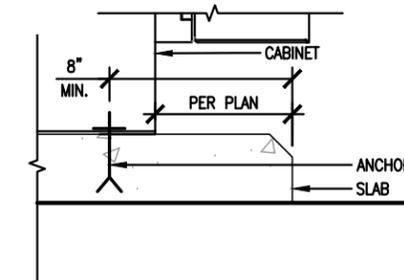
VZW A-3



5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

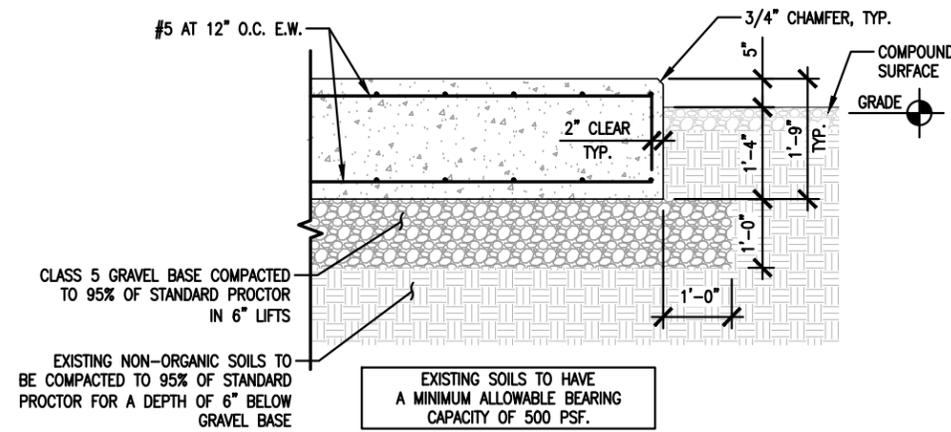


6 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

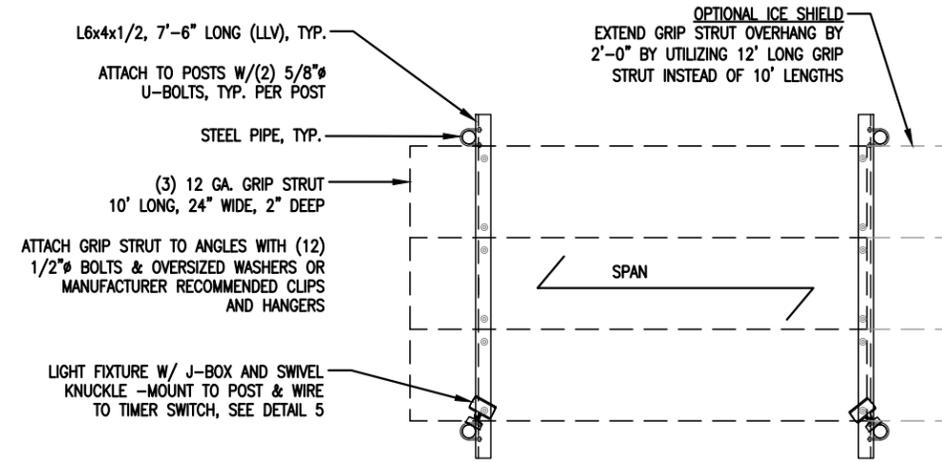


TYPICAL CAB. FRAME ANCHOR BOLT:
HILTI KWIK BOLT TZ (GALV.) EXP.
ANCHOR-5/8" X 3-9/16" NOM.
EMBED, MIN.
ANCHOR PER MANUFACTURER SPECIFIED
LOCATIONS

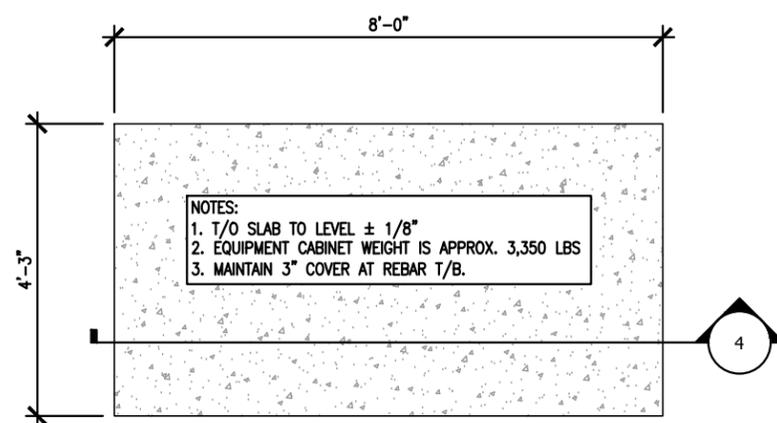
7 DETAIL
SCALE: 1-1/2" = 1'-0"



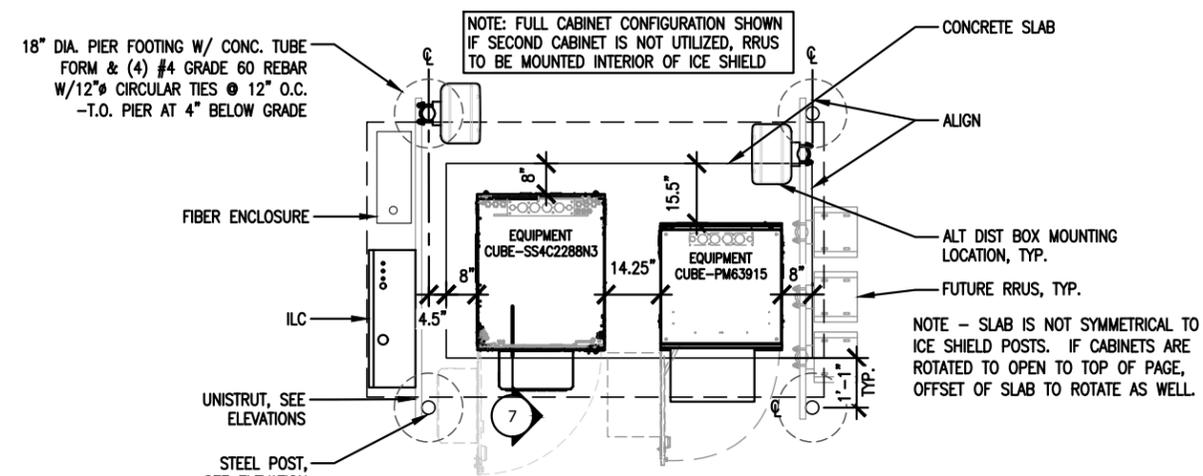
4 SLAB SECTION
SCALE: 3/8" = 1'-0"



2 CANOPY PLAN
SCALE: 1/4" = 1'-0"



3 SLAB PLAN
SCALE: 3/8" = 1'-0"



1 SLAB LAYOUT PLAN
SCALE: 1/4" = 1'-0"

PREPARED FOR:

vertical bridge

THE TOWERS, LLC
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DESIGN 1

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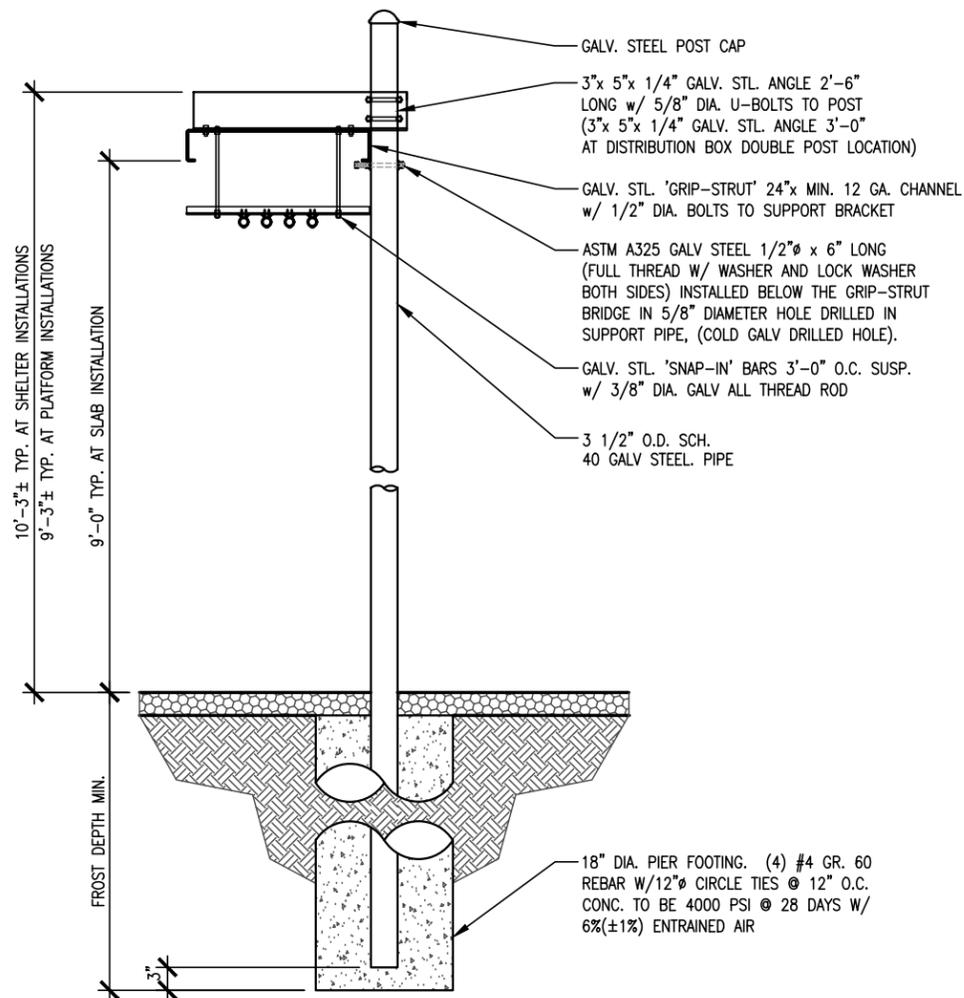
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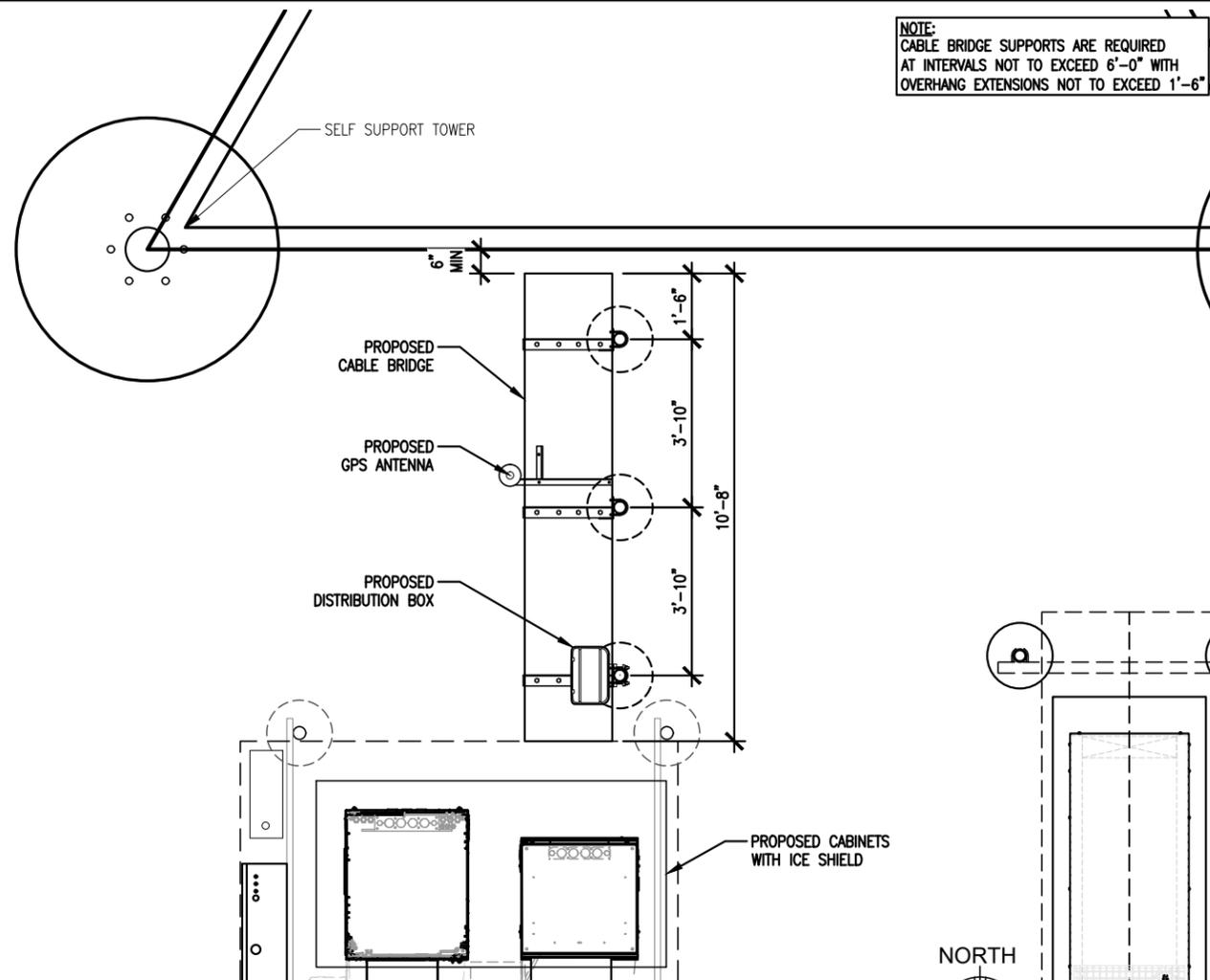
SHEET CONTENTS:
CABLE BRIDGE DETAILS
CABLE LADDER DETAIL
GPS DETAILS

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

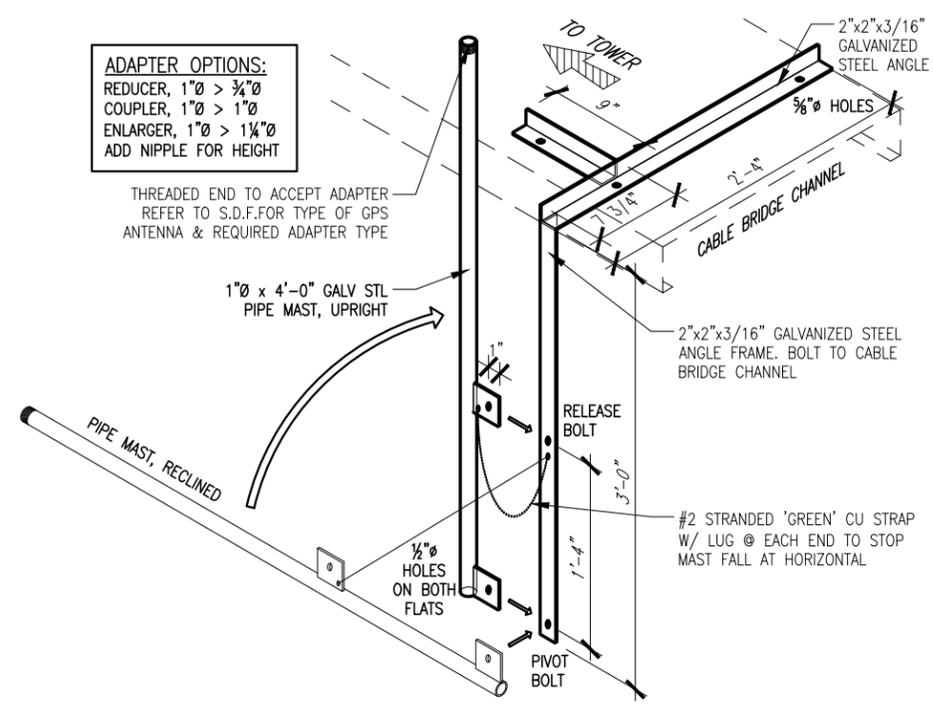
VZW A-4



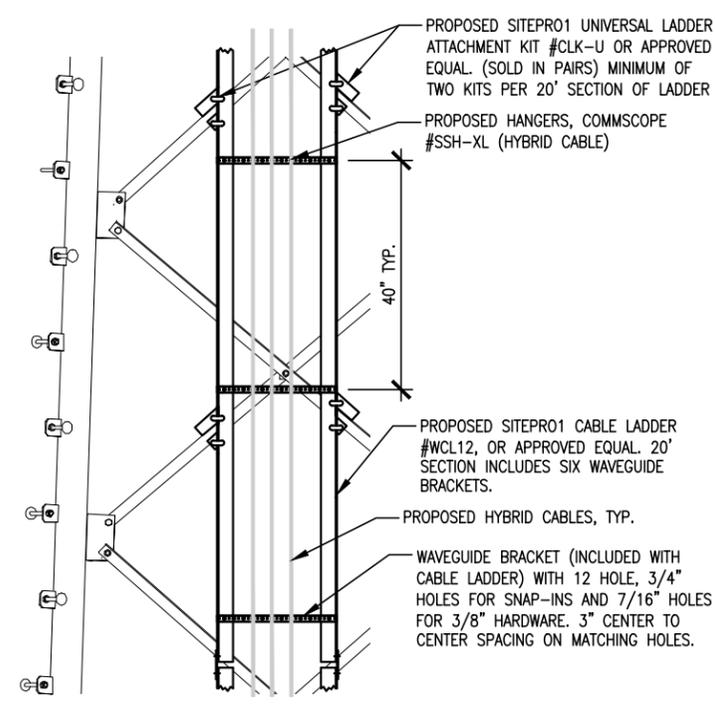
1 CABLE BRIDGE SECTION
SCALE: 1/2" = 1'-0"



2 CABLE BRIDGE PLAN
SCALE: 3/16" = 1'-0"



3 GPS ANTENNA MOUNTING
SCALE: N.T.S



4 CABLE LADDER DETAIL

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

NOTES:

- 1) PROPOSED GENERATOR TO BE AS FOLLOWS:
 - 30 KW EXTERIOR GENERATOR ASSEMBLY
 - KOHLER MODEL #30REOZK & DRAWING #AVD-8855
 - STANDARD FUEL TANK, 203 GALLON TANK, DIESEL:
 - KOHLER PART #GM97093-MA2
 - DIMENSIONS (LxWxH) 77.5" X 32.5" X 84.0"
 - DRY WEIGHT (APPROX.) 2,114 LBS
 - WET WEIGHT (APPROX.) 3,535 LBS
- 2) ORIENTATION OF GENERATOR PER COMPOUND PLAN.
- 3) OPENING IN PAD TO BE ALIGNED WITH CONDUIT SUB-UPS (ELECTRICAL/ALARM) AND GENERATOR ASSEMBLY TO BE CENTERED ON PAD.
- 4) ANCHOR GENERATOR ASSEMBLY TO PAD USING EPOXY ANCHOR BOLTS OR EXPANSION ANCHORS, UTILIZE ALL MOUNTING HOLES IN BOTTOM OF GENERATOR ASSEMBLY.
- 5) CONTRACTOR TO INSTALL E-STOP (SUPPLIED WITH GENERATOR) ON THE GENERATOR ENCLOSURE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS/REQUIREMENTS AND THE N.E.C. CONNECT TO GENERATOR CONTROL PANEL AS REQUIRED TO SHUT DOWN ENGINE UPON ACTIVATION.
- 6) SEAL ANY GAPS BETWEEN GENERATOR ASSEMBLY AND PAD WITH EXTERIOR POLYURETHANE SEALANT, AND FILL OPENINGS IN PAD WITH CONCRETE UPON INSTALLATION OF CONDUITS.
- 7) IT HAS BEEN ASSUMED THAT THE EXISTING NATIVE SOILS AT THE SITE MINIMALLY CONFORM TO IBC CODE - TABLE 1806.2, CLASS OF MATERIALS #5: CLAY, SANDY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH) WITH AN ALLOWABLE VERTICAL BEARING PRESSURE OF 1500 PSF (MINIMUM).
- 8) IF POOR SOILS OR UNCONTROLLED FILL OR WORSE ARE FOUND, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM DESIGN 1 OF THE SITE CONDITIONS FOR FURTHER REVIEW.
- 9) THE PAD IS NOT FROST-PROTECTED AND IS SUBJECT TO FREEZE/THAW MOVEMENT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO PROVIDE FLEXIBLE CONNECTIONS AND/OR OTHER MEANS TO PREVENT ANY DAMAGE TO THE GENERATOR AND ITS COMPONENTS FROM THE MOVEMENT.
- 10) CONCRETE AND REBAR SHALL CONFORM TO THE FOLLOWING CHARACTERISTICS:
 - MINIMUM CONCRETE f'_c = 4,500 PSI, AIR-ENTRAINED.
 - REBAR F_y = 60 KSI.
- 11) TOP SURFACE OF PAD TO BE WITHIN A FLATNESS OF 1/8".

PREPARED FOR:



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PROJECT
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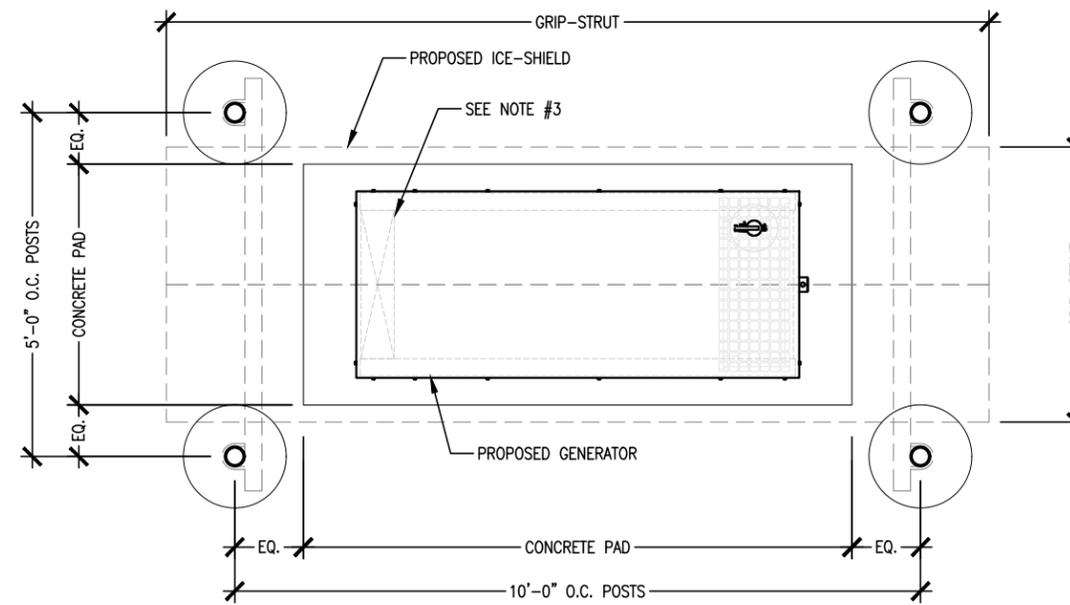
US-MN-5482
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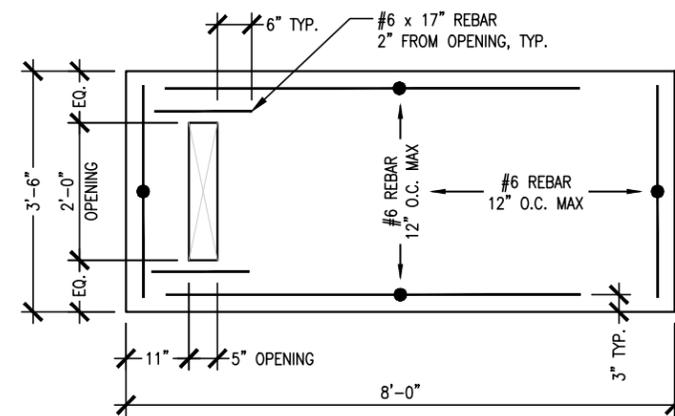
SHEET CONTENTS:
 GENERATOR DETAILS,
 STANDARD TANK

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

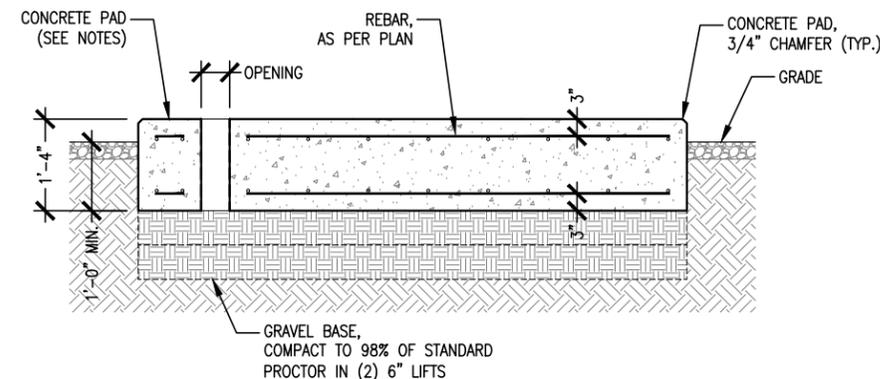
VZW A-5



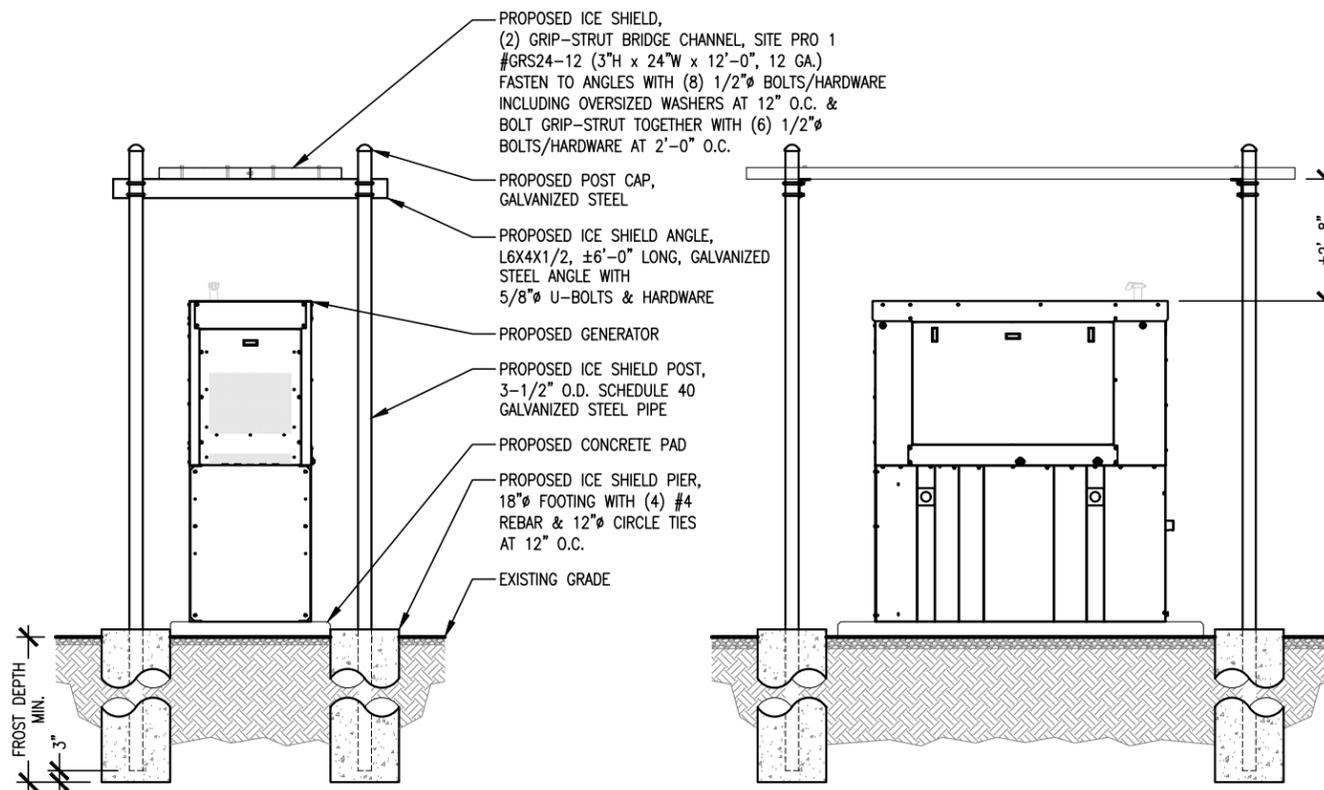
2 GENERATOR ASSEMBLY PLAN
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE 0 1'-4" 2'-8"



3 CONCRETE PAD PLAN
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE 0 1'-4" 2'-8"



4 CONCRETE PAD SECTION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE 0 1'-4" 2'-8"



1 GENERATOR ASSEMBLY ELEVATIONS
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE 0 2' 4'

NOTES:
 1. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE INSTALLATION OF ALL GROUNDING MEETS THE VERIZON NETWORK STANDARD NUMBERS "NSTD46" DOCUMENTS TITLES "CELL SITE AND MICROWAVE RADIO STATION PROTECTION - ENGINEERING CONSIDERATIONS".
 2. PROPOSED EQUIPMENT & EQUIPMENT CABINETS TO BE GROUNDED PER MANUFACTURER'S SPECS AND ATTACHED TO MAIN BUSS BAR.
 3. SEE SHEET G-1 FOR ADDITIONAL NOTES.

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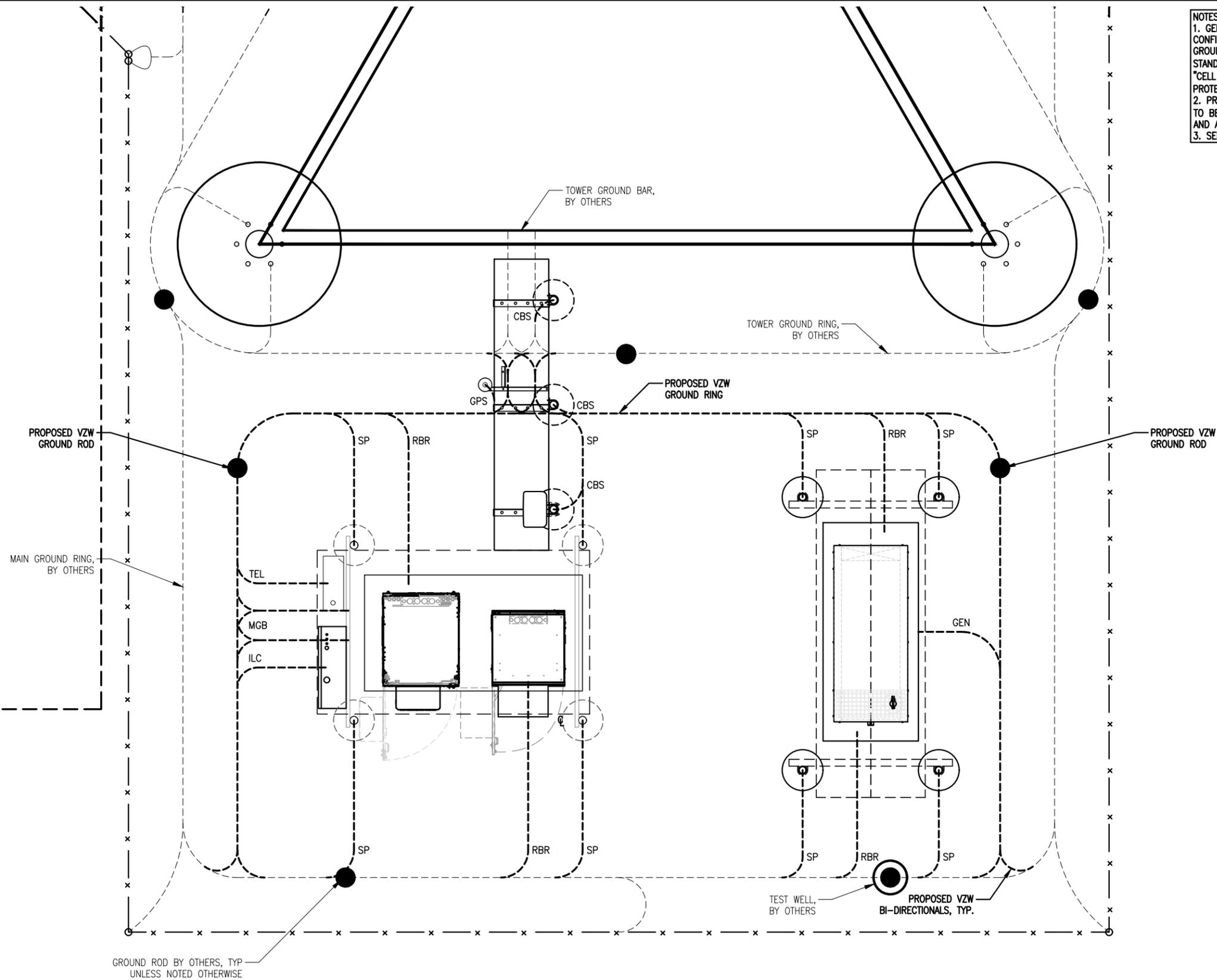
PROJECT
 US-MN-5482
 FUZE ID: 2587713

US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
 ELYSIAN, MN 56028

SHEET CONTENTS:
 GROUNDING PLAN

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25



GROUND ROD BY OTHERS, TYP
 UNLESS NOTED OTHERWISE

1 GROUNDING PLAN
 SCALE: NTS



VZW G-1

PREPARED FOR:

verticalbridge

THE TOWERS, LLC
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DESIGN 1

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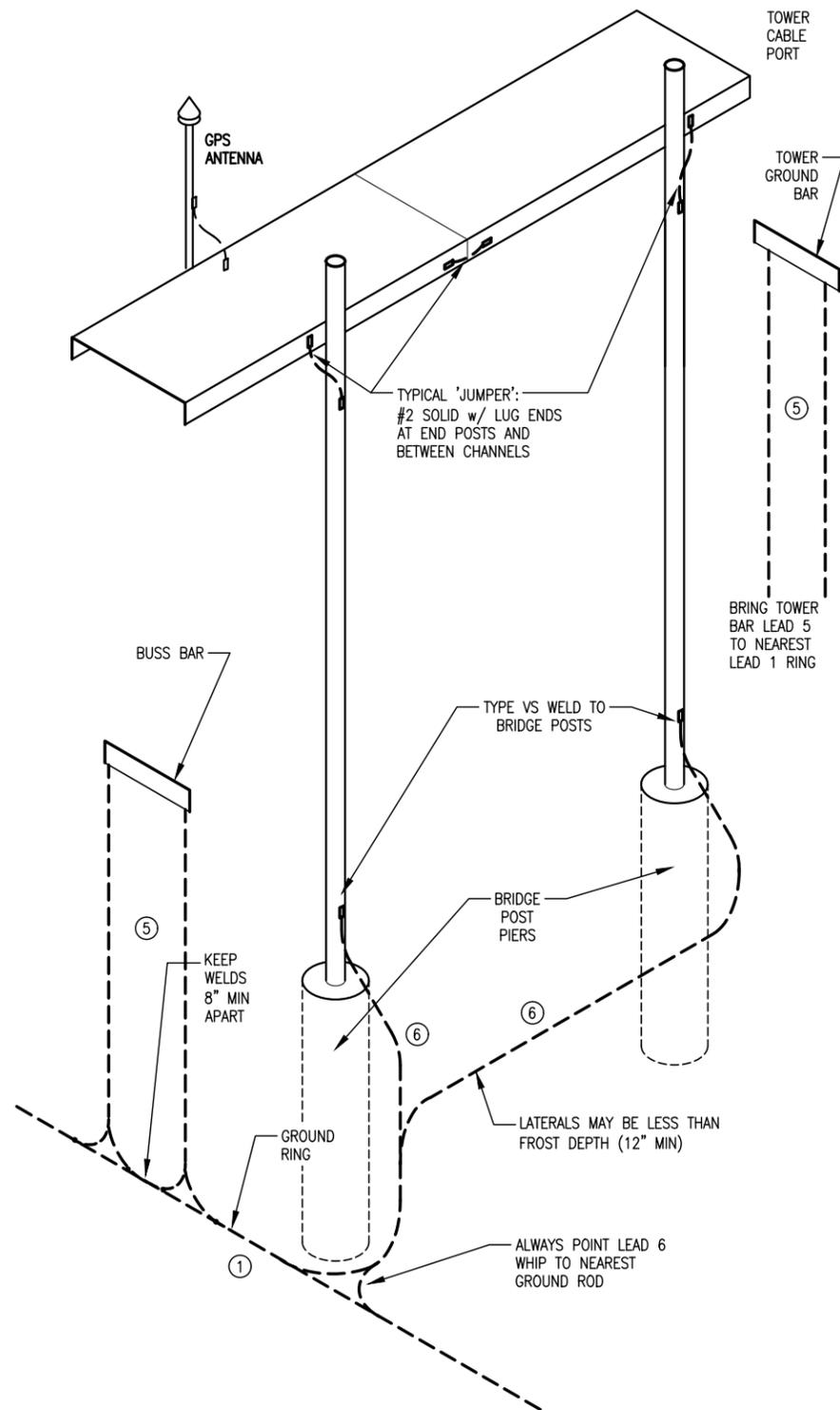
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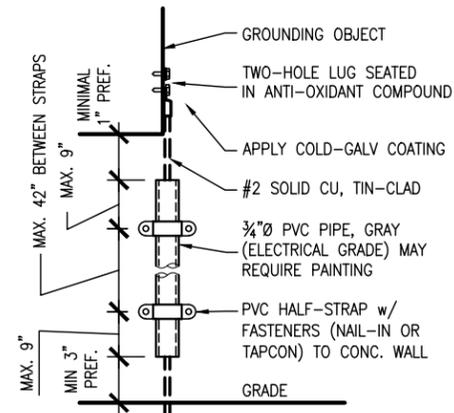
SHEET CONTENTS:
 GROUNDING DETAILS

DRAWN BY: TLS
 CHECKED BY: SJD
 REV. G 10-30-25
 REV. H 12-12-25

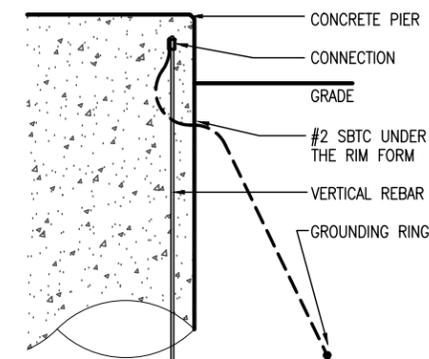
VZW G-2



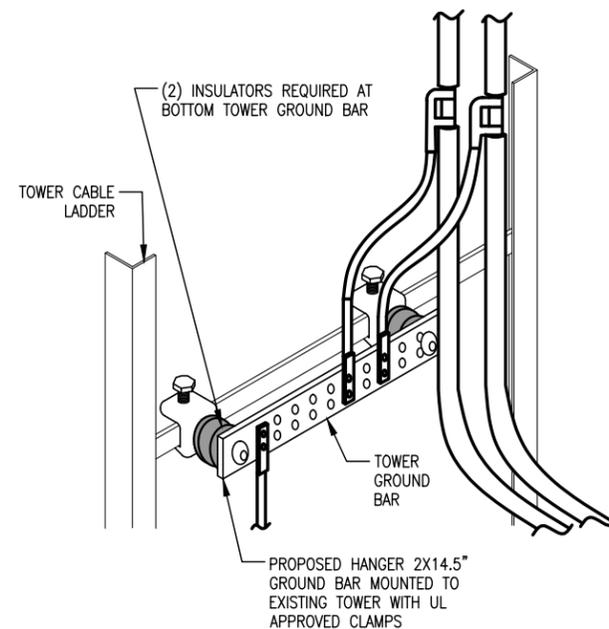
1 TYPICAL CABLE BRIDGE GROUNDING DETAIL
 SCALE: NONE



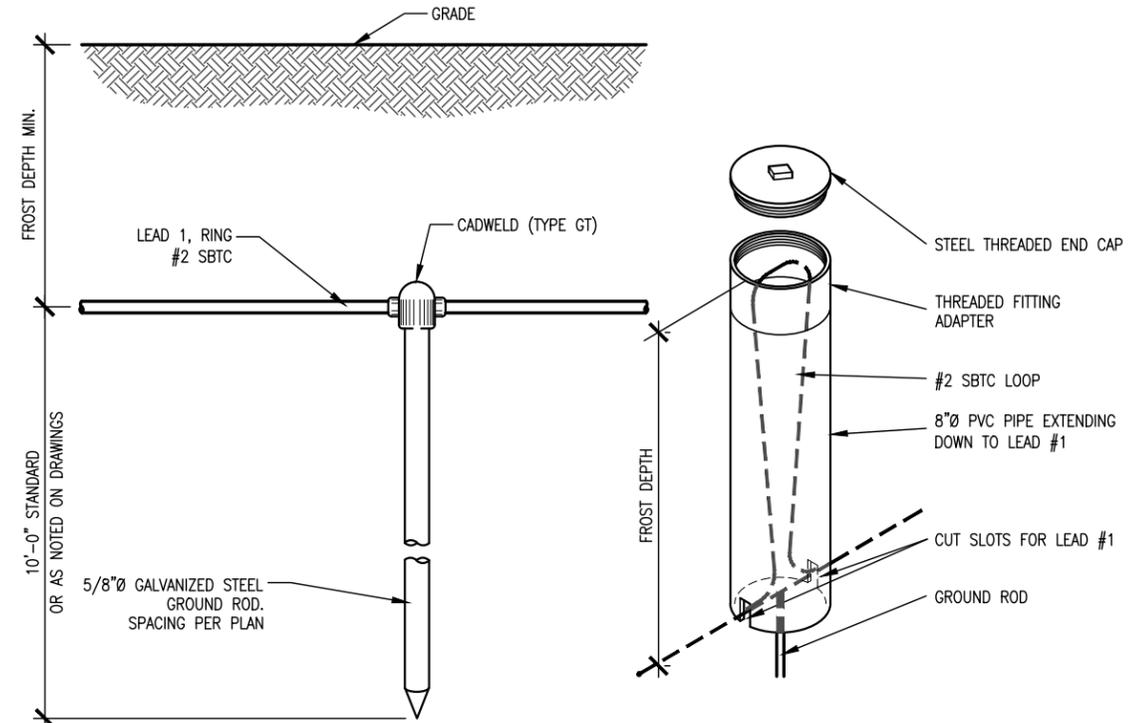
4 CONDUIT DETAIL
 SCALE: NONE



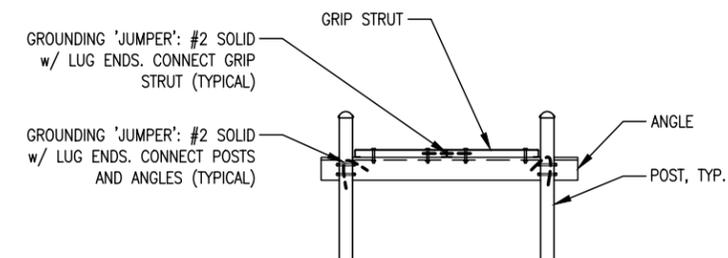
3 REBAR GROUNDING DETAIL
 SCALE: NONE



2 TOWER GROUND BAR DETAIL
 SCALE: NONE



5 GROUND RING & ROD DETAIL
 SCALE: NONE



6 TYPICAL ICE SHIELD GROUNDING DETAILS
 SCALE: NONE

POWER DESIGN NOTES:

POWER TO BE INSTALLED PER UTILITY COORDINATION REPORT.

SEE SHEET G-1 FOR ADDITIONAL NOTES.

PREPARED FOR:



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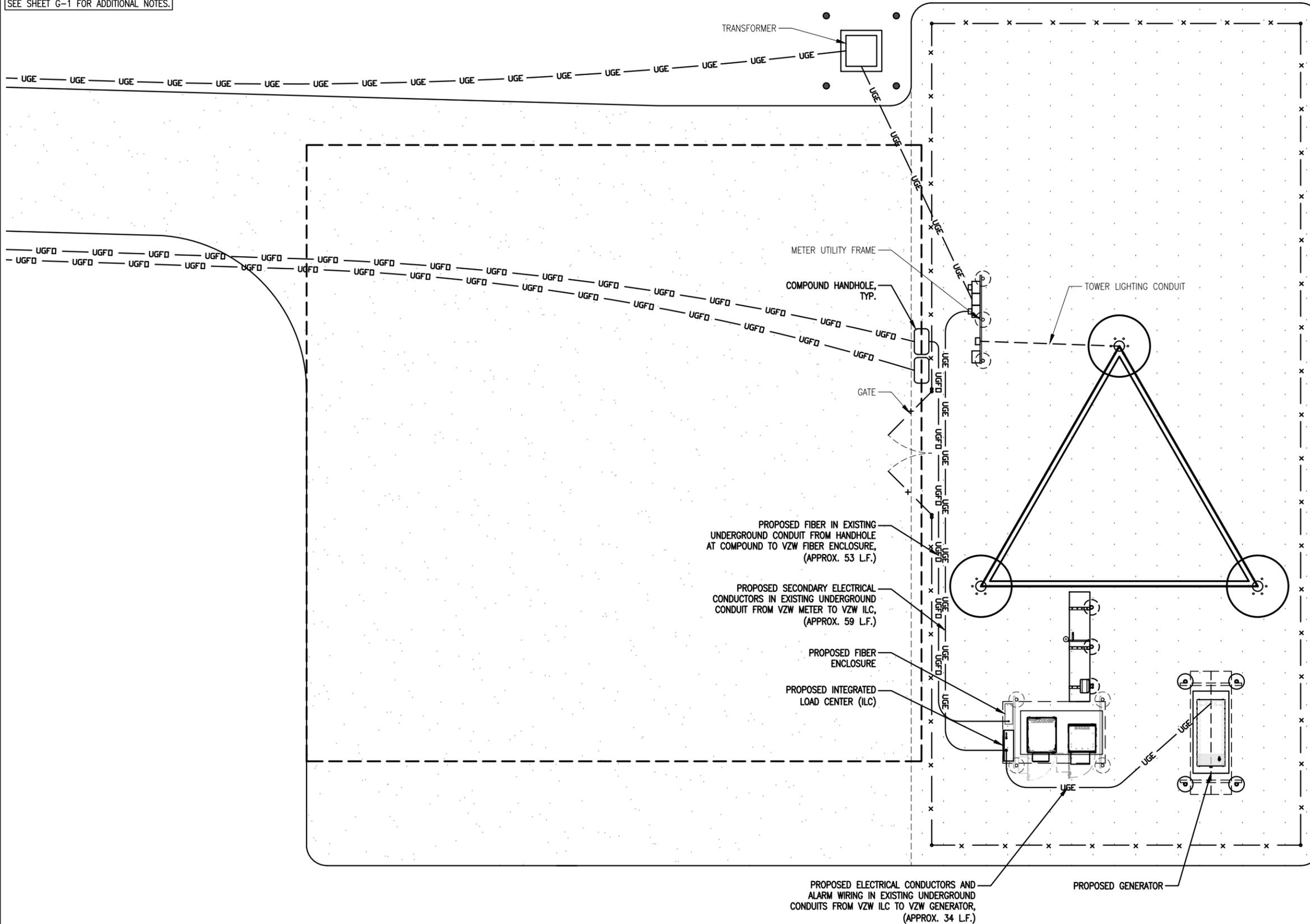
US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
ELYSIAN, MN 56028

SHEET CONTENTS:
VZW UTILITY PLAN

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

VZW U-1



1 SITE UTILITY PLAN
SCALE: 1" = 10'-0"



PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



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

PROJECT
US-MN-5482
FUZE ID: 2587713

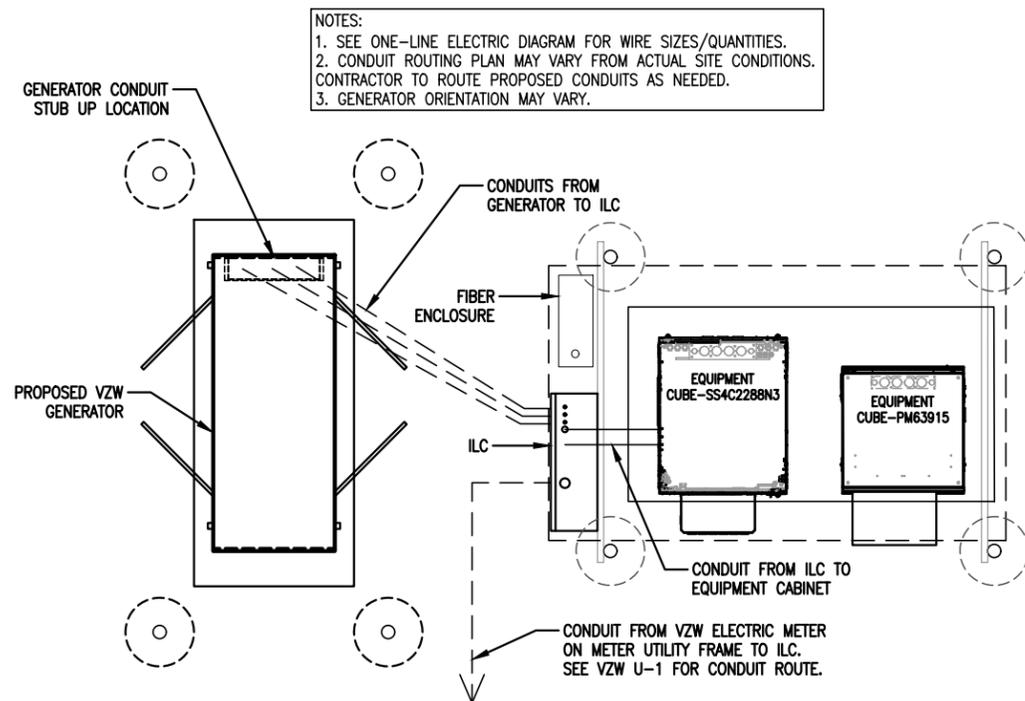
US-MN-5482
LAKE
JEFFERSON

47851 241ST AVE
ELYSIAN, MN 56028

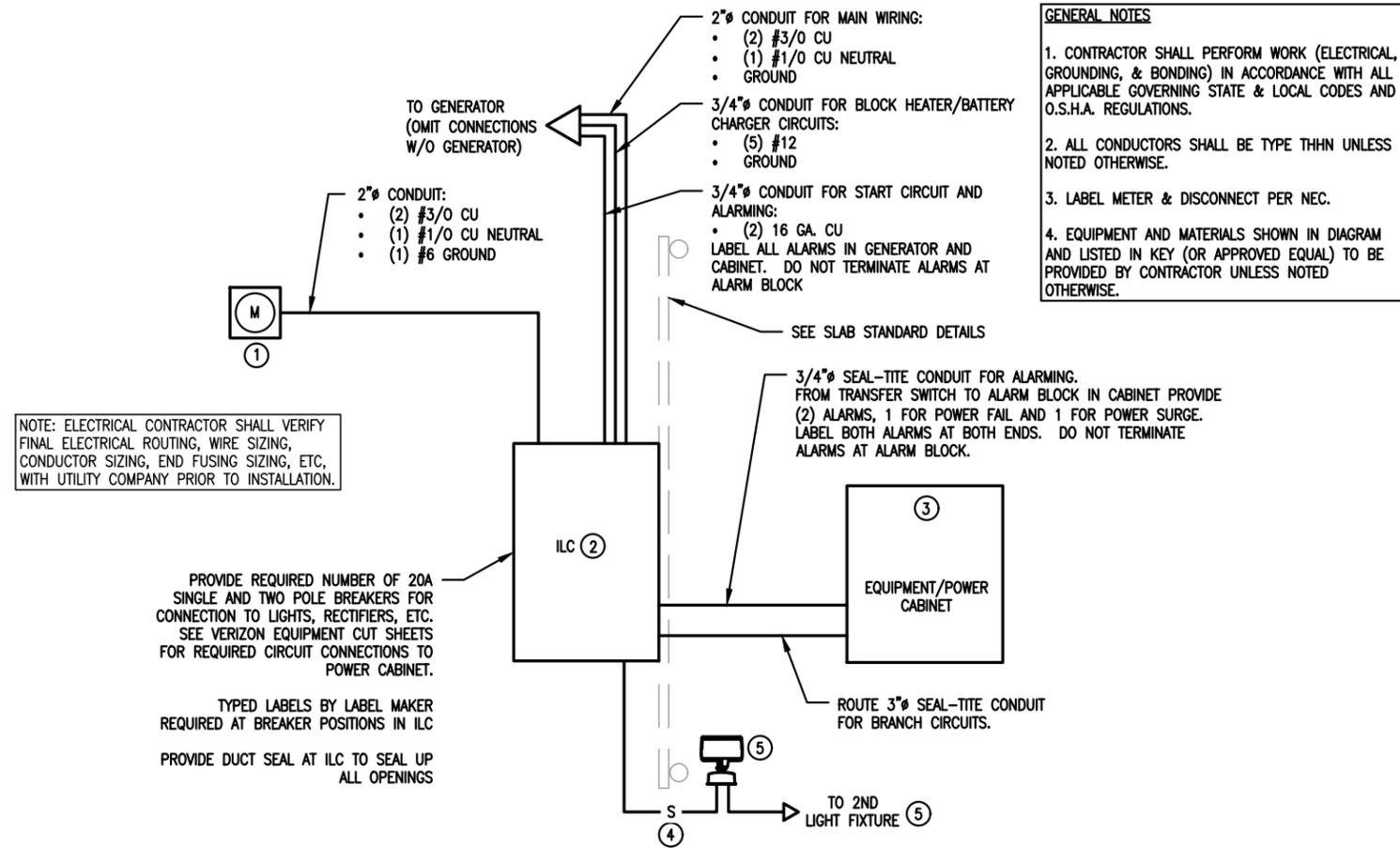
SHEET CONTENTS:
CONDUIT ROUTING PLAN
ONE-LINE ELECTRIC DIAGRAM

DRAWN BY: TLS
CHECKED BY: SJD
REV. G 10-30-25
REV. H 12-12-25

VZW U-2



1 CONDUIT ROUTING PLAN
SCALE: 1/4" = 1'-0"



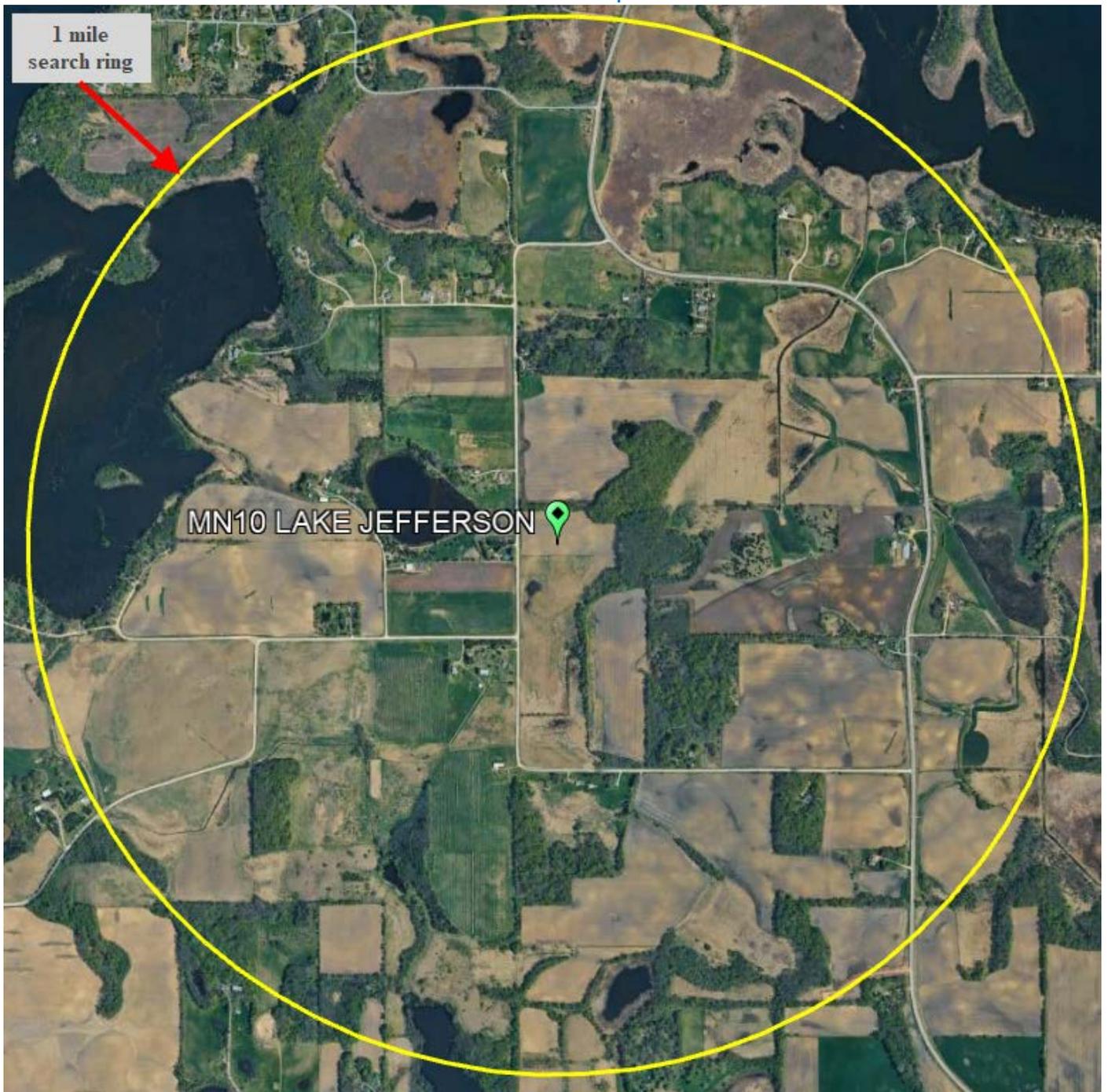
GENERAL NOTES

- CONTRACTOR SHALL PERFORM WORK (ELECTRICAL, GROUNDING, & BONDING) IN ACCORDANCE WITH ALL APPLICABLE GOVERNING STATE & LOCAL CODES AND O.S.H.A. REGULATIONS.
- ALL CONDUCTORS SHALL BE TYPE THHN UNLESS NOTED OTHERWISE.
- LABEL METER & DISCONNECT PER NEC.
- EQUIPMENT AND MATERIALS SHOWN IN DIAGRAM AND LISTED IN KEY (OR APPROVED EQUAL) TO BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE.

ELECTRICAL EQUIPMENT LIST & KEY				
KEY NOTE	ALT.	MANUFACTURER PART NUMBER	MANUFACTURER	DESCRIPTION
①	-	-	-	UTILITY CO. APPROVED 200A METER WITH MCB/DISCONNECT
②	GEN.	AA300G-1PH-42-3R	ASCO POWER TECHNOLOGIES	D300L SERIES, SINGLE PHASE, 200A POWER TRANSFER LOAD CENTER (PROVIDED BY VERIZON)
	W/O GEN.	AA300G-1PH-3RGC		D300L SERIES, SINGLE PHASE, 200A POWER TRANSFER LOAD CENTER W/CAM-LOK (PROVIDED BY VERIZON)
③	-	-	-	PUNCH DOWN ALARM TERMINAL BLOCK (LOCATED WITHIN EQUIPMENT)
④	-	E357	DAYTON	LIGHT FIXTURE CONTROL & WEATHERPROOF CASING
⑤	-	OLFL PE 14 BZ	LITHONIA	OUTDOOR INTEGRATED LED FLOOD LIGHT FIXTURE - MOUNT PER STANDARD DETAILS

2 ONE-LINE ELECTRIC DIAGRAM
SCALE: NONE

Search Radius Map



There are no existing telecommunications towers within 1 mile search radius.

**ENVIRONMENTAL SERVICES**

Address: 88 South Park Avenue, Le Center MN 56057

Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us**Le Sueur County Erosion Prevention and Sediment Control Plan**

OWNER / CONTRACTOR			
Owner's Name: Randall L Roemhildt C/O Justin Gartner, Buell Consulting, Inc	Email: [REDACTED]	Phone #: 507-327-2329	
Address: 9973 Valley View Rd	City: Eden Prairie	State: MN	Zip: 55344
Contractor's Name: TBD	Email:	Phone #:	
Address:	City:	State:	Zip:
SITE LOCATION			
Site Address: 47851 241ST AVE, ELYSIAN, MN 56028			
Subdivision:	Parcel ID: 04.008.7700		
Project Purpose:	Construction of a 250' self-support communications tower.		
Estimated Start Date: 4/1/2026	Estimated Completion Date: 4/30/2026		
COUNTY USE ONLY			
Environmental Services Approval:		Date:	
Permit Number:	Inspection Date:		

Statement of Compliance

The property owner and the contractor conducting work on the site are both responsible for all the construction activities that occur on the site. By signing this document both parties are responsible for the installation and maintenance of all erosion and sediment control BMPs to ensure that sediment, soil, and debris does not leave the construction site. This includes but is not limited to tracking of soil /mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways, lakes, streams, drainage ditches, or onto neighboring property. If sediment, soil/mud and/or debris leaves the site, both parties are responsible for the immediate clean up and all costs and fines associated with it. Both parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed. Permits can be closed only after full restoration is complete. **Both the property owner and contractor signatures are required.**

Landowner Signature: 	Date: 12-10-25
Contractor/Applicant Signature:	Date: 12/15/2025



ENVIRONMENTAL SERVICES

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Erosion Prevention and Sediment Control Narrative

A) Attach full description of your project and type of foundation/disturbance. (ex: constructing a 1,500 sq ft house w/full basement; constructing an attached 20 ft by 20 ft garage; constructing a 50 ft by 14 ft driveway, and constructing a 10 ft by 10 ft patio, etc.).

B) How much land are you disturbing?

Total (Square Feet):		
Are you importing/exporting any fill? Yes No	Amount of Grading, Excavating, and Filling Activities (Cubic Yards):	

C) Describe the slope of the land and slope of the adjacent land.

D) List all temporary erosion prevention and sediment control measures you intend to use and when you will be installing them. Show their proposed location in an attached drawing. [At a MINIMUM, you must have perimeter control such as silt fence and washing rock construction entrance.] Also, show and protect stockpiles.

E) Final Stabilization. Date you will sod, or seed & mulch, or otherwise establish vegetation on the disturbed area.

Method:	
Target Date:	

F) If the site is not vegetated before snow cover, describe below your selected winter-over protection methods.



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Le Sueur County Erosion Prevention and Sediment Control Plan Guidelines

Violations of Erosion Prevention and Sediment Control Plan

Upon notice of violation, the contractor or landowner shall respond within 48 hours with sufficient personnel, equipment, and materials and conduct the required corrective work. Violation are subject to an **Erosion Control/Job Site Re-Inspection Fee. Continued violations are subject to additional fees.**

Erosion Prevention and Sediment Control Plan (ESCP)

The Erosion Prevention and Sediment Control Plan shall be included as part of a Permit Application (ex: Zoning, Septic, IUP, Variance, LAP). The Erosion Prevention and Sediment Control Plan shall be prepared as follows:

- Complete the attached Narrative Form or use a separate sheet. Fill in **all** areas as completely as possible.
- Complete a Site Plan showing the items listed in the Elements of Erosion Prevention and Sediment Control Plan.

*These are the absolute minimum submittal requirements for all projects. The entire permit application needs to be completed in full or it will be returned to the applicant as incomplete. Incomplete Narratives or Site Plans will be returned for additional information and will delay permit approval. **Please refer to the checklist for more guidance on what is required (pg. 4).***

Erosion and Sediment Control Methods

Control of sediment is required so that it does not migrate to an adjoining property, roadway, catch basin, or a wetland/watercourse. Examples are provided that depict some of the control methods commonly used for erosion and sediment control. Silt fence barriers and crushed rock temporary entrances are common control methods that can be effective for small projects. Additional methods, such as sediment traps and detention structures, are required for some projects and a qualified professional may need to specify the appropriate erosion and sediment control methods.

Activities Exempt from the Ordinance

Minor land disturbing activities are exempt such as: home gardens, utility work, or harvesting of agricultural, horticultural, and silviculture crops. There may be additional circumstances that fall under the exemption but require staff approval.

* All projects regardless of area disturbed, are required to fill out the Erosion Prevention and Sediment Control Plan. Additionally, all projects regardless of area disturbed, will be inspected for compliance with the approved Erosion Prevention and Sediment Control Plan.*

* If county staff determines that the proposed development is in a vulnerable area (steep slopes, erodible soils, adjacent to sensitive areas, etc.) and may cause degradation of the surface or ground waters, additional measures may be required.*

NOTE: The MPCA Stormwater Permit for Construction Activity (General Permit Authorization to Discharge Stormwater Associated with Construction Activity under the National Pollutant Discharge Elimination) must be completed in addition to this permit for any construction activity disturbing:

- one acre or more of soil.
- less than one acre of soil, if that activity is part of a larger "common plan of development or sale" that covers more than one acre.
- See the following link for information regarding the MPCA Construction Stormwater Permit:
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>.



ENVIRONMENTAL SERVICES

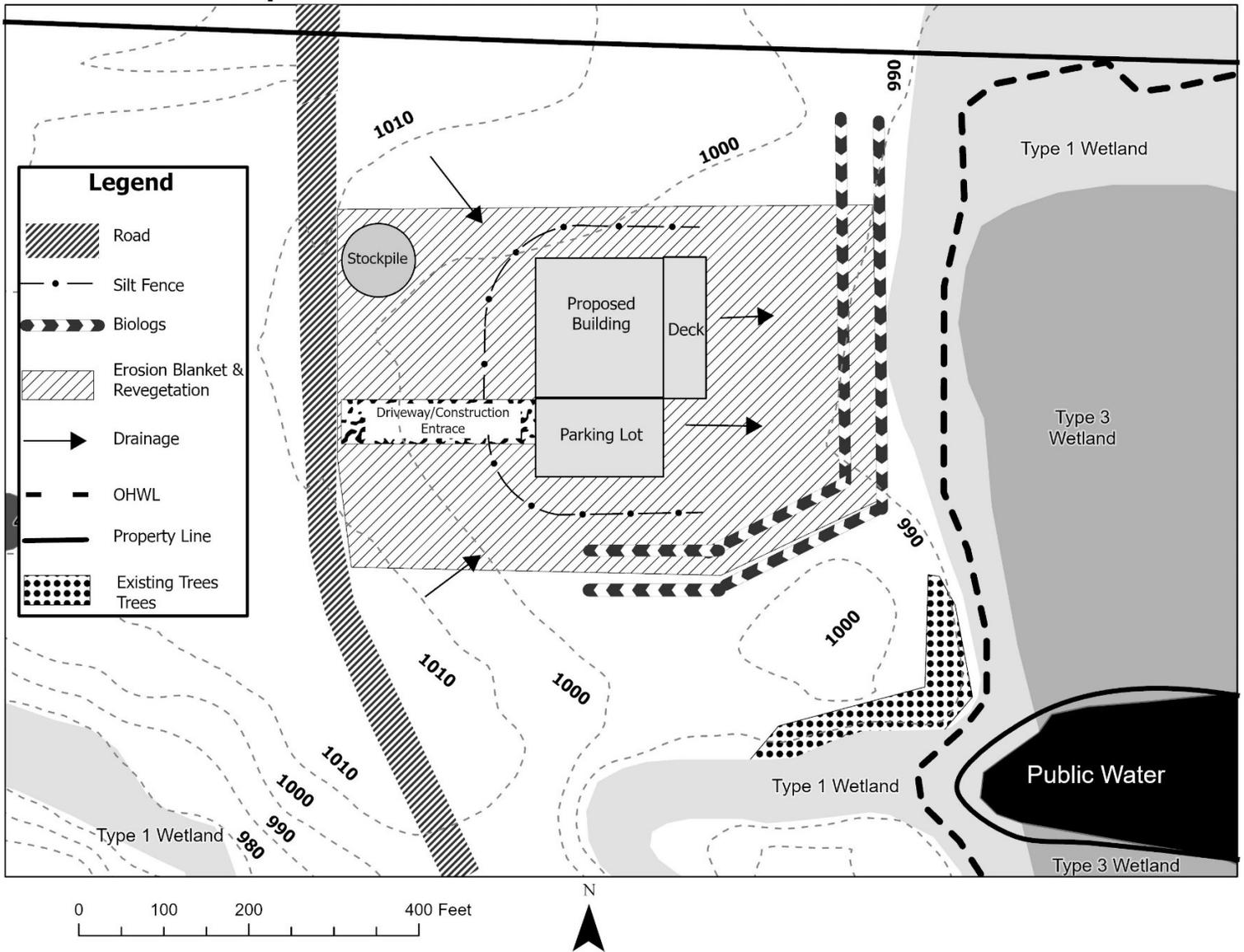
Address: 88 South Park Avenue, Le Center MN 56057

Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

ELEMENTS OF EROSION & SEDIMENT CONTROL PLAN (ESCP) CHECKLIST

ESCP PROJECT NARRATIVE	SITE PLAN REQUIREMENTS	STAFF CRITERIA TO CONSIDER (IN ADDITION TO NARRATIVE & SITE PLAN)
<input type="checkbox"/> Project Description	<input type="checkbox"/> Location Map	<input type="checkbox"/> Zoning District
<input type="checkbox"/> Existing Site Conditions	<input type="checkbox"/> Location of Temporary Erosion Prevention & Sediment Control Practices	<input type="checkbox"/> Existing & Proposed Contours
<input type="checkbox"/> Phasing of Construction	<input type="checkbox"/> Stockpile Location(s)	<input type="checkbox"/> Soil Types & Description
<input type="checkbox"/> Critical Areas Identified	<input type="checkbox"/> Location of Well	<input type="checkbox"/> Critical Erosion Areas
<input type="checkbox"/> Adjacent areas affected by project	<input type="checkbox"/> Location of Septic	<input type="checkbox"/> Setbacks
<input type="checkbox"/> Temporary Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Location of Structures	<input type="checkbox"/> Elevations & Grades
<input type="checkbox"/> Maintenance schedule for Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Any creeks, ditches, streams, rivers, lakes, wetlands, bluffs, other sensitive features within 200 feet	<input type="checkbox"/> Location of Other Best Management Practices (if applicable)
<input type="checkbox"/> Permanent Stabilization Measures	<input type="checkbox"/> Existing Vegetation-trees, shrubs, grasses, wetlands	
<input type="checkbox"/> Stormwater management considerations	<input type="checkbox"/> Property Boundaries & Lot Lines	
<input type="checkbox"/> Calculations	<input type="checkbox"/> North Arrow & Scale	
<input type="checkbox"/> Working in or crossing water bodies (if applicable)	<input type="checkbox"/> Construction Access Route	
<input type="checkbox"/> Project Access	<input type="checkbox"/> Contours	
<input type="checkbox"/> Responsible Party name, address, and phone number	<input type="checkbox"/> Pre and Post Drainage	
<input type="checkbox"/> Weather & Time of Year	<input type="checkbox"/> Easements (if applicable)	
<input type="checkbox"/> Additional Information		

Example of Erosion Prevention & Sediment Control Site Plan





ENVIRONMENTAL SERVICES

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GENERAL NOTES FOR EROSION CONTROL

MULCH

- Install in order to prevent bare soil exposure and stabilize soils when not actively grading.
- Mulch must be free of noxious weeds and invasive species.
- Recommended to be anchored with tackifying agent or disk to reduce movement and maintenance.
- Inspect often and maintain.

STRAW BALES, SILT FENCE, and BIO-ROLLS

- Put up before any other work is done.
- Install on downslope side(s) of site with ends extended up slope a short distance.
- Place parallel to the contour of the land to allow water to pond behind the fence.
- Entrench 4 inches deep.
- Stake (every 3 feet minimum).
- Leave no gaps (overlap if necessary).
- Inspect often and maintain.
- Remove sediment when deposits reach halfway up fence, bale, or roll.
- Duplicative measures are needed near sensitive features (ex: lake, stream, ditch, bluff, steep slope, wetland).

ROCK CONSTRUCTION ENTRANCE

- Install single construction access using crushed rock (1 ½ "to 3 ") to prevent tracking of soils off project site.
- Put rock 6 inches deep and 14 feet wide. Length will vary but must be distance from access to project area.
- Maintain rock access through project end.
- All vehicles use rock entrance.
- Remove rock entrance and restore area once project(s) completed.

SEDIMENT CLEANUP

- By the end of each workday, sweep/scrape up soil tracked on roads, alley, and sidewalk.
- After a storm, clean up soil washed off site onto sidewalks, streets, alleys.

REVEGETATION

- Seed or sod disturbed area as soon as project is completed.
- Hydroseeding is very effective on steep slopes.
- Le Sueur County Ordinance requires that **all exposed soil must be covered within 24 hours!**

PRESERVING EXISTING VEGETATION

- Preserve existing trees, shrubs, sod, as much as possible.
- Removal of existing vegetation may require replacement.

WARNING! Extra measures may be needed if your site has:

- Areas with highly erodible soils.
- Areas within 300 feet of a river or stream or within 1,000 feet of a lake.
- Areas that are steeply sloped.
- Areas that receive stormwater or runoff from adjacent land.
- Areas located near any other sensitive features (ex: bluffs, wetlands, etc.).

Permits are valid for one year. Full restoration must be complete prior to the expiration date of the permit. For more information on appropriate measures for your site, please call the Le Sueur County Environmental Services Department at 507-357-8538.



December 10, 2025

**Le Sueur County Planning and Zoning
88 South Park Ave
Le Center, MN 56057
Attn: Brad O'Malley**

**RE: Vertical Bridge; US-MN-5482 LAKE JEFFERSON; Cessation of Use
47851 241st Ave
Elysian, MN 56028
Le Sueur County**

Dear Brad O'Malley,

Please accept this letter as a supplement to the conditional use application being submitted for the proposed telecommunication site at the above-referenced location, as shown in the accompanying submittal drawings for your review.

As discussed with your office by our agent, Justin Gartner with Buell Consulting, Vertical Bridge proposes to construct a new tower at the coordinates noted in the application materials.

In accordance with the Le Sueur County zoning code, applicants are required to submit a cessation of use acknowledgement letter in the event that a tower site remains inactive. By way of this letter, and Landlord agreement, Vertical Bridge affirms its agreement to comply fully with this requirement if the site is inactive for a period of 90 days.

We appreciate your consideration of this application and look forward to working with you throughout the review process. Please feel free to contact me with any questions or concerns.

Sincerely,

**Edward Davis
Project Manager**

Vertical Bridge
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444
O: 561.406.4092



December 10, 2025

**Le Sueur County
Planning and Zoning
ATTN: Brad O'Malley
88 South Park Ave
Le Center, MN 56057**

Re: Written Statement demonstrating the wireless support structure/facility allows co-location of additional future tenants

Address: 47851 241st Ave, Elysian, MN 56028

Parcel #: 04.008.7700

Site Name: LAKE JEFFERSON

Site ID: US-MN-5482

Site Number: 2587713

Dear Brad O'Malley,

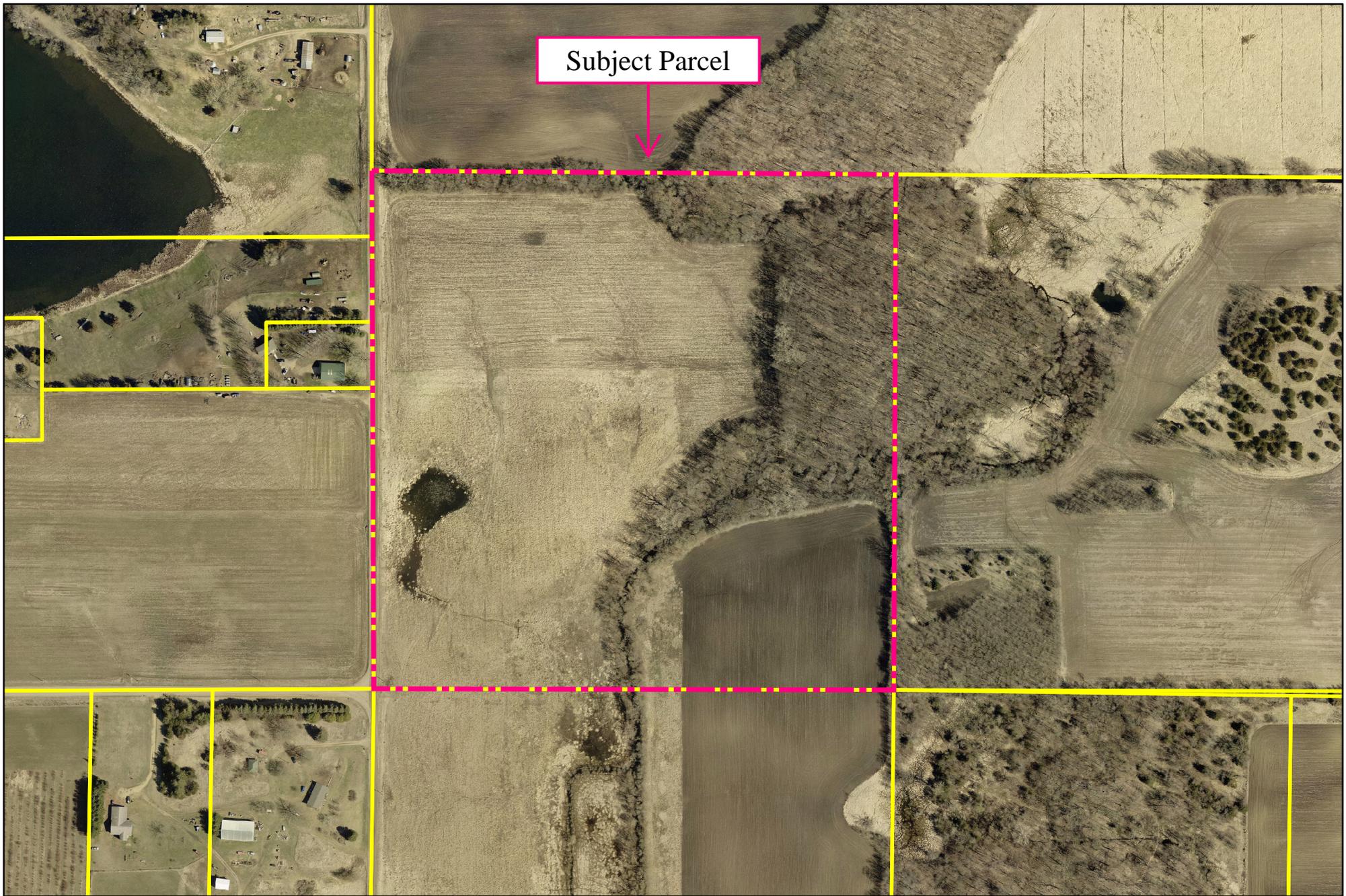
Buell Consulting, Inc., as Agent to The Towers, LLC, AKA Vertical Bridge VBTS, LLC. has submitted the Le Sueur County Conditional Use Permit Zoning Application for the Construction of New Wireless Service Support Structure, Facilities at the above-mentioned location.

The Towers, LLC, AKA Vertical Bridge VBTS, LLC. confirms the wireless support structure/facility are designed to allow for co-location of additional future tenants. The Towers, LLC, AKA Vertical Bridge VBTS, LLC. also confirms the lease agreement by and between the lessor and lessee does not preclude the lessee from entering into leases on the site with other provider(s) and no other lease provision shall operate as a bar to co-location of other providers. Please accept this Written Statement fulfilling the plan review requirements.

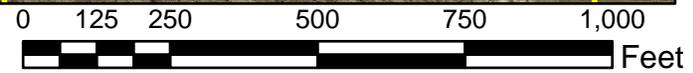
Hereby submitted this 10th day of December 2025

A handwritten signature in blue ink, appearing to read 'John L. Stevens', is written over the typed name.

John Stevens
Vice President, Development



Subject Parcel



Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances. *The maps are date specific and are intended for use only at the published scale. *These maps should not be used for navigational, engineering, legal, or any other site-specific use.



LE SUEUR COUNTY
ENVIRONMENTAL SERVICES
507-357-8538

Photo dated April/May 2025

Created By: BOM

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet