Dykema Gossett PLLC
2300 Cabot Drive
Suite 505
Lisle, IL 60532
WWW.DYKEMA.COM
Tel: (630) 245-0400
Fax: (630) 245-0140

Bruce L. Goldsmith
Direct Dial: (630) 577-2811
Direct Fax: (855) 261-8765
Email: BGoldsmith@dykema.com

June 26, 2023

VIA FEDERAL EXPRESS

Nicholas V. Alfonso
Asst. State's Attorney
DuPage County State's Attorney Civil Division
503 N. County Farm Road
Wheaton, IL 60187

Re: VB BTS II, LLC vs. Bloomingdale Township and County of DuPage, DuPage County Case No. 2022 MR 752

Dear Mr. Alfonso:

On two occasions we have tried to have the County review our client's request to have the County apply its Exception to the requirement of a separate access permit from Bloomingdale Township before the County would reissue the necessary building permit. We are now submitting a third request based on your last letter on this subject. The latest request is attached.

You have rejected these attempts on behalf of the County by e-mail without ever having the person in authority (Mr. Hoss, we believe) formally respond. On the assumption that you will not let Vertical Bridge start an appeal to the Board Committee without an additional submittal based on your last e-mail, even though this seems punitive, we are submitting the following:

1. A new letter addressed to Mr. Hoss and the Board committee chair.

2. A re-application which includes the original application.

3. The building permit package, which is basically identical to the original submission that was approved except that: (1) The survey corrects the Easement area to show that MSVL owns it and is consistent with the County's GIS map; and (2) the construction access road is asphalt instead of crushed stone as directed by the County in consultation with the Fire Protection District.

4. Evidence that the approved $7500 bond was posted.

5. Affidavits as required by the Exception.

As we anticipate another rejection of this request without a formal decision, please treat this letter as an appeal to the Board Committee regardless of whether it is an outright rejection or if we get a formal rejection. Given that there is currently a stop work notice based on the Township's position and the County has now recognized that the Township does not own the Easement, our client is requesting that the original permit be reissued.

You have also asserted based on the Highway Code that the Township controls the grass area next to the paved road. As you will see from our filings in the case yesterday, MSVL owns this area as there has never been a public dedication of the two roads to the Township. For this reason, Vertical Bridge's Lease with MSVL gives it the right to extend its construction access road to the pavement of the public roadways. Moreover, the County has as much right to access the paved area as MSVL as rights of way permit other governmental entities and utilities to have access and use. The Township's original approval was perfunctory and the County has simply, up to now, allowed the Township to use petty political actions to compromise our client's rights.

Very truly yours,

Dykema Gossett PLLC

Bruce L. Goldsmith

Enclosures

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Direct Dial: (630) 577-2811
Direct Fax: (855) 261-8765
Email: BGoldsmith@dykema.com

June 26, 2023

VIA FEDERAL EXPRESS TO NICHOLAS ALFONSO, ASSISTANT STATE'S ATTORNEY

Paul Hoss
Planning and Zoning Administration Coordinator
c/o Nicholas V. Alfonso
Asst. State's Attorney
DuPage County State's Attorney Civil Division
503 N. County Farm Road
Wheaton, IL 60187

Sam Tornatore
Development Committee Chairman
c/o Nicholas V. Alfonso
Asst. State's Attorney
DuPage County State's Attorney Civil Division
503 N. County Farm Road
Wheaton, IL 60187

Re: Notice of and Application for Appeal of County's Rejection of Vertical Bridge's May 1, 2023 Demand for Building Permit
Owner: Medinah Spring Valley
Address: 9 Spring Valley Dr., Medinah

Dear Mr. Hoss and Mr. Tornatore:

Our client, Vertical Bridge Development LLC ("Vertical Bridge"), is hereby appealing the rejection of VTB's May 1, 2023 request for a building permit pursuant to Section 8-112.6's Exception received by email from Nicholas Alfonso on May 11, 2023 (a copy of this email is attached as Exhibit A) and the rejection of the May 30th appeal that was also sent to your attention via Mr. Alfonso. In support of its appeal:

(1) Vertical Bridge has delivered two checks to the Township totaling $7500, representing the current "Approved Bond" pursuant to the Township's Final Administrative Decision (a copy of the letter to Sean Conway is attached).

(2) The Affidavit of Johnny R. Crawford, Executive Vice President of Development of Vertical Bridge REIT, LLC, confirms the processing of the $7000 check for the Approved Bond to be added to the $500 submitted with the March 3, 2023 reapplication to the Township.

(3) The Affidavit of Kenneth C. Baumgardt, a licensed engineer employed by Edge Consulting, Inc. ("Edge") and the lead engineer on the Project, confirming that the Access Road will be constructed with an asphalt surface.

(4) Updated plans that are the same as the original plans except for a correction of the survey to note that the "66' easement for future road" is part of Lot 171 subject to the Lease between MSVL and Vertical Bridge, consistent with the County's current GIS map.

(5) The original application to the County.

We note your counsel has indicated that the Exception requires the Owner's signature. However, the Owner is not constructing the road as may be typical in your application of the exception. Rather, our client is constructing the road and is posting the necessary bond.

Very truly yours,

Dykema Gossett PLLC

Bruce L. Goldsmith

Enclosures

From: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Sent: Thursday, May 11, 2023 12:24 PM
To: Goldsmith, Bruce L.
Subject: RE: Attached Letter now attached
Attachments: Final Administrative Decision.wExhibits.pdf

*** EXTERNAL***

Mr. Goldsmith,

The County, in its discretion under the DuPage County Code of Ordinances, Sec. 8-112.6 ("...a written notarized affidavit...may be accepted...."), hereby rejects VTB's May 1, 2023 demand for a building permit pursuant to Section 8-112.6's Exception. First, while your correspondence asserts that VTB has submitted a "$500.00 bond" to the Township, the currently "Approved Bond"—per the Township's Final Administrative Decision (attached)—is $7,500.00. Second, and much more importantly, VTB's own construction plans clearly indicate that the construction activities and the planned gravel track will "impact the access drive." Thus, the Ordinance does not permit the County to apply the exception under these circumstances (*See* DuPage Code, Sec. 8-112.6) (permitting exception to be made only, "[o]n such permits...where the proposed project will have no impact on access drives....").

Should you have any questions, please feel free to contact me.

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Sent: Monday, May 1, 2023 5:44 PM
To: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Cc: Chico, Melanie J. <mchico@dykema.com>; Perkowitz, Cathy A. <CPerkowitz@dykema.com>
Subject: RE: Attached Letter now attached

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Bruce L. Goldsmith
Senior Counsel

D 630-577-2811 • M 630-391-8202
BGoldsmith@dykema.com • dykema.com

Exhibit A

BIO VCARD

2300 Cabot Drive, Suite 505
Lisle, Illinois 60532

Dykema

From: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Sent: Monday, May 1, 2023 2:48 PM
To: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Subject: RE: Attached Letter

*** EXTERNAL***

Bruce,

Given you sent this today (5/1), can you please re-send with the proper date?

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Sent: Monday, May 1, 2023 1:20 PM
To: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Subject: Attached Letter

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Please review. Bruce

Bruce L. Goldsmith
Senior Counsel

D 630-577-2811 • M 630-391-8202
BGoldsmith@dykema.com • dykema.com

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2300 Cabot Drive, Suite 505
Lisle, Illinois 60532

Dykema

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Neither this information block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

O'Brien, Terri J.

From: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Sent: Tuesday, June 6, 2023 11:30 AM
To: Goldsmith, Bruce L.
Cc: Hoss, Paul; Tornatore, Sam; Stran, Jim
Subject: RE: Vertical Bridge litigation - VTB's Request for Appeal
Attachments: 1486_001.pdf

*** EXTERNAL***

Mr. Goldsmith,

Please accept this correspondence in response to your attached mailing, received by my office on May 31, 2023. More specifically, in response to your letter to Paul Hoss and Chair Tornatore (requesting an appeal of the County's May 11, 2023 rejection of VTB's request for building permit under the Zoning Ordinance's Sec. 8-112.6 Exception), please be advised that the Development Committee cannot take into consideration any documentation received after May 11, 2023 during an appeal of that decision—which would exclude from consideration all of the additional documentation you submitted after May 11, 2023, which was appended to your May 30, 2023 correspondence. As such, should you wish proceed to an appeal the May 11, 2023 decision, that appeal will be limited to the documents submitted by VTB on or prior to May 11, 2023.

Alternatively, should VTB wish for the County to consider the additional documentation/information contained within the attached May 30, 2023 mailing, it must submit a formal amendment to its original building permit application to the Building and Zoning Department, which contains both: (a) all documentation required by Section 8-112.6's exception, and (b) updated drawings depicting VTB's current construction plans [considering that VTB has now affirmed in the attached that the planned "access road" construction (asphalt) now differs from the plans previously submitted with VTB's original permit application (gravel)]. Once the County has received VTB's permit application amendment documentation, it will consider the amendment in due course and issue a decision, at which time VTB may then opt to appeal the result to the Development Committee based on a complete record.

Please let me know the manner in which you wish to proceed. Should you have any questions, concerns, or comments relative to this correspondence, please feel free to contact me.

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Alfonso, Nicholas
Sent: Thursday, May 18, 2023 11:20 AM
To: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Cc: Sean Conway <seanconway@bond-dickson.com>
Subject: RE: Vertical Bridge litigation

Bruce,

Correcting a mistake in the below as to the GIS mapping: based on new information I've just received this morning from county staff in the GIS/IT department, the change was made (entered) on or before February 8, 2023. With that said, however, the GIS update was not published to the GIS website until March 2, 2023.

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Alfonso, Nicholas
Sent: Wednesday, May 17, 2023 6:23 PM
To: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Subject: RE: Vertical Bridge litigation

Bruce,

On your attaached correspondence's first point, per my information, the effective date for all changes to the County's GIS maps was January 31, 2023—meaning all changes to the online GIS maps would have gone "into effect" that day. On your certiorari claim, given that no such claim has been asserted against the County, the County takes no position as to VTB's ability to supplement the record in relation to that specific claim.

Regarding your second point, the County has not "refused to adopt the exception to Sec. 8-112.6." Instead, as I explained in detail in my earlier email response (copied in below) and over the phone with you yesterday, the work proposed by VTB does not qualify for the Ordinance's exception. Specifically: (1) VTB has not submitted an "approved bond" in compliance with the Township's administrative decision; and (2) more importantly, VTB's installation of an asphalt (or gravel) access road—planned to commence at the edge of the pavement of the intersection of Spring Valley Drive and Glendale Road, continuing through the township's right of way from the pavement up to the eastern boundary of lot 171's easement (the **initial** portion of track planned to be placed *outside* the easement)—will *clearly impact* the "access drive" (defined as "The area within the Right-of-Way between the pavement edge or curb and the Right-of-Way line, used to provide ingress and egress to and from a Lot."). Based on the GIS map and VTB's own plans, the Access Drive is currently unimproved. It is immaterial that the Township's administrative decision expressed no opinion as to the "potential impact" to the access drive. Per VTB's own drawings, the Access Drive will be impacted. And based on VTB's own representations in its request for the exception, VTB has only submitted $500.00, which is $7,000.00 less than the "approved bond" required by the Township's administrative decision. Under these circumstances, State statute and County Ordinance do not allow the County to issue a building permit.

Finally, as to your last point, to my knowledge the County currently has no plans for any further changes to the relevant GIS parcel mapping. Should this change, I will be sure to let you know.

Should you have any questions, concerns, or further comments, please feel free to contact me.

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Sent: Wednesday, May 17, 2023 5:33 PM
To: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Subject: Vertical Bridge litigation

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Nick-Please see the attached. Bruce

Bruce L. Goldsmith
Senior Counsel

D 630-577-2811 • M 630-391-8202
BGoldsmith@dykema.com • dykema.com

BIO VCARD

2300 Cabot Drive, Suite 505
Lisle, Illinois 60532

Dykema

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From: Alfonso, Nicholas
Sent: Thursday, May 11, 2023 12:24 PM
To: Goldsmith, Bruce L. BGoldsmith@dykema.com
Subject: RE: Attached Letter now attached

Mr. Goldsmith,

The County, in its discretion under the DuPage County Code of Ordinances, Sec. 8-112.6 ("...a written notarized affidavit...may be accepted...."), hereby rejects VTB's May 1, 2023 demand for a building permit pursuant to Section 8-112.6's Exception. First, while your correspondence asserts that VTB has submitted a "$500.00 bond" to the Township, the currently "Approved Bond"—per the Township's Final Administrative Decision (attached)—is $7,500.00. Second, and much more importantly, VTB's own construction plans clearly indicate that the construction activities and the planned gravel track will "impact the access drive." Thus, the Ordinance does not permit the County to apply the exception under these circumstances (*See* DuPage Code, Sec. 8-112.6) (permitting exception to be made only, "[o]n such permits...where the proposed project will have no impact on access drives....").

Should you have any questions, please feel free to contact me.

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
f: 630.407.8201
e: nicholas.alfonso@dupageco.org

From: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Sent: Monday, May 1, 2023 5:44 PM
To: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Cc: Chico, Melanie J. <mchico@dykema.com>; Perkowitz, Cathy A. <CPerkowitz@dykema.com>
Subject: RE: Attached Letter now attached

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Bruce L. Goldsmith
Senior Counsel

D 630-577-2811 · M 630-391-8202
BGoldsmith@dykema.com · dykema.com

BIO **VCARD**

2300 Cabot Drive, Suite 505
Lisle, Illinois 60532

Dykema

From: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Sent: Monday, May 1, 2023 2:48 PM
To: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Subject: RE: Attached Letter

***** EXTERNAL*****

Bruce,

Given you sent this today (5/1), can you please re-send with the proper date?

Thank you,

Nicholas V. Alfonso
Assistant State's Attorney, Civil Division
DuPage County State's Attorney's Office
503 N. County Farm Road
Wheaton, IL 60187
p: 630.407.8208
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e: nicholas.alfonso@dupageco.org

From: Goldsmith, Bruce L. <BGoldsmith@dykema.com>
Sent: Monday, May 1, 2023 1:20 PM
To: Alfonso, Nicholas <Nicholas.Alfonso@dupageco.org>
Subject: Attached Letter

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Please review. Bruce

Bruce L. Goldsmith
Senior Counsel

D 630-577-2811 • M 630-391-8202
BGoldsmith@dykema.com • dykema.com

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Bruce L. Goldsmith
Direct Dial: (630) 577-2811
Direct Fax: (855) 261-8765
Email: BGoldsmith@dykema.com

May 30, 2023

Via Federal Express

Sean Conway
Bond, Dickson & Conway
400 S. Knoll Street, Unit C
Wheaton, IL 60187

Re: VB BTS II, LLC vs. Bloomingdale Township and County of DuPage, DuPage County Case No. 2022 MR 752

Dear Sean:

Enclosed is a check from Vertical Bridge to Bloomingdale Township in the amount of $7000 which, coupled with the previously submitted $500, represents the current "Approved Bond" pursuant to Township's Final Administrative Decision.

Very truly yours,

Dykema Gossett PLLC

Bruce L. Goldsmith

Enclosure

cc: Nicholas Alfonso, with copy of enclosure via email

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

VB B2, LLC
750 Park of Commerce Dr Ste 200
Boca Raton, FL 33487

Bank of America N.A.

1850
63-4/630

Date: May 25, 2023

PAY TO THE ORDER OF Bloomingdale Township

Seven Thousand and 00/100 DOLLARS

$7,000.00

Void After Ninety Days

BLOOMINGDALE TOWNSHIP
123 ROSEDALE AVE
BLOOMINGDALE IL 60108
UNITED STATES

HEAT SENSITIVE
RUB HERE TO VERIFY

Authorized Signature

VB B2, LLC

PAYEE: , Bloomingdale Township

CHECK NO: 1850
CHECK DATE: 5/25/2023

DATE	INVOICE NO.	MEMO	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
5/19/2023	IL5657-051923		7,000.00		7,000.00

DYKEMA GOSSETT PLLC
DISBURSEMENT ACCOUNT
4200 COMMERCE CT., SUITE 300
LISLE, IL 60532

2-60

Bank of America
Chicago, Illinois

1166

2-3/710 IL
OLDBL

Details on Back. Security Features Included

DATE March 14, 2023

PAY Five Hundredd and 00/100ths---------- DOLLARS $ 500.00

TO THE ORDER OF
Bloomingdale Township Road District
6N030 Rosedale Avenue
Bloomingdale, IL 60108

MP

II"

DYKEMA GOSSETT PLLC
DISBURSEMENT ACCOUNT
LISLE, IL 60532

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DATE	DESCRIPTION	AMOUNT
03/14/2023	Vertical Bridge 121815-000001 VB BTS II, LLC Entrance Permit Bond	$500.00

AE

Re-submittal

ENTRANCE PERMIT/BOND
BLOOMINGDALE TOWNSHIP
ROAD DISTRICT

NAME VB BTS II, LLC (Vertical Bridge) DATE March 3, 2023

ADDRESS 750 Park of Commerce Drive, Suite 200 PERMIT # _____

Boca Raton, Florida 33487 RESIDENTS NAME Daniel Kalina

PHONE # (561) 923-0724 CELL # (630) 946-7741

LOCATION OF ENTRANCE

ADDRESS W End Spring Valley Drive, Medinah

WORK TO BE PERFORMED Access Driveway

SPECIAL INSTRUCTIONS

- NO BRICK MAILBOXES IN R O W
- NO FILLING OF DITCHLINE AT ANY TIME
- KEEP MUD OFF OF STREET AT ALL TIMES
- WATER DISCHARGE OF ANY KIND MUST BE KEPT 6 FROM TOWNSHIP R.O.W.
- DRIVEWAYS SHALL BE PAVED FROM EDGE OF EXISTING PAVEMENT TO PROPERTY LINE PRIOR TO PAVING A MANDATORY PRE-POUR INSPECTION BY THE ROAD DISTRICT SHALL BE REQUIRED BOND WILL BE FORFEITED IF PRE-POUR INSPECTION IS NOT REQUESTED REQUESTS CAN BE MADE AT 630-529-5221 M-F 7:00 am – 3 30 pm.

A cash bond has been posted with the Road Distnct and will be *refunded less 10% processing fee* by same upon satisfactory completion of all work required as specified above. Contact the undersigned for a final inspection so that the balance of the bond can be released to you. This applies to all work other than new construction/home additions

FAILURE TO APPLY FOR A REFUND WITHIN ONE YEAR SHALL RESULT IN FORFEITURE OF SAID BOND TO THE ROAD DISTRICT PER ORDINANCE #15-03.

SIGNATURE _____

ENTRANCE BOND RECEIPT

Receipt of $_____ has been presented this date _____ to

Bloomingdale Township Road District, 6N030 Rosedale Avenue, Bloomingdale, IL 60108 #630-529-5221

SIGNATURE OF ROAD DISTRICT AUTHORITY _____

WHITE - APPLICANT **YELLOW** - BLOOMINGDALE TOWNSHIP ROAD DISTRICT **PINK** – BUILDING/ZONING

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, DUPAGE COUNTY, ILLINOIS

VB BTS II, LLC,

Plaintiff,

vs.

BLOOMINGDALE TOWNSHIP and THE COUNTY OF DUPAGE,

Defendants.

Case No.: 2022 MR 752

Hon. Judge Anne T. Hayes

AFFIDAVIT OF JOHNNY R. CRAWFORD

NOW COMES the undersigned, having been duly sworn and states as follows:

1. My name is Johnny R. Crawford and I am over 18 years of age and if called upon to testify, I can attest to the statements contained herein.

2. I am an employee of Vertical Bridge REIT, LLC with the position of Executive Vice President of Development. My responsibilities include site development oversight including for the project referenced below which is the subject matter of the above captioned litigation.

3. Vertical Bridge has leased a certain tract of land identified by Tax Parcel No 02-14-203-001, as further described on Exhibit A ("Property") of the Option and Lease Agreement, as amended, by and between Vertical Bridge and Medinah Spring Valley Lake, Inc., an Illinois corporation dated April 25, 2019 and recorded on June 27, 2019 as Document #R2019-051950 in the records of DuPage County, Illinois and first amended effective April 1, 2021 and second amended effective April 24, 2022.

4. Pursuant to its authority under the Lease, Vertical Bridge seeks to build an asphalt construction road across an unimproved grass area on the Property to connect the site for the cell tower to a public roadway at the intersection of Glendale Road and Spring Valley Drive within the Medinah Spring Valley Lake subdivision.

5. Vertical Bridge applied for a Township access permit on March 3, 2023 and posted a $500 cash bond as a prerequisite for a building permit from DuPage County. Since that time, Vertical Bridge is in the process of posting an additional $7000 consistent with the amount specified in the Township's Final Administrative Decision dated 4/12/23.

6. This affidavit is given pursuant to Section 8-112.6 of the DuPage County Building Code.

7. Vertical Bridge represents it is in the process of posting the additional $7000 bond requirement by the Township and that Vertical Bridge has not either received any delivery of construction materials nor has it commenced construction.

Further affiant sayeth not.

[signatures and acknowledgements on following page]

Name: Vertical Bridge REIT, LLC
By: Johnny R. Crawford
Its: Executive Vice President of Development

Date: May ____, 2023

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF CHARLESTON_____

I, Janelle Alexander, a Notary Public for said County and State, do hereby certify that Johnny R. Crawford personally came before me this day and acknowledged that he executed the foregoing **Affidavit, on behalf of the limited liability company.**

WITNESS my hand and official Notarial Seal, this 19 day of May, 2023.

Notary Public, Charleston County, South Carolina
Acting in Charleston, South Carolina
My Commission Expires: 8/16/2027

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, DUPAGE COUNTY, ILLINOIS

VB BTS II, LLC, Plaintiff, vs. BLOOMINGDALE TOWNSHIP and THE COUNTY OF DUPAGE, Defendants.	Case No.: 2022 MR 752 Hon. Anne T. Hayes

AFFIDAVIT OF KENNETH C. BAUMGARDT
Licensed Professional Engineer

I, Kenneth C. Baumgardt, being first duly sworn on oath states that I have personal knowledge of the following facts and, if called upon as a witness, could competently testify as follows:

1. I am an Illinois licensed engineer with over 20 years of experience and am employed by Edge Consulting Engineers, Inc ("Edge").

2. Edge was retained by Vertical Bridge as engineer to prepare plans ("Plans") for the construction of a cell tower on land owned by Medinah Spring Valley Lake, Inc. ("MSVL"), which includes building a construction road across an unimproved grass area ("Access Area") to connect the site for the cell tower ("Tower Site") to a public roadway at the intersection of Glendale Road and Spring Valley Drive within the Medinah Spring Valley Lake subdivision (the "Project").

3. I am the lead engineer on this Project and signed the Plans on January 26, 2023. The plans were prepared under my direct supervision and control.

4. As a part of the Plans, Vertical Bridge will build an access road ("Access Road") from the Tower Site to the intersection of Glendale Road and Spring Valley Drive.

5. Although the Access Road was originally designed with stone of sufficient load bearing gravel to handle heavy vehicles it is my understanding that the County, at the direction of the local fire department, indicated that the road should be constructed with an asphalt surface to handle fire trucks.

6. The Access Road is specified as asphalt on the Plans as originally approved by the County.

All opinions expressed in the Affidavit are being presented with reasonable certainty in the field of engineering and are based upon my education, training, and experience as an engineer.

Further affiant sayeth not.

Kenneth C. Baumgardt
Licensed Professional Engineer of Illinois

Subscribed and Sworn to before
me this 22 day of May, 2023.

JULIE REFF
Notary Public
State of Wisconsin

RE– APPLICATION FOR REGULATORY PERMIT (TYPE II & III)

ZONING | **NEW CONSTRUCTION/ADDITIONS/INTERIOR ALTERATIONS** | **PERMIT #**

DUPAGE COUNTY BUILDING & ZONING DEPARTMENT

DATE | 421 North County Farm Road, Wheaton, IL 60187 | **TRACKING #**

(630) 407-6700

APPLICATION IS HEREBY MADE FOR PERMISSION TO CONSTRUCT: (Please print a brief description of work to be done.)

(Please check the item that applies) ☒ Commercial ☐ Residential

Please tab to each line

Installation of wireless facility on property owned by Medinah Spring Valley Lake, Inc. at the southwest corner of Spring Valley Dr. and Glendale Rd. in Medinah.

SQUARE FEET OF NEW:

living area	
basement	
crawl space	
garage	
porch/balcony	
deck/patio	
business	
warehouse	
other	
TOTAL SQ. FT.	2400
proposed total impervious	
existing total impervious(-)	
new net impervious(=)	

NUMBER OF NEW PLUMBING FIXTURES: 0

bathtubs		sump pumps	
showers		hot water heaters	
toilets		water softeners	
urinals		sewage ejector	
sinks		roughed-in-fixtures	
dishwashers		drinking fountains	
disposals		interceptors	
floor drains		other fixtures	
laundry tubs			

TOTAL FIXTURES

NUMBER OF BEDROOMS:

TOTAL 0

COMMERCIAL/INDUSTRIAL:

Number of New:

2 wire circuits	1
3 wire circuits	
4 wire circuits	
ICC Construction Type	
Classification	

ELECTRICAL SERVICE SIZE:

new 200A/1 Ph

existing

Check two that apply to property: ☐ Well ☐ Septic ☐ Water ☐ Sewer

Was property recently RED TAGGED ☐ No ☐ Yes Date of Red Tag

Applicant's estimated cost of new construction: $ 100,000 Existing construction: $

Owner Dave Streck, President, Medinah Spring Valley Lake Inc Phone Fax

Address PO Box 432 City Medinah Zip 60157

Construction Address: Southwest corner of Spring Valley Dr. & Glendale Rd. P.P.N. # 02-14-203-001

CONTRACTORS

NAME	REGISTRATION #	NAME	REGISTRATION #
General TBD		Fire Sprinkler	
Carpentry		Fireplaces	
Cell Tower Erector TBD		HVAC	
Concrete TBD		Insulation	
Damp Proofing		Irrigation	
Demolition		Masonry	
Drywall		Mechanical Piping	
Electrical TBD		Plumbing	
Elevator/Lift		Roofing	
Excavating TBD		Siding/Ext Wall Finish	
Fence TBD		Sign Erector	
Fire Alarm		Steel Erector	
Swimming Pools		Other	

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of DuPage County. I realize that the information that I have affirmed hereon forms a basis for the issuance of the building permit herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any Ordinance of DuPage County or to excuse the [illegible] with. **Where no work has been started within ninety (90) days after the issuance of a permit, or when more than eight (8) [illegible] aspections, such permit shall be VOID. No work shall commence prior to issuance of permit.**

Owner Signature (original) resident Date: 9/24/2020 E-Mail: dstreck1@gmail.com

Applicant Signature (original) Mark Layne Phone # 630-890-45154 Fax #

For Office Use Only:

County's estimated cost of new construction: $ Existing construction: $

Permit Fee	$	Drainage	$	Plumbing review	$
Plan Review	$	Fence	$	Alarm	$
Plumbing Fee	$	Sign	$	Suppression	$
Electrical Fee	$	Ex/Fill	$	Total Fee	$
Use/Occupancy	$	Other	$	App Fee Pd	$ -
				Balance Due	$

Permit Technician

House # Township Fire District

RECEIPT HEREBY ACKNOWLEDGED AND PERMIT AS CHECKED HEREBY AUTHORIZED BY:

Zoning Approval Date ☐ ZBA Building Official Date

INSPECTIONS MUST BE SCHEDULED TWENTY-FOUR (24) HOURS IN ADVANCE

MONDAY - FRIDAY BETWEEN THE HOURS OF 8:00 A.M. - 4:00 P.M. at (630) 407-6700

VB US-IL-5657 LAKE VIEW
T-MOBILE ID: CH74346L
MEDINAH, ILLINOIS
CONSTRUCTION DRAWINGS
65' MONOPINE

SITE LOCATION MAPS

SHEET INDEX

NO.:	SHEET TITLE
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G-003	GENERAL SPECIFICATIONS
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C-102	ENLARGED SITE PLAN
C-103	EROSION CONTROL PLAN
C-502	FENCE DETAILS
C-503	GRADING DETAILS
L-101	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
A-001	EQUIPMENT CABINET SPECIFICATIONS
A-002	GROUND EQUIPMENT SPECIFICATIONS
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S-001-S-002	STRUCTURAL SPECIFICATIONS
S-003	INSPECTION CHECKLIST
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S-102	PLATFORM PLAN
S-103	RAILING/LADDER PLAN
S-201	PLATFORM ELEVATION
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S-502	EQUIPMENT PLATFORM DETAILS
S-701	ISOMETRIC VIEW
T-001	ANTENNA SPECIFICATIONS
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T-201	SITE ELEVATION
T-301	ANTENNA AND EQUIPMENT CONFIGURATION
T-501	INSTALLATION DETAILS
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T-503	PLUMBING DIAGRAM
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DIRECTORY

CLIENT
VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
CONTACT: DANIEL KALINA
PHONE: 630.945.7141

CLIENT
T-MOBILE
1400 OPUS PLACE
DOWNERS GROVE, IL 60515
CONTACT: RAYMOND GRAFTIA
PHONE: 847.707.3402

ENGINEERING COMPANY
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: ANDREW PORN
PHONE: 608.644.1449

SITE ACQUISITION
INSITE, INC.
CONTACT: MARK JAYNE
PHONE: 608.698.4514

SURVEYOR
MERIDIAN SURVEYING, LLC
2057 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.993.0681

PROJECT INFO

SITE LOCATION
NEAR GLENDALE ROAD AND SPRING VALLEY DRIVE
MEDINAH, IL 60157

PROPERTY OWNER
MEDINAH SPRING VALLEY FARMS, INC.
P.O. BOX 564
MEDINAH, IL 60157

SITE COORDINATES (PER FAA CERTIFICATE)
LAT (NAD 1983/2011): 41° 59' 09.90"
LONG (NAD 1983/2011): -88° 02' 47.74"
GROUND ELEVATION (NAVD 88): 720.7'

PLSS INFORMATION
LOT 1 OF BRANDAR'S MEDINAH SPRING VALLEY
LOCATED IN NW¼ OF SECTION 11, T-40N, R-10E
OF THE 3RD P.M.
DUPAGE COUNTY
ILLINOIS

TAX KEY NUMBER
02-11-203-001

ZONED
R

SCOPE OF WORK

PROJECT DESCRIPTION
PROJECT TYPE: NEW SITE BUILD TO INCLUDE
-TO PROPOSED MONOPOLE
-EQUIPMENT: PROPOSED EQUIPMENT PLATFORM
TO BE ELEVATED / ABOVE GRADE

PROPOSED ANTENNAS
(6) ANTENNAS
- (2) LTE 600 & GSM PCS
- (2) LTE AWS / PCS

PROPOSED TOWER EQUIPMENT
- (3) AMLDA REMOTE RADIO HEADS
- (3) 4478 B25 REMOTE RADIO HEADS
- (1) ENGINE SYSTEM MODULE
- (2) HYBRID CABLE BREAKOUT BOX

PROPOSED GROUND EQUIPMENT
- (2) AM 20
- (2) FSMF
- (1) SITE SUPPORT CABINET
- (1) BATTERY BACKUP CABINET
- (2) LARGE COVP
- (1) CIENA
- (1) POWER PROTECTION CABINET

PROJECT AREA
- 40' X 40' LEASE AREA = 2,400 SQ. FT.
- 30' WIDE ACCESS UTILITY EASEMENT = 2,166 SQ. FT.
- 15' WIDE UTILITY EASEMENT = 941 SQ. FT.

SPECIAL REQUIREMENTS

THE FOLLOWING DUPAGE COUNTY CODES APPLY:
CURRENT BUILDING CODE (RESIDENTIAL CONSTRUCTION)
2015 INTERNATIONAL CODE COUNCIL (ICC) BUILDING, FIRE, MECHANICAL, PLUMBING, GAS AND PROPERTY CODES.
2014 NATIONAL ELECTRICAL CODE
CURRENT ILLINOIS ENERGY CONSERVATION CODE
CURRENT ILLINOIS STATE PLUMBING CODE
CURRENT ILLINOIS ACCESSIBILITY CODE

SPECIAL NOTES:
- ALL STRUCTURE, MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE SUBJECT TO FIELD INSPECTION PRIOR TO
- ALL STEEL PLATFORMS OR AREAS SUBJECT TO COUNTY REVIEW AND APPROVAL
- CONCRETE FOOTING INSPECTIONS, CONCRETE CORE, FOUNDATION ELEMENTS, ETC. SHALL BE PROVIDED TO COUNTY BEFORE CONTRACTOR OF SITE LEAVES (BEFORE BACKFILLING)

STRUCTURAL ANALYSIS

STRUCTURAL ANALYSIS COMPLETED BY OTHERS.
CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER	COMED
FIBER PROVIDER	TBD
9-1-1 PROVIDER	TBD

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS, CALL CHICAGO DIGGERS HOT LINE
TOLL FREE 1-312-744-7000
OR JULIE, INC. TOLL FREE 1-800-892-0123
(J.U.L.I.E. STATUTE REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE)

KENNETH C. BAUMGARDT
062
055227
LICENSED
PROFESSIONAL
ENGINEER
DE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: 1/26/23

Edge
Consulting Engineers, Inc.

vertical bridge

TITLE SHEET
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	RDB
DATE:	1.24.2023
JOB NO:	20553
SHEET TYPE:	PERMIT DWGS
SHEET NO:	G-001

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1.00 GENERAL REQUIREMENTS

A THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

B ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.

C WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

D THE CONTRACTOR SHALL PROVIDE THE MATERIALS APPROVED BY THE FIRE MARSHALL FOR FILLING OR SEALING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

E ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.

F THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START OF THE PROJECT TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO ASSESS CONDITIONS THAT MAY ADVERSELY AFFECT THE WORK OR THE COST OF THE WORK.

G THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION OF NEW PORTION OF THE WORK AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE A & E.

H NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.

I NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE A & E.

J ANY REFERENCE TO THE WORDS APPROVED OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

K THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.

L ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES/SPECIFICATIONS:

i. LATEST LOCAL JURISDICTIONAL BUILDING CODES
ii. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS
iii. AMERICAN CONCRETE INSTITUTE (ACI)
iv. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
v. ANSI/EIA - 222 - E
vi. UNIFORM BUILDING CODE (UBC)
vii. BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
viii. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
ix. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
x. LIFE SAFETY CODE NFPA - 101
xi. FEDERAL AVIATION REGULATIONS

1.03 CONFLICTS

A THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSION AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE SDM OR DESIGNATED REPRESENTATIVES FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREAS.

B THE CONTRACTOR SHALL NOTIFY A & E OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS AND NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AFTER THE START OF CONSTRUCTION THAT HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE A & E AND SHALL INCUR ANY EXPENSES REQUIRED TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE A & E.

C THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

D NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

1.07 PROTECTION

A PROTECT FINISHED SURFACES, INCLUDING JAMBS AND WALLS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIAL TO BE MOVED OVER SUCH SURFACES.

C MAINTAIN FINISHED SURFACES CLEAN, UNMARKED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE SDM.

D PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

1.08 REPAIRS AND REPLACEMENTS

A IN EVENT OF DAMAGES, THE CONTRACTOR SHALL NOTIFY OWNER SDM, THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO OWNER.

B ADDITIONAL TIME THAT IS REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED BY OWNER TO JUSTIFY EXTENSION IN THE CONTRACT TIME FOR COMPLETION.

1.10 CLEAN UP

A THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE EACH DAY.

B EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, DUST, SMUDGES, AND OTHER FOREIGN MATTER.

i. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
ii. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

C INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER.

i. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
ii. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

D CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL ACCEPTANCE. FROM SDM. WAX SHALL BE THE ANTI-STATIC TYPE.

1.12 RELATED DOCUMENTS AND COORDINATION

A GENERAL, CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED IN PERFORMANCES OF THE WORK. EACH CONTRACTOR JUST REFERS ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES, AND FOR SUPERVISING, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

1.13 SHOP DRAWINGS

A CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS AND THROUGH THE GENERAL CONTRACT TO THE SDM FOR APPROVAL.

B SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL NOT FABRICATE STEEL UNTIL DRAWINGS HAVE BEEN ACCEPTED IN WRITING.

C ALL SHOP DRAWINGS TO BE REVISED, CHECKED AND CORRECTED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE SDM.

1.14 PRODUCTS AND SUBSTITUTIONS

A SUBMIT 3 COPIES OF EACH REQUEST FOR SUBMISSION. IN EACH REQUEST IDENTIFY THE PRODUCT, FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED INSPECTIONS AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHOULD PROPERLY INDICATES AND DESCRIBE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE SDM, SUBMIT ACTUAL SAMPLES TO THE SDM FOR APPROVAL IN LIEU OF CUT SHEETS.

Edge

vertical

GENERAL SPECIFICATIONS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	RDB
	1-24-2023
	20550
	PERMIT DWGS
SHEET NUMBER	G-002

1.15 COMPLIANCE

A ALL MATERIALS DESIGN AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME ARE LISTED HEREIN) ORDINANCES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK UPON THE COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE CARRIER WITH THE CERTIFICATES OF OCCUPANCY (IF REQUIRED) JOB SITE PERMITTED PLANS AND INSPECTION CARD WITH ALL FINAL INSPECTION SIGNATURES AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCES WHERE NO CODES EXIST THE WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE AND/OR THE SPECIFICATIONS HEREIN WHICHEVER IS MORE STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT

B IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE SDM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK

C REFERENCES TO ANY STANDARD OR CODE OF PRACTICES IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT

D THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN IN THESE DRAWINGS IS NOT CUSTOMARILY OCCUPIED WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT TO MOBILITY SIGHT OR HEARING THEREFORE PER THE APPLICABLE CODES, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS

E THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS OR AS DIRECTED BY THE SDM

i ANSI/EIA - 222 - G
ii UNIFORM BUILDING CODE (UBC)
iii BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
iv NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
v AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
vi LIFE SAFETY CODE NFPA - 101
vii FEDERAL AVIATION REGULATIONS

SERVICE NOTES:

A ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER PLACEMENT AND ROUTING OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES

B SERVICE EQUIPMENT SHALL HAVE A FAULT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL INSTALLATION SHALL BE FREE FROM ALL FAULTS AND GROUNDS

C ALL ELECTRICAL EQUIPMENT CONDUITS AND SUPPORT SHALL BE ABLE TO WITHSTAND 85 M.P.H. WIND SPEED EXPOSURE C

D ALL ELECTRICAL EQUIPMENT SHALL HAVE A PERMANENTLY AFFIXED NEOPRENE PLASTIC LABEL – BLACK ON WHITE LETTER HEIGHT SHALL BE ¼" ALL NAMEPLATES TO BE FASTENED WITH (2) STAINLESS STEEL SCREWS NOT ADHESIVE

E ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600V COLOR CODED #12 AWG MINIMUM UNLESS NOTED OTHERWISE

CONDUIT NOTES:

A RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS IN CONTACT WITH EARTH UNDER PUBLIC ROADWAYS IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR

B ELECTRICAL METALLIC TUBING SHALL BE U.L. LABEL FITTING SHALL BE GLAND RING COMPRESSION TYPE

C CORING THROUGH FLOORS AND WALLS SHALL NOT BE DONE WITHOUT FINAL APPROVAL OF BUILDING OWNER OR OWNER REPRESENTATIVE

D CORING SHALL NOT BE PERFORMED DURING WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER

GENERAL NOTES:

A SUBMITTAL OF BID INDICATES CONTRACTOR IS FAMILIAR WITH ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED AS DETAILED AND OUTLINED IN THESE DRAWINGS

B THE ELECTRICAL PORTION OF THESE DRAWINGS IS ONLY A PART OF THE OVERALL DESIGN IT IS NECESSARY FOR THE ELECTRICIAN TO CONSIDER ALL ASPECTS OF THIS PROJECT WHEN BIDDING AND PLANNING THE WORK

C IN THE EVENT OF A CONFLICTING DESIGN OR NOTATION THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OR RESTRICTIVE METHOD UNTIL A CLARIFICATION IS MADE

D ALL THINGS WHICH IN THE OPINION OF THE CONTRACTOR ARE DEFICIENCIES OMISSIONS CONTRADICTIONS OR AMBIGUITIES IN THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE WORK PROCEEDS ALL CLARIFICATIONS MUST BE RECEIVED IN WRITING IN ORDER FOR THE MATTER TO BE CONSIDERED RESOLVED

E ELECTRICAL WORK SHALL INCLUDE BUT NOT LIMITED TO ALL MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL SYSTEMS INCLUDING LIGHTING LOW VOLTAGE SYSTEMS PANELS POWER AND TELEPHONE DATA SERVICE CONTROL WIRING AND GROUNDING

F ALL WORK TO BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT UNIFORM AND WELL INSTALLED APPEARANCE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION CLEAN-UP AND RESTORATION OF OWNER FACILITIES ASSOCIATED WITH THE WORK

G SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE AND WILL CONFORM TO ALL LOADING AND UNLOADING RESTRICTIONS ELEVATOR RESTRICTIONS AND UNDERSTANDS OWNER EXPECTATION REGARDING TO THE SCHEDULE OF CORING AND OTHER TENANT IMPACTING ACTIVITIES

H CONTRACTOR TO VERIFY ACCEPTANCE OF THESE PLANS AND DESIGNS WITH THE LOCAL UTILITY COMPANY ENGINEER BEFORE THE START OF ANY WORK AND ORDERING OF ANY MATERIAL

I CONTRACTOR TO VERIFY OWNER APPROVAL OF ANY PLANNED OUTAGES PRIOR TO SUBMITTAL OF BID

SPECIAL NOTES:

A AS DETERMINED BY THE DESIGN PROFESSIONAL IN CHARGE OF SPECIAL INSPECTIONS A FINAL REPORT OF FINAL INSPECTIONS (CONCRETE SOILS FOUNDATION ELEMENTS ETC.) WILL BE REQUIRED TO THE COUNTY BEFORE A CERTIFICATE OF USE IS ISSUED (IBC 111.1 1704.2.4)

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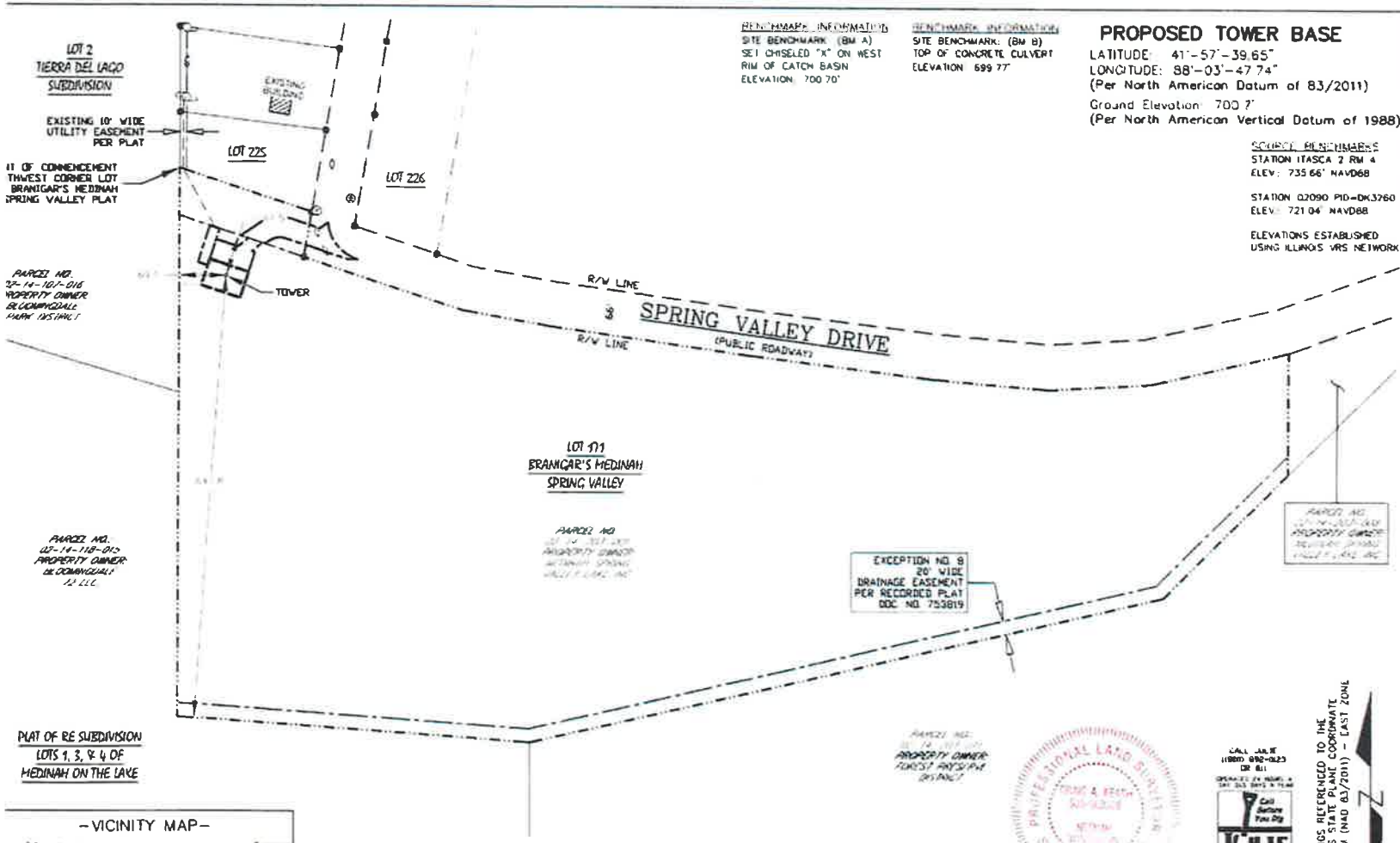
Edge

vertical

GENERAL SPECIFICATIONS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	KDB
	1-24-2023
	20553
	PERMIT DWGS
	G-003



BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET CHISELED "X" ON WEST
RIM OF CATCH BASIN
ELEVATION: 700.70'

BENCHMARK INFORMATION
SITE BENCHMARK: (BM B)
TOP OF CONCRETE CULVERT
ELEVATION: 699.77'

PROPOSED TOWER BASE

LATITUDE: 41°-57'-39.65"
LONGITUDE: 88°-03'-47.74"
(Per North American Datum of 83/2011)
Ground Elevation: 700.7'
(Per North American Vertical Datum of 1988)

SOURCE BENCHMARKS
STATION ITASCA 2 RM 4
ELEV.: 735.66' NAVD88

STATION 02090 PID=DK3760
ELEV.: 721.04' NAVD88

ELEVATIONS ESTABLISHED
USING ILLINOIS VRS NETWORK

PARCEL NO.
02-14-101-016
PROPERTY OWNER
BLOOMINGDALE
PARK DISTRICT

PARCEL NO.
02-14-118-012
PROPERTY OWNER
BLOOMINGDALE
PARK DISTRICT

PARCEL NO.
PROPERTY OWNER
FOREST PRESERVE
DISTRICT

BEARINGS REFERENCED TO THE
ILLINOIS STATE PLANE COORDINATE
SYSTEM (NAD 83/2011) - EAST ZONE

CALL JULIE
(1-800) 892-0123
OR 811

JULIE

-VICINITY MAP-

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. 035-003528, HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 28051142 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 10, 2018 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A

-LEGEND-

- ○ = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = EXISTING POWER POLE
- = GAS VALVE
- = STORM INLET
- = SIGN
- = WOOD LATH
- — OHL — OHL — = OVERHEAD ELECTRIC
- — G — G — = BURIED GAS LINE
- = PROPERTY LINE
- = EXISTING TREE

PROPERTY DETAIL
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, CRAIG A. KEACH, ILLINOIS PROFESSIONAL LAND SURVEYOR OF MERIDIAN SURVEYING, LLC, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003528
LICENSE EXPIRES APRIL 30, 2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
LAKEVIEW

SITE NUMBER:
US-IL-5657

SITE ADDRESS:
SPRING VALLEY DR.
MEDINAH, IL 60157

PROPERTY OWNER:
MEDINAH SPRING
VALLEY LAKE INC
PO BOX 564
MEDINAH, IL 60157

PARCEL NO: 02-14-203-001

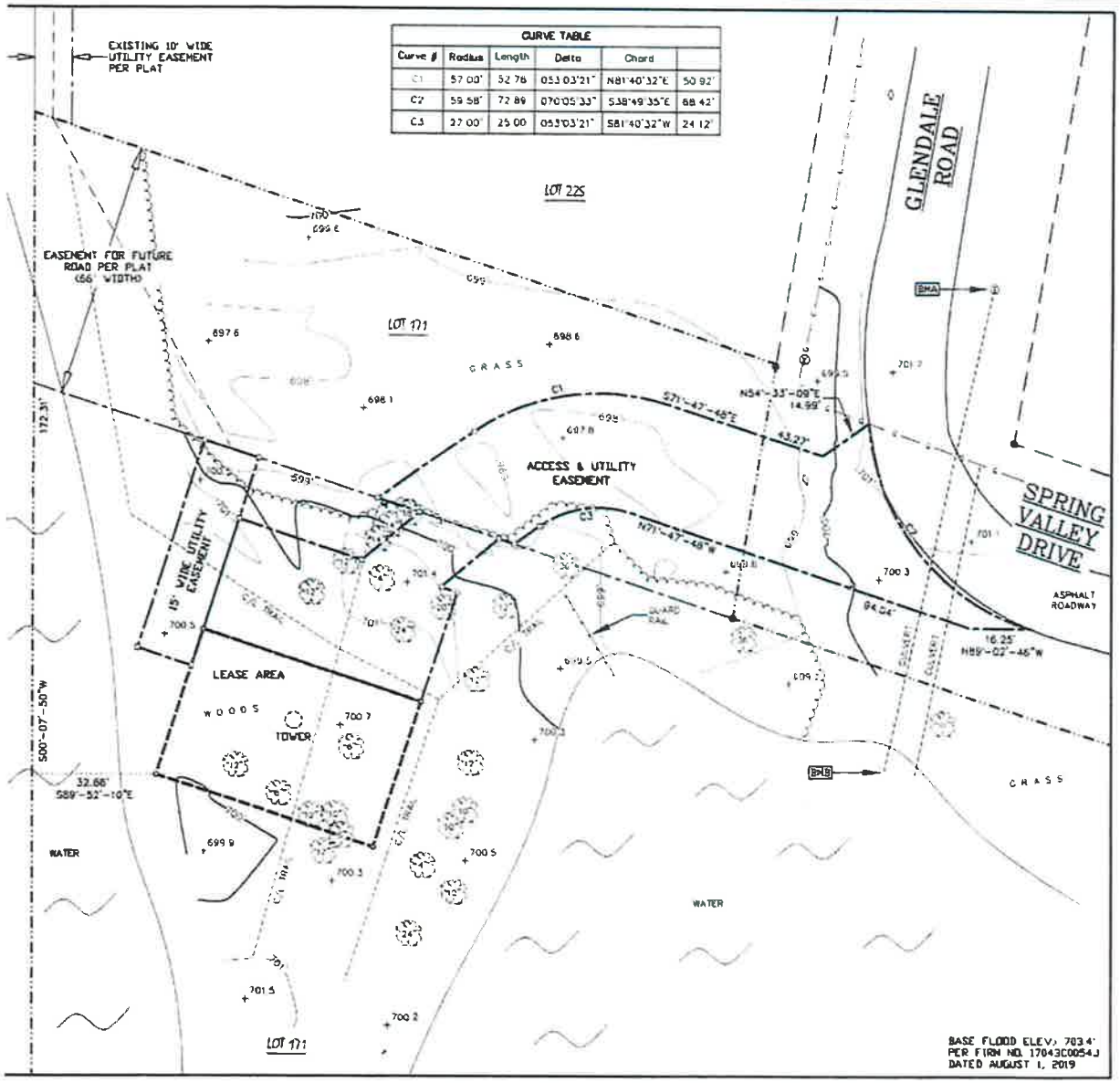
ZONED: R

SURVEY PLAT
FOR
VB BTS II, LLC.

LOT 171 OF BRANIGAR'S MEDINAH SPRING VALLEY, LOCATED IN NW1/4 OF SECTION 14, T.40N., R.10E., OF THE 3rd P.M., DUPAGE COUNTY, ILLINOIS

NO	DATE	DESCRIPTION	BY
10	2/28/23	Revised Easement	JC
9	7/13/22	Revised Easement	JB
8	12/14/21	Added Existing Easement Info	JB
7	9/30/21	Added Benchmark Info	JB
6	2/25/21	Added New FEMA Info	JB
5	12/10/18	Added Text	JB

DRAWN BY: J.B.
FIELD WORK DATE: 10-24-18
CHECKED BY: C.A.K.
FIELD BOOK: M-45 PG.49
JOB NO.: 10702
SHEET 1 OF 3



CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	
C1	57.00'	52.78'	053°03'21"	N81°40'32"E	50.92'
C2	59.58'	72.89'	070°05'33"	S38°49'35"E	68.42'
C3	27.00'	25.00'	053°03'21"	S81°40'32"W	24.12'

BENCHMARK INFORMATION
TE BENCHMARK (BM A)
T CHISELED "X" ON WEST
W OF CATCH BASIN
EVATION 700.70

BENCHMARK INFORMATION
SITE BENCHMARK (BM B)
TOP OF CONCRETE CULVERT
ELEVATION 699.77'

GRAPHIC SCALE
1 inch = 30 ft
0 15 30 60

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-JULIE TICKET NO. X002892204

-ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "AE", COMMUNITY PANEL NO. 17043C0054J, DATED AUGUST 1, 2019, AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE "AE" IS DESIGNATED AS "BASE FLOOD ELEVATION DETERMINED."

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA, ACCESS & UTILITY EASEMENT AND 15' WIDE UTILITY EASEMENT ONLY.

-THE LEASE AREA, ACCESS & UTILITY EASEMENT AND 15' WIDE UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

-THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA OR ACCESS & UTILITY EASEMENT.

-THE ACCESS & UTILITY EASEMENT RUNS TO SPRING VALLEY DRIVE RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

-THE EASEMENT RIGHTS ARE BROADER THAN THE SURVEY DEPICTION PER THE OPTION AND LEASE AGREEMENT.

-NO ADDITIONAL FIELDWORK WAS PERFORMED SINCE 10-24-2018. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY NEW IMPROVEMENTS OR DIFFERENT SITE CONDITIONS FROM THAT DATE.

-LEGEND-

- ○ = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = EXISTING POWER POLE
- = GAS VALVE
- = STORM INLET
- = SIGN
- = WOOD LATH
- OHL — OHL — = OVERHEAD ELECTRIC
- G — G — = BURIED GAS LINE
- = PROPERTY LINE
- = EXISTING TREE

BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83/2011) - EAST ZONE

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR VERTICAL BRIDGE, LLC, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. I (WE) FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24TH DAY OF OCTOBER, A.D. 2018

ILLINOIS REGISTERED LAND SURVEYOR

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office 920-993-0881
Kaukauna, WI 54130 Fax 920-273-6037

SITE NAME:
LAKEVIEW

SITE NUMBER:
US-IL-5657

SITE ADDRESS:
SPRING VALLEY DR.
MEDINAH, IL 60157

PROPERTY OWNER:
MEDINAH SPRING
VALLEY LAKE INC
PO BOX 564
MEDINAH, IL 60157

PARCEL NO.: 02-14-203-001

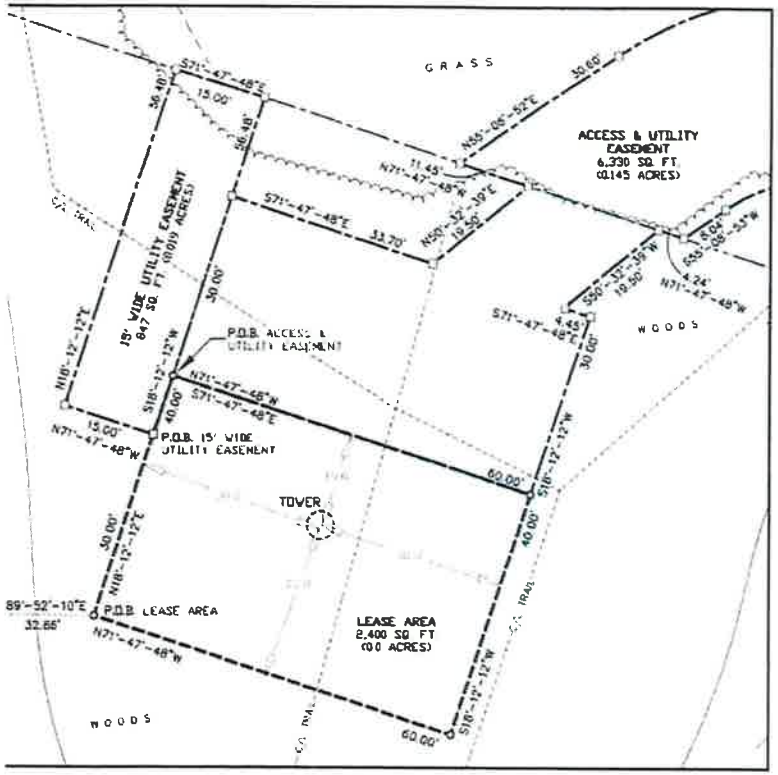
ZONED: R

SURVEY PLAT
FOR
VB BTS II, LLC.

LOT 171 OF BRANIGAR'S MEDINAH SPRING VALLEY, LOCATED IN NW1/4 OF SECTION 14, T40N, R10E, OF THE 3rd P.M., DUPAGE COUNTY, ILLINOIS

NO.	DATE	DESCRIPTION	BY
10	2/28/23	Revised Easement	JD
9	7/13/22	Revised Easement	JB
8	12/14/21	Added Existing Easement Info	JB
7	9/30/21	Added Benchmark Info	JB
6	2/25/21	Added New FEMA Info	JB
5	12/10/18	Added Text	JB

BY: JB		FIELD WORK DATE:	10-24-18
CHECKED BY: C.A.K.		FIELD BOOK:	M-49, PG 49
JOB NO.: 10702		SHEET	2 OF 3



GRAPHIC SCALE
1 inch = 20 ft
0 10 20 40

ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83/2011) - EAST ZONE

PROFESSIONAL LAND SURVEYOR
CRAIG A. KEACH
035-003810
STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, ILLINOIS Professional Land Surveyor, Meridian Surveying, LLC, certify that I prepared this survey of the described property and that the information shown hereon is accurate and represents it to the best of my knowledge and belief.

Dated this 28th day of February, 2019

Craig A. Keach

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003810
LICENSE EXPIRES NOVEMBER 30, 2019
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.005792
LICENSE EXPIRES APRIL 30, 2020
ILLINOIS PROFESSIONAL SERVICE CORPORATION, NOT TO BE CURRENT UNDER MERIDIAN SURVEYING, LLC

-LEGEND-

- o = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- □ = 5" NAIL SET
- ☇ = EXISTING POWER POLE
- ⊕ = GAS VALVE
- ⊛ = STORM INLET
- ℄ = SIGN
- ⚑ = WOOD LATH
- OH OH = OVERHEAD ELECTRIC
- G G = BURIED GAS LINE
- = PROPERTY LINE
- = EXISTING TREE

LEASE AREA

Part of Lot 171 of Branigar's Medinah Spring Valley Unit Number 3 according to the plat thereof recorded April 21, 1955 as Document No 753819 and Certificate of Correction Recorded May 2, 1955 and Certificate of Correction dated May 21, 1974 as Document No R74-24443 and being a part of the Northwest Quarter (NW1/4) of Section Fourteen (14) Township Forty (40) North; Range Ten (10) East of the 3rd Principal Meridian, DuPage County, Illinois containing 2,400 square feet (0.055 acres) of land and being described by:

Commencing at the Northwest Corner of said Lot 171; thence S00°-07'-50"W 172.31 feet along the West line of said Lot 171 thence S89°-52'-10"E 32.86 feet to the point of beginning; thence N18°-12'-12"E 40.00 feet; thence S71°-47'-48"E 60.00 feet; thence S18°-12'-12"W 40.00 feet; thence N71°-47'-48"W 60.00 feet to the point of beginning; being subject to any and all easements of record.

ACCESS AND UTILITY EASEMENT

Part of Lot 171 of Branigar's Medinah Spring Valley Unit Number 3 according to the plat thereof recorded April 21, 1955 as Document No 753819 and Certificate of Correction Recorded May 2, 1955 and Certificate of Correction dated May 21, 1974 as Document No R74-24443 and also being a part of the Northwest Quarter (NW1/4) of Section Fourteen (14) Township Forty (40) North; Range Ten (10) East of the 3rd Principal Meridian, DuPage County, Illinois containing 6,330 square feet (0.145 acres) of land and being described by:

Commencing at the Northwest Corner of said Lot 171; thence S00°-07'-50"W 172.31 feet along the West line of said Lot 171 thence S89°-52'-10"E 32.86 feet; thence N18°-12'-12"E 40.00 feet to the point of beginning; thence continue N18°-12'-12"E 30.00 feet; thence S71°-47'-48"E 33.70 feet; thence N50°-32'-39"E 19.50 feet; thence N71°-47'-48"W 11.45 feet; thence N55°-08'-52"E 30.60 feet to the beginning of a curve to the right; thence 52.78 feet along the arc of said curve to the right having a radius of 57.00 feet and a chord which bears N81°-40'-32"E 50.92 feet; thence S71°-47'-48"E 43.27 feet; thence N54°-33'-09"E 14.99 feet to the beginning of a non-tangent curve to the left; thence 72.89 feet along the arc of said curve to the left having a radius of 59.58 feet and a chord which bears S38°-49'-35"E 68.42 feet; thence N89°-02'-46"W 16.25 feet; thence N71°-47'-48"W 94.04 feet to the beginning of a curve to the left; thence 25.00 feet along the arc of said curve to the left having a radius of 27.00 feet and a chord which bears S81°-40'-32"W 24.12 feet; thence S55°-08'-53"W 8.04 feet; thence N71°-47'-48"W 4.24 feet; thence S50°-32'-39"W 19.50 feet; thence S71°-47'-48"E 11.45 feet; thence S18°-12'-12"W 30.00 feet; thence N71°-47'-48"W 60.00 feet to the point of beginning; being subject to any and all easements of record.

15 FOOT WIDE UTILITY EASEMENT

Part of Lot 171 of Branigar's Medinah Spring Valley Unit Number 3 according to the plat thereof recorded April 21, 1955 as Document No 753819 and Certificate of Correction Recorded May 2, 1955 and Certificate of Correction dated May 21, 1974 as Document No R74-24443 and being a part of the Northwest Quarter (NW1/4) of Section Fourteen (14) Township Forty (40) North; Range Ten (10) East of the 3rd Principal Meridian, DuPage County, Illinois containing 847 square feet (0.019 acres) of land and being described by:

Commencing at the Northwest Corner of said Lot 171; thence S00°-07'-50"W 172.31 feet along the West line of said Lot 171 thence S89°-52'-10"E 32.86 feet; thence N18°-12'-12"E 30.00 feet to the point of beginning; thence N71°-47'-48"W 15.00 feet; thence N18°-12'-12"E 56.48 feet; thence S71°-47'-48"E 15.00 feet; thence S18°-12'-12"W 56.48 feet to the point of beginning; being subject to any and all easements of record.

PARENT PARCEL

Village of Roselle and State of Illinois the following described Real Estate, to wit: Part of the Northeast Quarter of Section Fourteen (14) Township Forty (40) North, Range Ten (10) East of the Third Principal Meridian, in DuPage County, Illinois.

AND BEING a portion of the same property conveyed to Medinah Spring Valley Lake, Inc., an Illinois corporation from The Branigar Organization, Inc. by Warranty Deed dated July 20, 1961 and recorded May 22, 1962 in Instrument No. R62-15637.

Tax Parcel No. 02-14-203-001

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. 28051142

Effective Date: October 10, 2018

Fee Simple Title Vested In: Medinah Spring Valley Lake, Inc., an Illinois corporation

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent thereunto. Where Specific Encumbrances affect the Lease Site and/or a Permanent Easement, they are identified as such.

Schedule B-II

(1-7) These are general statements and not specific encumbrances.

(8) Matters as shown and noted on Plat recorded in Instrument No. 753819. **The plat discloses a 20' wide drainage easement that applies to the parent parcel and is plotted and shown. Does not affect the Lease Area, Access and Utility Easement or 15 foot wide Utility Easement.**

(9) Grant of Temporary Easement in favor of The Forest Preserve District of DuPage County, Illinois, a body politic and corporate, set forth in instrument recorded on 10/09/1987 as Instrument No. R87-148534. **This easement expired in 1989, does not apply.**

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:
LAKEVIEW

SITE NUMBER:
US-IL-5657

SITE ADDRESS:
SPRING VALLEY DR.
MEDINAH, IL 60157

PROPERTY OWNER:
MEDINAH SPRING
VALLEY LAKE INC
PO BOX 564
MEDINAH, IL 60157

PARCEL NO.: 02-14-203-001

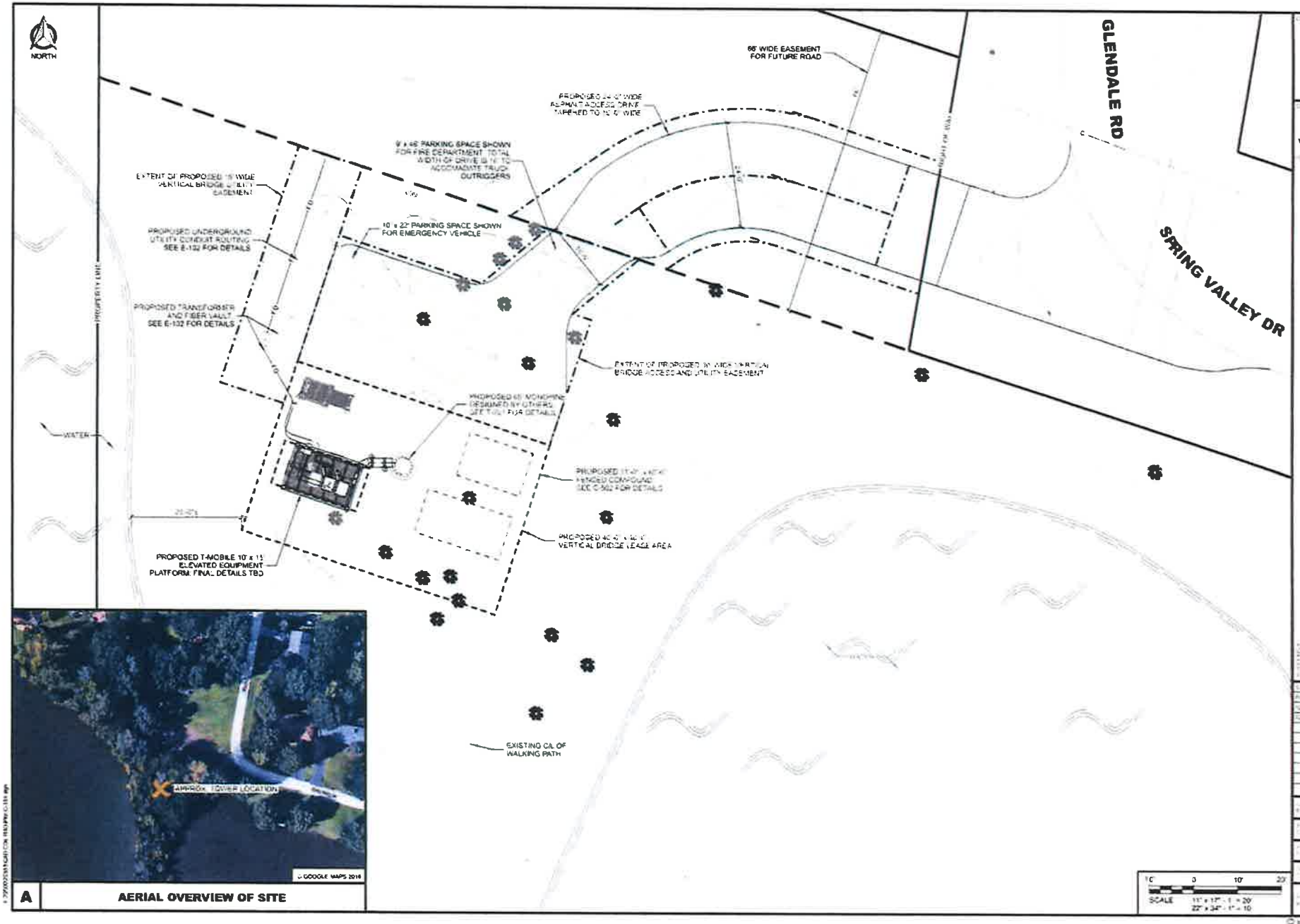
ZONED: R

SURVEY PLAT
FOR
VB BTS II, LLC.

LOT 171 OF BRANIGAR'S MEDINAH SPRING VALLEY, LOCATED IN NW1/4 OF SECTION 14, T.40N., R.10E., OF THE 3rd P.M., DUPAGE COUNTY, ILLINOIS

NO.	DATE	DESCRIPTION	BY
10	2/28/23	Revised Easement	JD
9	7/13/22	Revised Easement	JB
8	12/14/21	Added Existing Easement Info	JB
7	9/30/21	Added Benchmark Info	JB
6	2/25/21	Added New FEMA Info	JB
5	12/10/18	Added Text	JB

DRAWN BY: J.B.	FIELD WORK DATE: 10-24-18
CHECKED BY: C.A.K.	FIELD BOOK: M-49 PG 49
JOB NO.: 10702	SHEET 3 OF 3



A AERIAL OVERVIEW OF SITE

Edge Consulting Engineers, Inc.

vertical bridge

SITE PLAN
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

KCB

20553

PERMIT DWGS

C-101

A **COMPOUND OVERVIEW**

NOTE
MODEL # KNOXBOX 3200 OR SIMILAR TO BE INSTALLED NEAR ACCESS GATE

B **KNOX BOX DETAIL**

WATER

NORTH

PROPOSED T-MOBILE BURIED UTILITY CONDUIT ROUTING SEE E-102 FOR DETAILS

9' x 45' PARKING SPACE SHOWN FOR USE OF MAINTENANCE TRUCK OR OTHER TRUCK TO ACCOMODATE TRUCK OUTRIGGERS

10' x 22' PARKING SPACE SHOWN FOR EMERGENCY VEHICLE

PROPOSED DOUBLE ROW SILT FENCE BARRIER FOR TEMPORARY SOIL STORAGE TO BE HAULED OFF SITE AT THE END OF EACH WORKDAY. APPROX. 125' TOTAL LENGTH. CONTRACTOR TO INSTALL PRIOR TO ALL CONSTRUCTION ACTIVITIES TO AVOID DISTURBANCE. SEE C-503 FOR DETAILS

FIBER VAULT

ELEVATED MULTI-METER UTILITY RACK

PROPOSED 10' WIDE DOUBLE-SWING ACCESS GATE & KNOX BOX TO BE PROVIDED FOR BLOOMINGDALE FIRE DEPT. EMERGENCY ACCESS. SEE KNOX BOX DETAIL THIS SHEET

APPROX. LOCATION OF TEMPORARY CONCRETE WASHOUT. SEE C-503 FOR DETAILS

PROPOSED 10' x 20' T-MOBILE LEASE AREA

PROPOSED 10' x 15' ELEVATED T-MOBILE EQUIPMENT PLATFORM SEE A-101 FOR DETAILS

FUTURE CARRIER LEASE AREA

FUTURE CARRIER LEASE AREA

APPROX. EASTERN HALF OF COMPOUND AREA TO BE UTILIZED FOR MATERIAL STORAGE AND STAGING. CONTRACTOR TO ENSURE MATERIAL/EQUIPMENT IS NOT SUBJECT TO MAJOR DAMAGE BY FLOODING AND IS PROPERLY ANCHORED IF NECESSARY. ALL MATERIAL/EQUIPMENT STORED HERE MUST BE READILY REMOVABLE AFTER FLOOD WARNINGS. STORAGE OF FLAMMABLE, TOXIC OR EXPLOSIVE MATERIALS IS PROHIBITED

A

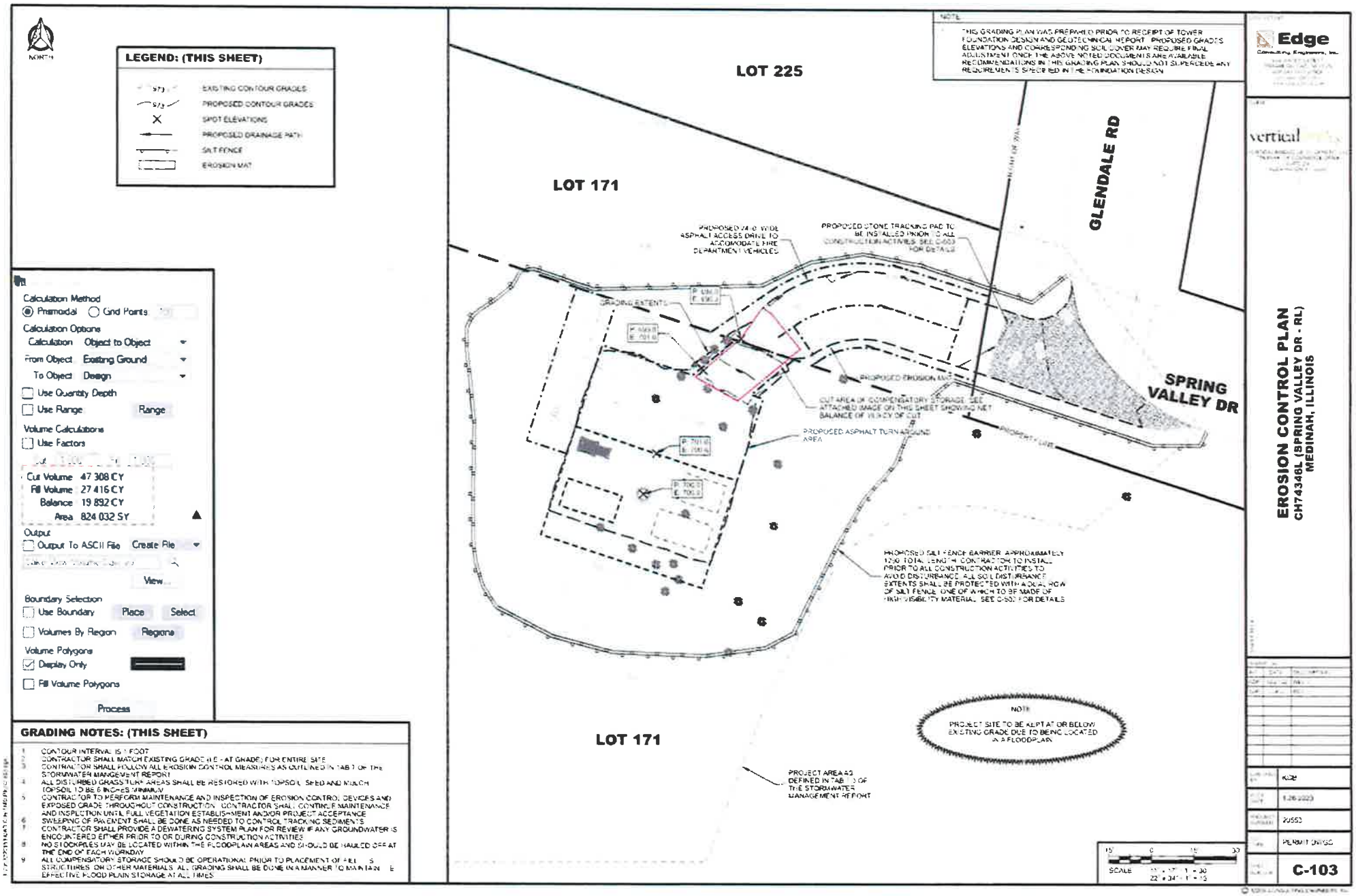
SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

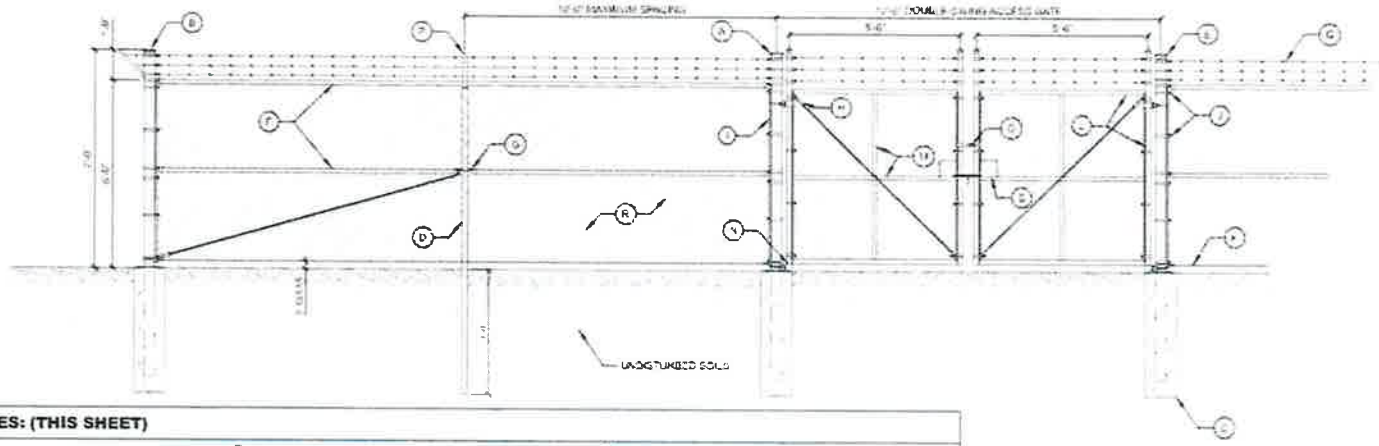
Edge
Consulting Engineers, Inc.

vertical

ENLARGED SITE PLAN
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	RDB
CHECKED BY:	
PROJECT #:	20553
ISSUED FOR:	PERMIT DWGS
SHEET #:	C-102

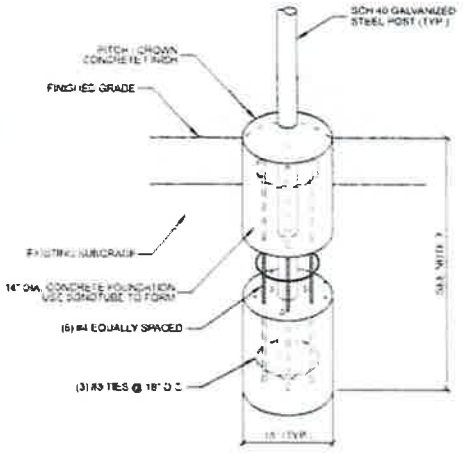

NORTH
LEGEND: (THIS SHEET)
EXISTING CONTOUR GRADES
PROPOSED CONTOUR GRADES
SPOT ELEVATIONS
PROPOSED DRAINAGE PATH
SILT FENCE
EROSION MAT
NOTE
THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN
LOT 225
LOT 171
GLENDALE RD
SPRING VALLEY DR
PROPOSED 14'-0" WIDE ASPHALT ACCESS DRIVE TO ACCOMODATE FIRE DEPARTMENT VEHICLES
PROPOSED STONE TRACKING PAD TO BE INSTALLED PRIOR TO ALL CONSTRUCTION ACTIVITIES. SEE C-503 FOR DETAILS
GRADING EXTENTS
PROPOSED EROSION MAT
CUT AREA OR COMPENSATORY STORAGE. SEE ATTACHED IMAGE ON THIS SHEET SHOWING NET BALANCE OF 19,892 CY OF CUT
PROPOSED ASPHALT TURN AROUND AREA
PROPOSED SILT FENCE BARRIER APPROXIMATELY 1200 TOTAL LENGTH. CONTRACTOR TO INSTALL PRIOR TO ALL CONSTRUCTION ACTIVITIES TO AVOID DISTURBANCE. ALL SOIL DISTURBANCE EXTENTS SHALL BE PROTECTED WITH A DUAL ROW OF SILT FENCE, ONE OF WHICH TO BE MADE OF HIGH VISIBILITY MATERIAL. SEE C-503 FOR DETAILS
LOT 171
PROJECT AREA AS DEFINED IN TABLE 3 OF THE STORMWATER MANAGEMENT REPORT
NOTE
PROJECT SITE TO BE KEPT AT OR BELOW EXISTING GRADE DUE TO BEING LOCATED IN A FLOODPLAIN
Calculation Method
Primodal
Grid Points
Calculation Options
Calculation Object to Object
From Object Existing Ground
To Object Design
Use Quantity Depth
Use Range
Range
Volume Calculations
Use Factors
Cut Volume 47,308 CY
Fill Volume 27,416 CY
Balance 19,892 CY
Area 824,032 SY
Output
Output To ASCII File
Create File
View...
Boundary Selection
Use Boundary
Place
Select
Volumes By Region
Regions
Volume Polygons
Display Only
Fill Volume Polygons
Process
GRADING NOTES: (THIS SHEET)
1 CONTOUR INTERVAL IS 1 FOOT
2 CONTRACTOR SHALL MATCH EXISTING GRADE (I.E. AT GRADE) FOR ENTIRE SITE
3 CONTRACTOR SHALL FOLLOW ALL EROSION CONTROL MEASURES AS OUTLINED IN TAB 7 OF THE STORMWATER MANGEMENT REPORT
4 ALL DISTURBED GRASS TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH (TOPSOIL TO BE 6 INCHES MINIMUM)
5 CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE
6 SWEEPING OF PAVEMENT SHALL BE DONE AS NEEDED TO CONTROL TRACKING SEDIMENTS
7 CONTRACTOR SHALL PROVIDE A DEWATERING SYSTEM PLAN FOR REVIEW IF ANY GROUNDWATER IS ENCOUNTERED EITHER PRIOR TO OR DURING CONSTRUCTION ACTIVITIES
8 NO STOCKPILES MAY BE LOCATED WITHIN THE FLOODPLAIN AREAS AND SHOULD BE HAULED OFF AT THE END OF EACH WORKDAY
9 ALL COMPENSATORY STORAGE SHOULD BE OPERATIONAL PRIOR TO PLACEMENT OF FILL, STRUCTURES, OR OTHER MATERIALS. ALL GRADING SHALL BE DONE IN A MANNER TO MAINTAIN EFFECTIVE FLOOD PLAIN STORAGE AT ALL TIMES
SCALE
Edge
vertical
EROSION CONTROL PLAN
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS
1.26.2023
20553
PERMIT DRSG
C-103



REFERENCE NOTES: (THIS SHEET)

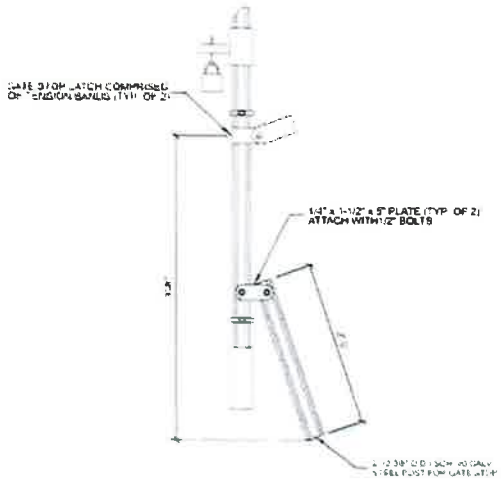
- (A) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL GATE POST
- (B) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL CORNER POST
- (C) CONCRETE PIER FOUNDATION SEE DETAIL BELOW
- (D) 2" (2-3/8" O.D.) SCH 40 GALV. STEEL INTERMEDIARY LINE POSTS LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- (E) FENCE POST CAP (SIZE VARIES)
- (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE
- (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL
- (H) 3/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY
- (I) 3/16" x 3/4" STRETCHER BAR, TO EXTEND FULL HEIGHT OF FENCE FABRIC
- (J) 3/4" TENSION SAND (TYP.)
- (K) TENSION WIRE
- (L) 1-1/2" (1.66" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME
- (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES
- (N) MALLEABLE BUTT HINGES (TYP.)
- (O) GATE LATCH VERIFY REQUIREMENTS WITH FENCE MANUFACTURER
- (P) 45° BARB ARM FENCE POST CAP
- (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE
- (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE
- (S) 6" x 6" HANDHOLE FOR CHAIN LOCK

A COMPOUND FENCE



NOTES	
1	MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS
2	CONCRETE MIX TO BE 4000 PSI @ 28 DAYS
3	FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH OR 4ft MINIMUM

B PIER FOUNDATION



C GATE STOP

MANUFACTURER INFORMATION

TAYHOPE
70 SPRINGHURST AVENUE
TORONTO CANADA M6K 1B8
PHONE 1 416 364 5625
FAX 1 416 364 2746
EMAIL northamerica@tayhope.com

PART NUMBER

5 PADLOCK TUBULAR MULTI-LOCK W/ CHAIN CATCH # 05/TK

NOTES

TO TYPICALLY BE INSTALLED ON MAIN DOUBLE SWING GATE WORKS ON 30mm TO 70mm DIAMETER PIPE
1 TO 5 PADLOCKS

D GATE LATCH

Edge Consulting Engineers, Inc.

vertical

FENCE DETAILS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY	KCB
DATE	1/24/2023
	PERMIT DWGS
SHEET NUMBER	C-502

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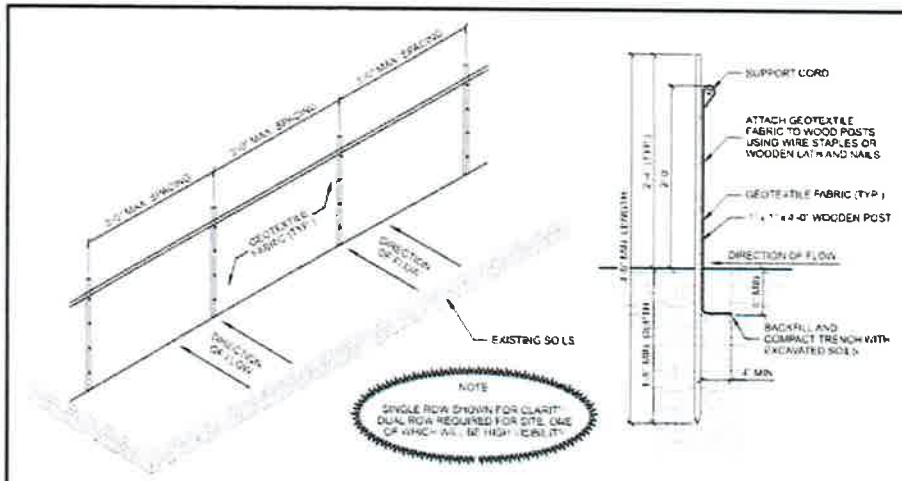
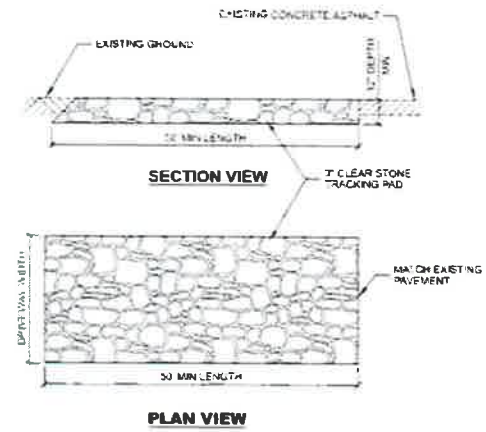


NOTES

1. TRENCH SHALL BE SIZED TO ACHIEVE ADEQUATE GEOTEXTILE FABRIC ANCHORAGE. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
2. WOOD POSTS SHALL BE HICKORY OR OAK
3. 8'-0" POST SPACING IS ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED
4. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS

A SILT FENCE



NOTES

1. TRACKING PAD WILL BE UNDERLAIN WITH A GEOTEXTILE FABRIC IN ACCORDANCE WITH ILDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS

B STONE TRACKING PAD

NOTES

CONTRACTOR TO USE A TEMPORARY CONCRETE WASHOUT SYSTEM ON SITE OUTPAK OR COMPARABLE ALL-WEATHER WASHOUT TO BE USED

4' x 4' x 14" CAPACITY OF 140 GAL
MANUFACTURER # 950-1230SAW

8' x 8' x 12" CAPACITY OF 280 GAL
MANUFACTURER # 950-1230SAW

WASHOUT SYSTEM TO BE REMOVED AT THE END OF EACH DAY

C TEMPORARY CONCRETE WASHOUT

THIS SPACE INTENTIONALLY LEFT BLANK

Edge Consulting Engineers, Inc.

vertical

GRADING DETAILS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

CHECKED BY	KCB
DATE	1-24-2023
PROJECT NUMBER	20553
FILE NO.	PERMIT DWGS
SHEET NUMBER	C-503

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LEGEND: (THIS SHEET)

(6) REDBUD
Cercis canadensis
MIN. PLANTING SIZE = 15 gal

(6) MUSCLEWOOD
Carpinus caroliniana
MIN. PLANTING SIZE = 15 gal

(6) SWAMP WHITE OAK
Quercus bicolor
MIN. PLANTING SIZE = 2 gal

(12) REDOSIER DOGWOOD
Cornus sericea
MIN. PLANTING SIZE = 5 gal

(12) ELDERBERRY
Sambucus canadensis
MIN. PLANTING SIZE = 5 gal

(12) NANNYBERRY
Viburnum lentago
MIN. PLANTING SIZE = 5 gal

NOTE:
NOTES BELOW ARE FOR GENERAL GUIDE LINE. REFER TO PLANTING MONITORING AND STEWARDSHIP PLAN FOR ALL BUFFER PLANTING AND MAINTAINENCE DETAILS

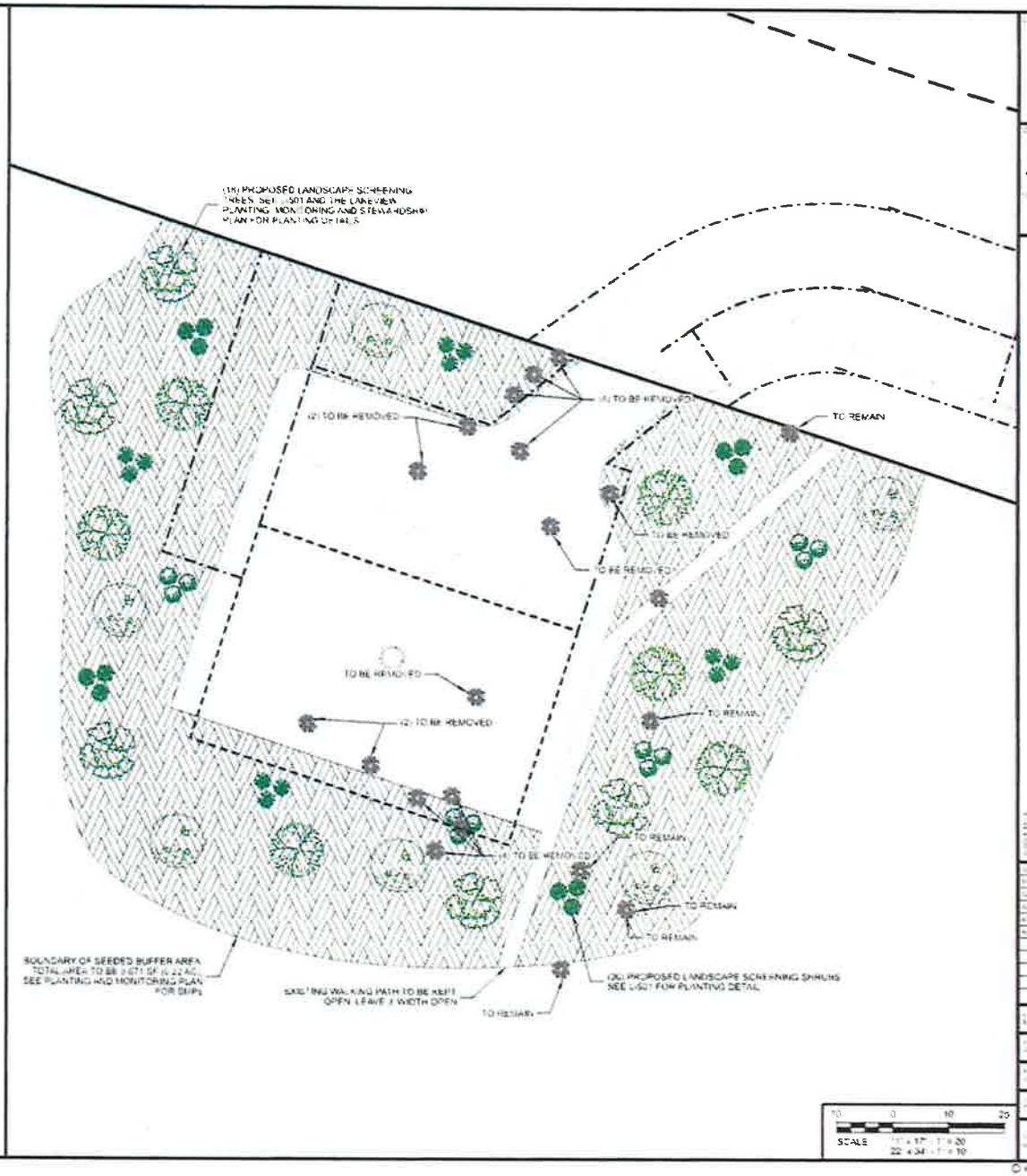
NOTES: (THIS SHEET)

1. PLANT CONTAINER OR BALLED-AND-BURLAPED PLANTS IN SPRING OR FALL
2. PLANT ON A RAISED BED TO ENSURE PROPER DRAINAGE
3. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION
4. MINIMIZE DISTURBANCE TO EXISTING SITE TREES, PLANTS AND NATURAL ROCK OUT AS MUCH AS POSSIBLE FOR PROPOSED CONSTRUCTION
5. ALL PROPOSED LANDSCAPE TREES AND SHRUBS SHALL BE PURCHASED FROM A LOCAL NURSERY WITH PLANT STOCK THAT ARE ACCLIMATED TO THE CLIMATIC VARIATION OF THE LOCAL REGION
6. BEFORE LANDSCAPE TREES ARE PLANTED, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOT LINE LISTED ON G-001
7. ALL DISTURBED SOILS LOCATED ADJACENT TO THE COMPOUND AND/OR WITHIN THE PLANTING AREAS SHALL BE LOOSENED PRIOR TO ALL LANDSCAPE PLANTING
8. AMEND NATIVE SOIL AS REQUIRED WITH ORGANIC MATTER SUCH AS PEAT MOSS AND/OR MANURE TO ENSURE ROOT ESTABLISHMENT OF NEWLY PLANTED TREES IF THE NATIVE SOIL CONSISTS OF SANDY LOAMS OR CLAYEY SOILS
9. A ROOT STIMULATOR SUCH AS HYYIELD OR EQUIVALENT SHALL BE UTILIZED PER THE MANUFACTURERS RECOMMENDATIONS AT THE TIME OF PLANTING
10. MAINTENANCE TO INCLUDE WATERING OF NEWLY PLANTED TREES AT MINIMUM ONCE PER WEEK WITH A HOSE ON TRICKLE AT THE BASE OF THE TRUNK FOR A MIN. 30 MINUTES PER PLANT UNTIL FINAL ROOT ESTABLISHMENT, AND DURING DROUGHT CONDITIONS, AND SHEARING PRUNING OF LANDSCAPE TREES TO PROVIDE ACCESS AROUND COMPOUND AND TO THE ADJACENT DRAINAGE AREA

NORTH

NOTE:
ASPHALT DRIVE AND GRAVEL COMPOUND EQUAL 7,308 SF (0.17 AC)

SEEDED AREA SHOWN ON THIS PLAN EQUALS 0.071 SF (0.22 AC)



Edge Consulting Engineers, Inc.

vertical

LANDSCAPE PLAN
US-IL-5657 LAKE VIEW
MEDINAH, IL

DRAWN BY	KCB
DATE	7/24/2023
PROJECT NUMBER	20583
LET TYPE	PERMIT DWGS
SHEET NUMBER	L-101

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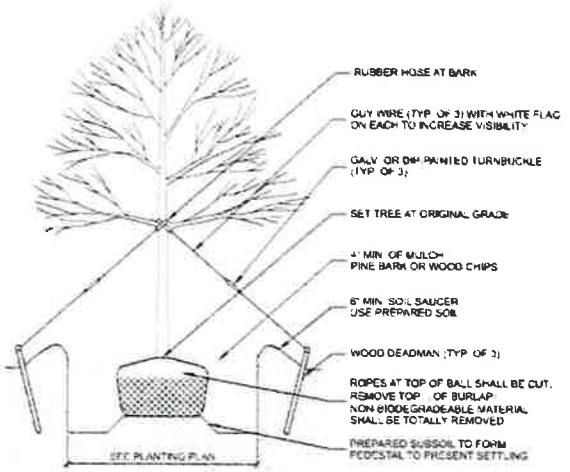
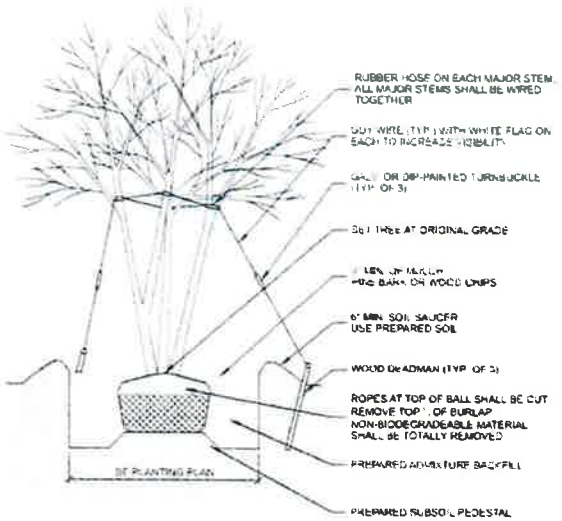
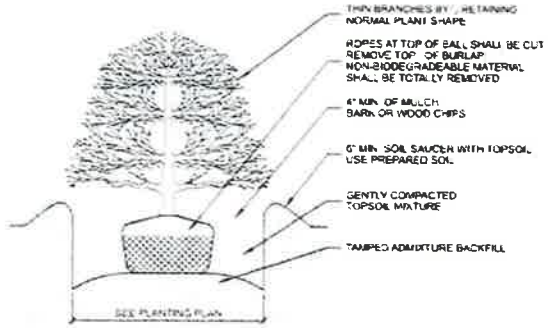


A **DECIDUOUS TREE PLANTING**



B **MULTI-STEM TREE PLANTING**



C **SHRUB PLANTING: BALL AND BURLAP**

Edge

vertical

LANDSCAPE DETAILS
US-IL-5657 LAKE VIEW
MEDINAH, IL

	KDB
	20553
	PERMIT DWGS
	L-501

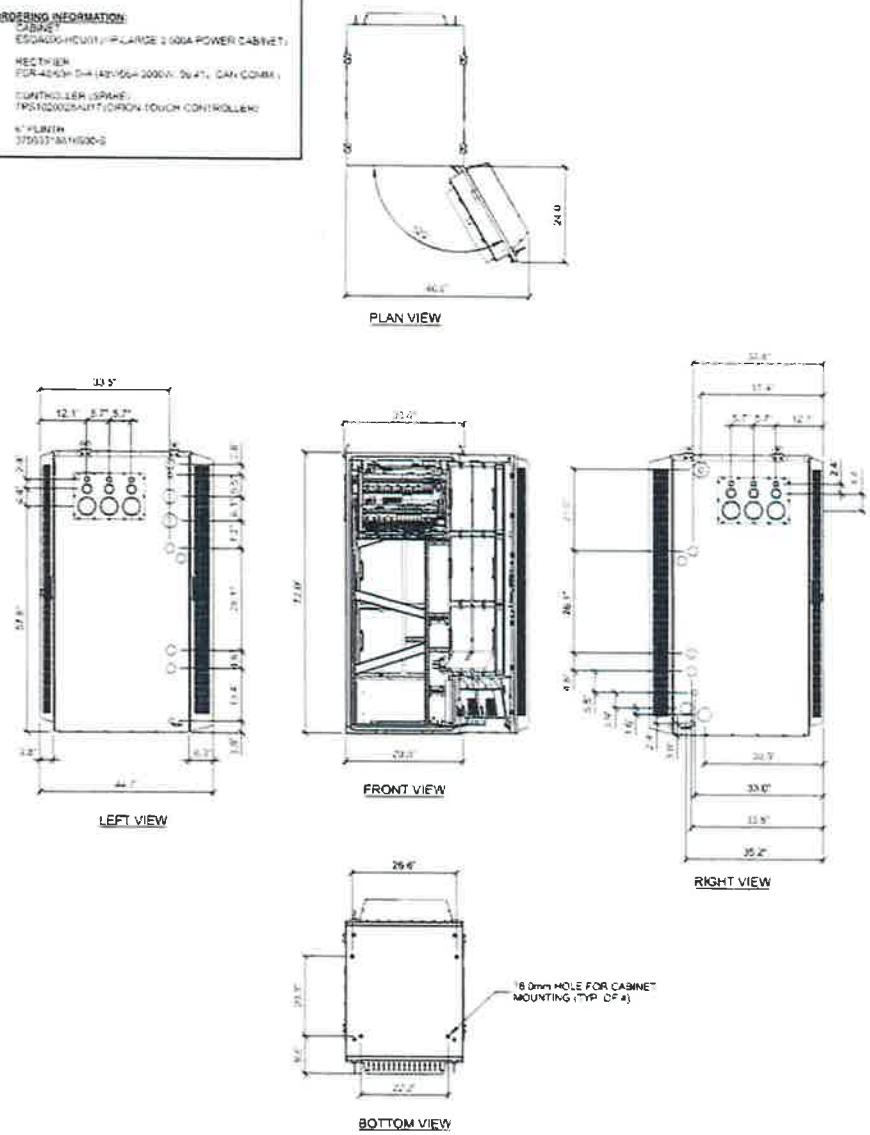
MANUFACTURER: DELTA
MODEL: HP-LARGE 3 POWER CABINET
DIMENSIONS: 72" x 32" x 41" (H x W x D)
WEIGHT: 951 LBS. (WITHOUT EQUIPMENT OR BATTERIES)

ORDERING INFORMATION:
CABINET
ESQA000-HCU01 (HP-LARGE 3 000A POWER CABINET)

RECTIFIER
FDR-4040H-D-4 (48V/50A 2000W, 26.4V, CAN COMM.)

CONTROLLER (SPARE)
TPS1020025AU1T (ORION TOUCH CONTROLLER)

6" PLINTH
3750331801K500-S



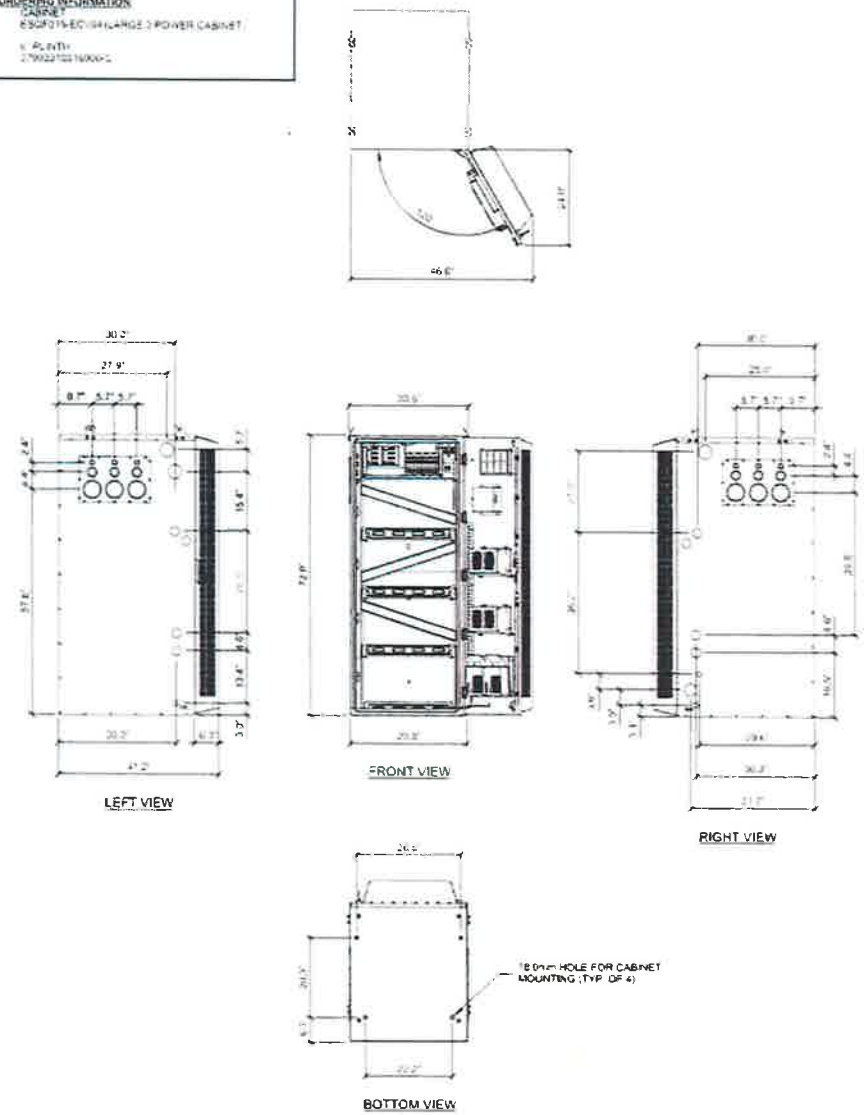
A EQUIPMENT CABINET

SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

MANUFACTURER: DELTA
MODEL: LARGE BATTERY 1 CABINET
DIMENSIONS: 72" x 32" x 41" (H x W x D)
WEIGHT: 940 LBS. (WITHOUT BATTERIES)

ORDERING INFORMATION:
CABINET
ESQF015-EC194 (LARGE 3 POWER CABINET)

6" PLINTH
3790221001600-S



B BATTERY BACKUP SYSTEM

SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

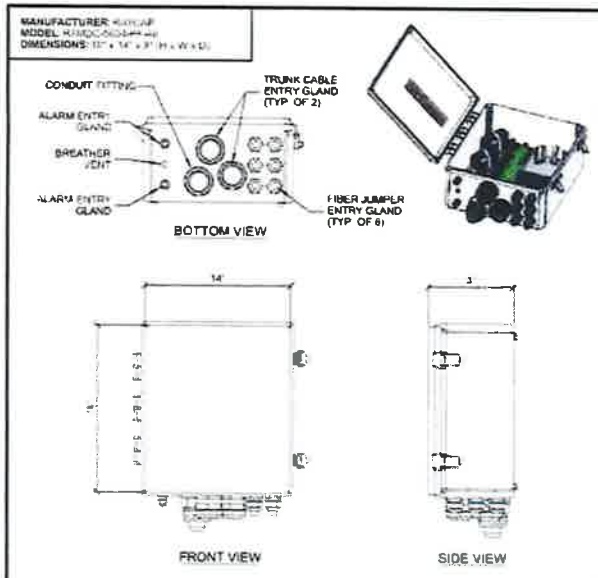
Edge Consulting Engineers, Inc.

vertical

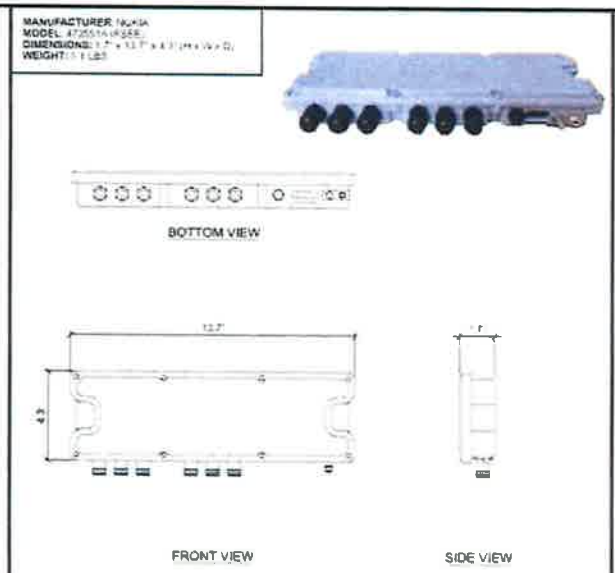
EQUIPMENT CABINET SPECIFICATIONS

CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

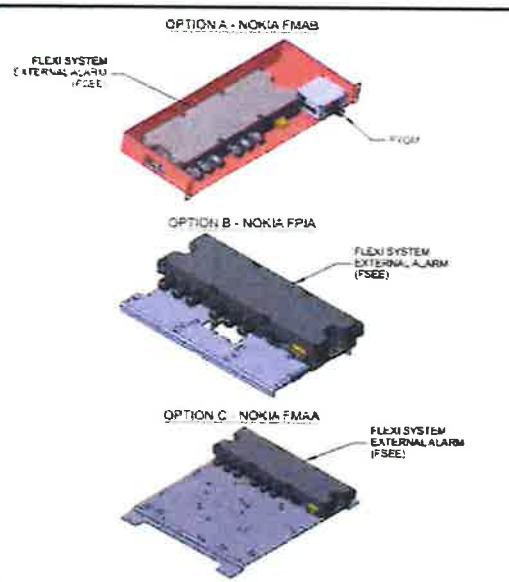
	KCB
	1/24/2023
	20553
	PERMIT DWGS
	A-001



A RAYCAP OVER VOLTAGE PROTECTION (COVP)



B FLEXI SYSTEM EXTERNAL ALARM (FSEE)



C FLEXI SYSTEM EXTERNAL ALARM (FSEE) MOUNTING

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Edge

vertical

GROUND EQUIPMENT SPECIFICATIONS
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

KDB	
1/24/2023	
20593	
PERMIT DWGS	
A-002	

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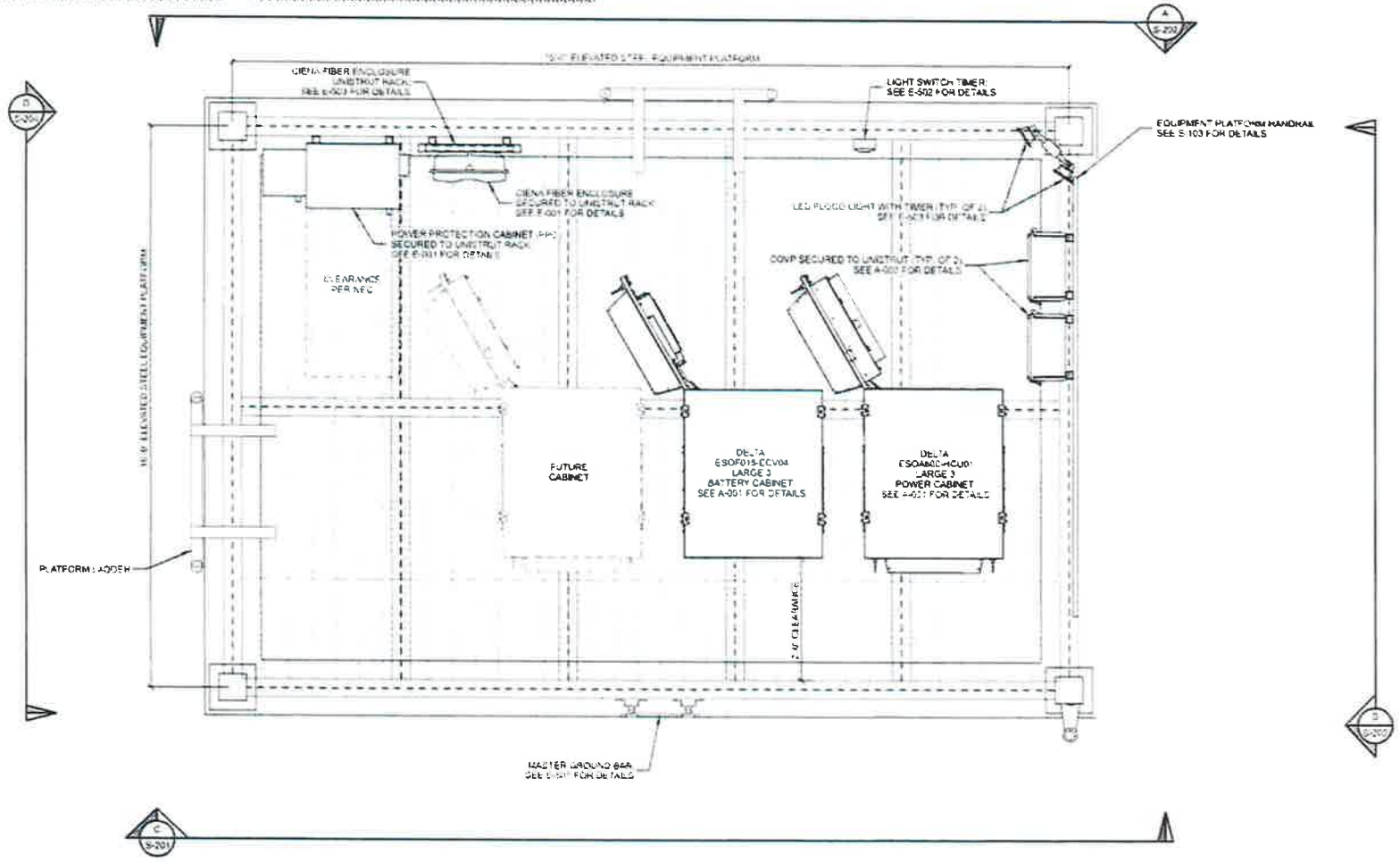
GENERAL NOTES:

- HPL3 WILL CONTAIN FSEE, FSMFs AND AMIAs
- FSMF FANS TO BE REVERSED PRIOR TO INSTALLATION
- EQUIP PLATFORM TO BE KEPT AS CLOSE TO GRADE AS POSSIBLE
- MIN. 6" CLEARANCE BETWEEN HPL3 AND LB3
- GPS CABLE TO BE ROUTED THROUGH THE COVP INTO CONDUIT FOR HPL3 CABINET
- SEE S-PAGES FOR STRUCTURAL DESIGN AND DETAILS

POWER CABINET NOTE:

VOLTAGE BOOSTER TO BE PLACED INSIDE OF HPL3 CABINET TO BE LOCATED ABOVE THE FIRST AMIA TOWARD THE TOP OF THE RU SHELF

MANUFACTURER X POWERPLUS 100-3-10



NOTE:

1. EQUIPMENT PLATFORM CANOPY NOT SHOWN FOR CLARITY

A EQUIPMENT PLATFORM LAYOUT

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

Edge Consulting Engineers, Inc.

vertical

EQUIPMENT PLATFORM PLAN

CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY	KCB
CHECKED BY	
PROJECT NUMBER	20553
SET TITLE	PERMIT DWGS
SHEET NUMBER	A-101

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FFHH-65C-R3

Antenna Type	
Band	
Performance Note	
Total Input Power, maximum	

Mechanical Specifications

RF Connector Quantity, total	
RF Connector Quantity, low band	
RF Connector Quantity, high band	
RF Connector Interface	
Color	
Grounding Type	
Radiator Material	
Radome Material	
Reflector Material	
RF Connector Location	
Wind Loading, frontal	
Wind Loading, lateral	
Wind Loading, maximum	
Wind Speed, maximum	

Dimensions

Length	
Width	
Depth	
Net Weight, without mounting kit	

Remote Electrical Tilt (RET) Information

Input Voltage	
Internal RET	
Power Consumption, idle state, maximum	
Power Consumption, normal conditions, maximum	
Protocol	
RET Interface	
RET Interface, quantity	

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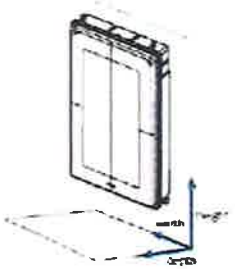
COMMSCOPE®

A **ANTENNA SPECIFICATION (LTE/600 & GSM/PCS)**

PRODUCT DESCRIPTION

Band	841 - 2496-2690 MHz
Supported Modulation schemes	(DL) BPSK, QPSK, 16 QAM, 64 QAM, 256 QAM (UL) BPSK, QPSK, 16 QAM, 64 QAM
No. of TX/RX	64Tx64Rx
MIMO Streams	16
Instantaneous IBW	194 MHz
Occupied Bandwidth OBW	190 MHz
Total Avg EIRP	74.8 dBm
Supported bandwidths	LTE: 3x20 MHz 5G: 40/60/80/100MHz
Output Power	5 W / TRX (320 W total, 2 W/MHz up to 160 MHz)
Power Consumption	≤1330 W typical (75% DL duty cycle, 30% RF load) ≤1827 W max (75% DL duty cycle, 100% RF load)
Optical Ports	4 x SFP28 (OCTIS), 25 Gbps, eCPRI
Connector Type	APPG DC Pole connector
Dimensions (H x W x D)	38.2 in x 21.5 in x 5.9 in
Weight lbs	108.0 lb
HW/SW Availability	SRAN20C/5G20B
5G NR Support	Yes
Material Description	Nokia AirScale MAA 64T64R 192AE B41 320W AEHC



AEHC 475124A

B **ANTENNA SPECIFICATION (LTE AWS+PCS)**

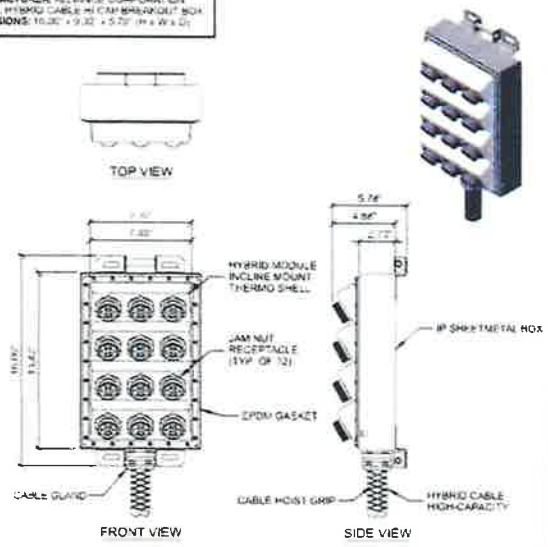
Edge

vertical bridge

ANTENNA SPECIFICATIONS
CH7434BL (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

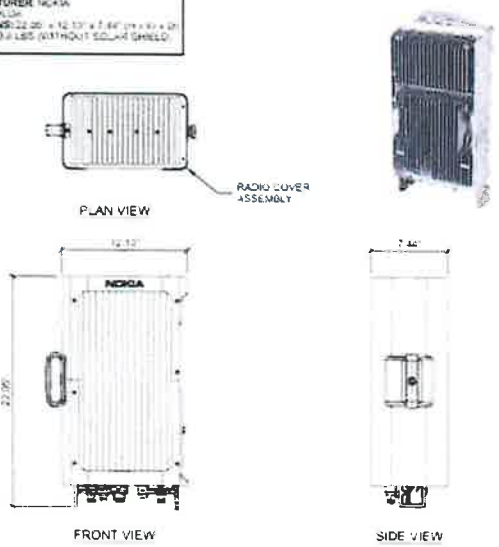
	KGB
	1-24-2023
	20653
	PERMIT DWGS
	T-001

MANUFACTURER: ALLIANCE CORPORATION
MODEL: HYBRID CABLE HI CAP BREAKOUT BOX
DIMENSIONS: 10.35" x 9.92" x 5.78" (H x W x D)



A HYBRID CABLE BREAKOUT BOX

MANUFACTURER: NOKIA
MODEL: AHLOA
DIMENSIONS: 22.05" x 12.13" x 7.64" (H x W x D)
WEIGHT: 83.8 LBS (WITHOUT SOLAR SHIELD)



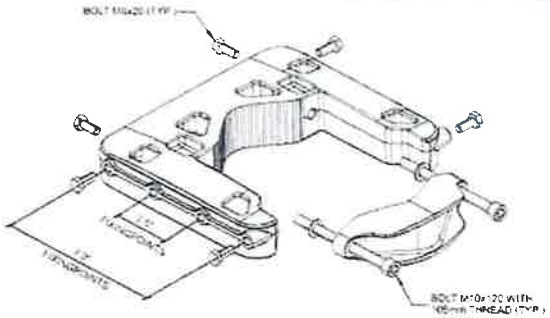
B REMOTE RADIO HEAD (RRH)

PRODUCT DESCRIPTION

Band	825 - 866
Instantaneous BW (DL/UL)	55MHz on Band 25, 80MHz on Band 66
Supported Modulation schemes	up to 64QAM (UL) and up to 256QAM (DL)
Supported bandwidths	LTE: 1.4, 3, 5, 10, 15, 20 MHz
No. of ports	4T4R
Output Power	80 W for Band 25 and 40 W for Band 66 (Total Power = 480W)
DC connector	Terminal block
Optical Fiber connector	2 x 9.8Gbps CPRI, R2CT IP seal
RF Connector	4.3-10-
AISG	AISG on all ports, DC on ANT1 and ANT3
Dimensions (H x W x D) in	27.3 x 12.1 x 5.2
Weight lbs	70.5 without cover
HW/SW Availability	Available now - SRAN19A
5G NR Support	YES
NB-IoT Support	YES (in band, guardband, standalone)

C REMOTE RADIO HEAD (RRH)

MANUFACTURER: NOKIA
DESCRIPTION: FLEXI POLE KIT (FPKA)
MODEL: 471284A



NOTES
1. CAN BE USED WITH PIPES FROM 2.4"ø OVL TO 4.7"ø
2. MAA ALLOWABLE WEIGHT IS 357.7 LBS

D FLEXI POLE KIT

THIS SPACE INTENTIONALLY LEFT BLANK

Edge

vertical

EQUIPMENT SPECIFICATIONS

CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	KDB
	1-24-2023
	20552
	PERMIT DWGS
	T-002

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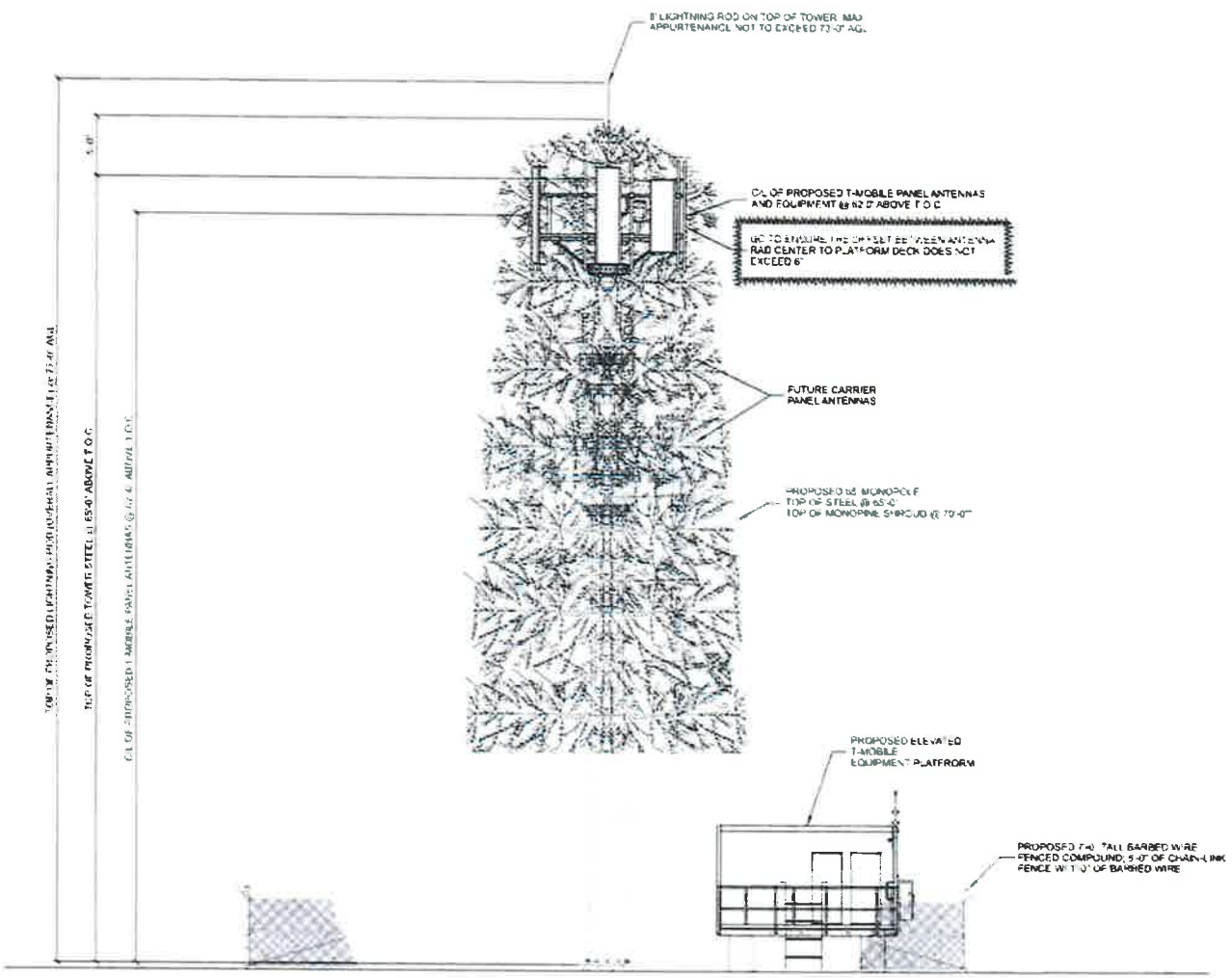


NOTES:
1 CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER 2 CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 3' MIN. ABOVE ALL ANTENNAS & EQUIPMENT

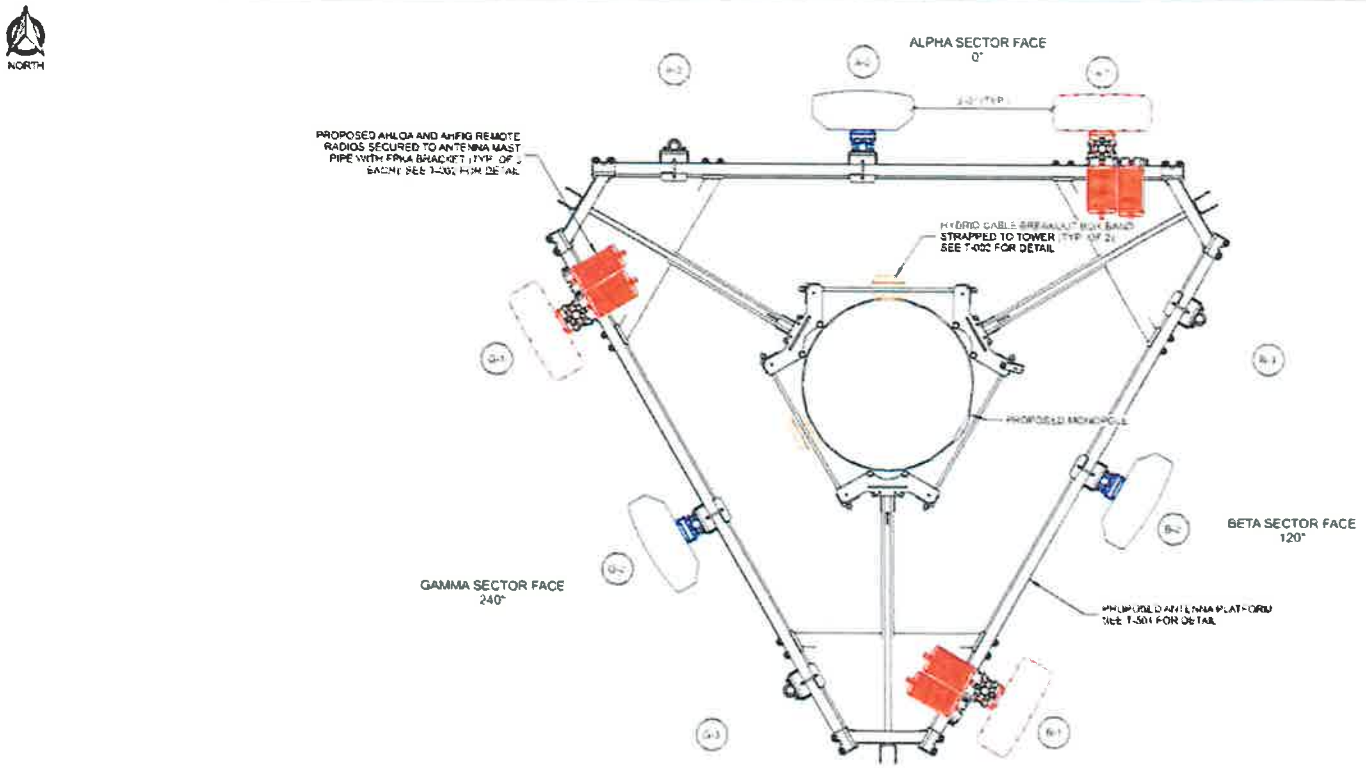
A SITE ELEVATION
SCALE: 11" x 17": 1" = 10'-0"
22" x 34": 1" = 5'-0"

Edge
Consulting Engineers, Inc.

vertical

SITE ELEVATION
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY	KCB
DATE	1/24-2020
PROJECT NUMBER	20650
	PERMIT DWGS
SHEET NUMBER	T-201



ANTENNA AND CABLE SCHEDULE (VIEW FROM THE REAR)

SECTOR	ALPHA			BETA			GAMMA		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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AZIMUTH	N/A	[illegible]	[illegible]	N/A	[illegible]	[illegible]	N/A	[illegible]	[illegible]
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NOTE:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. CONTRACTOR TO INSTALL CABLE KEEPERS AS NEEDED ON ANY MOUNTS THAT MAY OBSTRUCT THE TOWER SAFETY CLIMB. THE SAFETY CLIMB CABLE SHALL BE ROUTED IN THE KEEPERS SUCH THAT IT DOES NOT RUB ON THE MOUNTS OR ANY RF CABLES.

A — ANTENNA AND EQUIPMENT LAYOUT

Edge Consulting Engineers, Inc.

vertical bridge

ANTENNA AND EQUIPMENT CONFIGURATION
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY	KCB
PLOT DATE	1/24/2023
PROJECT NUMBER	20553
SET TYPE	PERMIT DWGS
SHEET NUMBER	T-301

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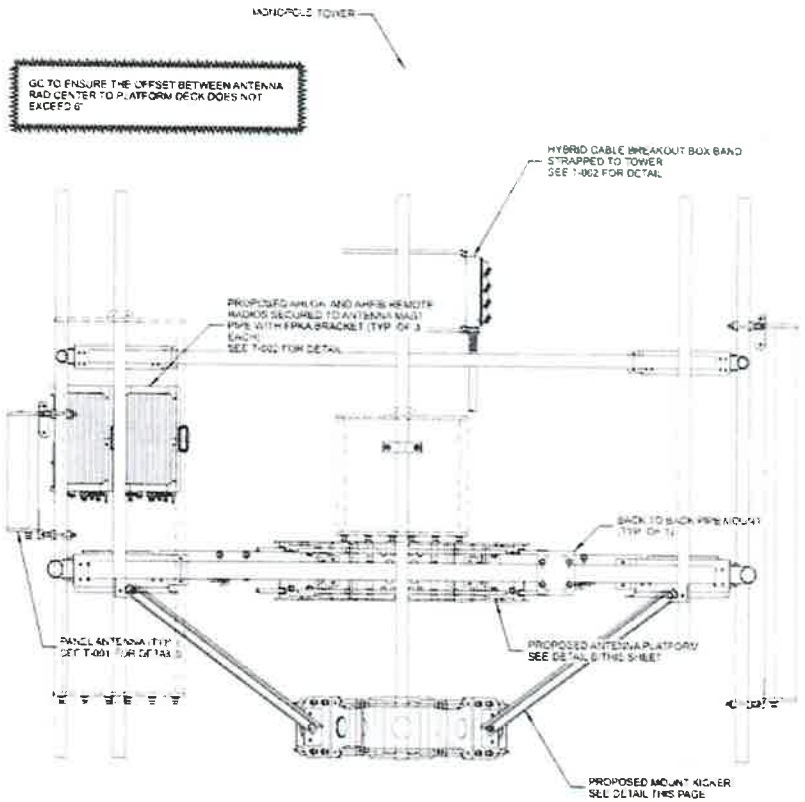
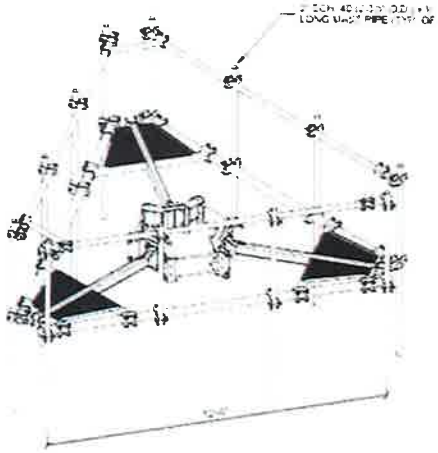


A **ANTENNA AND EQUIPMENT MOUNTING**

MANUFACTURER PERFECT VISION
MODEL PV-PPDSH12U

MONOPOLE GUARDIAN MOUNT PLATFORM

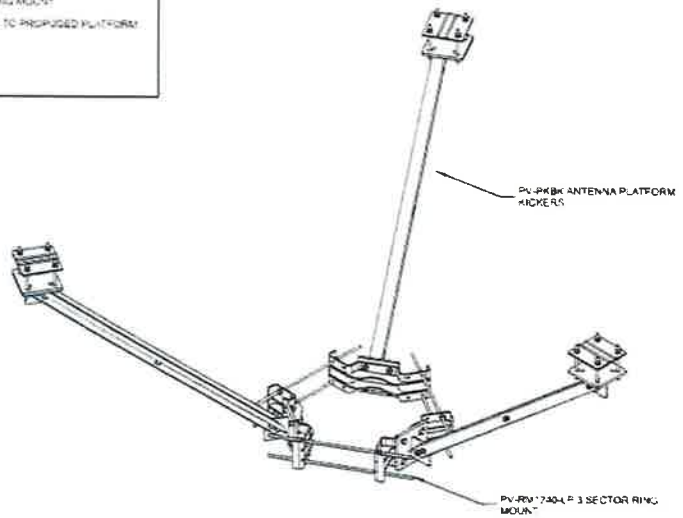
ACCEPTS 10' TO 40' POLE DIA.



B **ANTENNA MOUNT ASSEMBLY**

MANUFACTURER PERFECT VISION
MODEL PV-PKBK – P-SERIES SECTOR RING MOUNT

CONNECTS TO PROPOSED PLATFORM ARMS



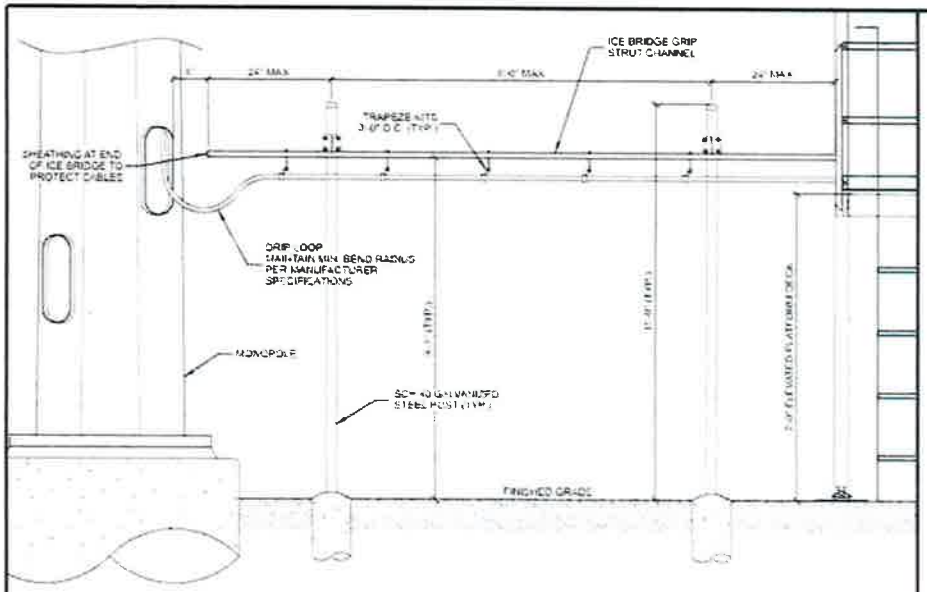
C **ANTENNA MOUNT KICKER**

Edge
Consulting Engineers, Inc.

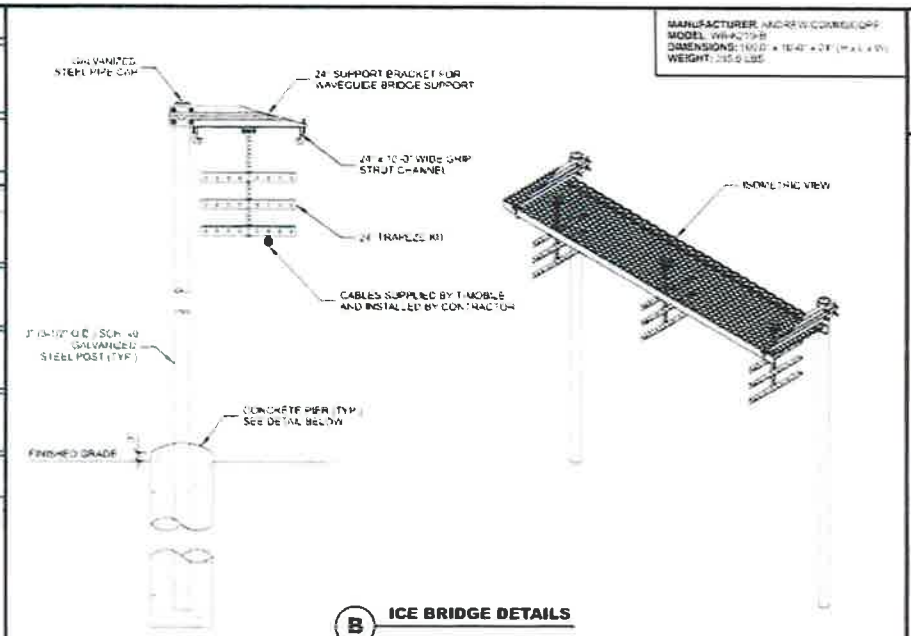
vertical bridge

INSTALLATION DETAILS
CH7434L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

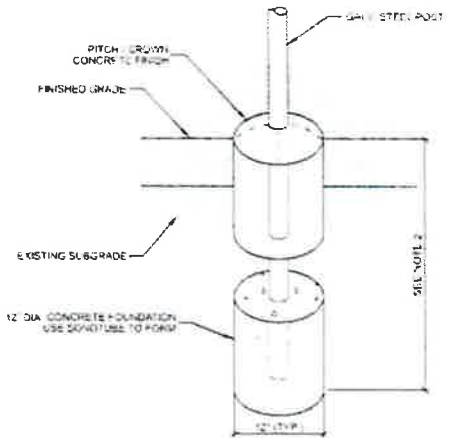
DRAWN BY:	KCB
DATE:	1-24-2023
JOB NO:	20553
TITLE:	PERMIT DWGS
SHEET NUMBER:	T-501



A **ICE BRIDGE INSTALLATION**



B **ICE BRIDGE DETAILS**



NOTES:	
1	CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS
2	FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH OR 48" MINIMUM

C **PIER FOUNDATION**

MANUFACTURER: SITE PRO 1
MODEL: UTLH

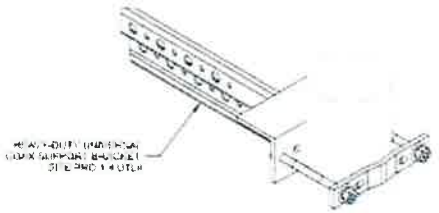
HEAVY-DUTY UNIVERSAL SUPPORT BRACKET

MOUNTS TO ROUND MEMBERS (1-1/2" O.D. TO 3-1/2" O.D.)

PUNCHED WITH 3/4" DIA. HOLES FOR SNAP-IN HANGERS AND 7/16" DIA. HOLES FOR HARDWARE

HOT-DIP GALVANIZED

CAN BE BOLTED DIRECTLY TO PROD KNOCK-DOWN LEGS WITH INCLUDED HARDWARE



D **HEAVY-DUTY UNIVERSAL COAX SUPPORT BRACKET**

ICE BRIDGE NOTES : (THIS SHEET)

1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 6 FOR A 10' SECTION.
2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

Edge
Consulting Engineers, Inc.

vertical

CABLE ROUTING DETAILS
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	KCB
DATE:	1/24/2020
PROJECT NUMBER:	20550
PLOT TYPE:	PERMIT DWGS
SHEET NUMBER:	**T-502**

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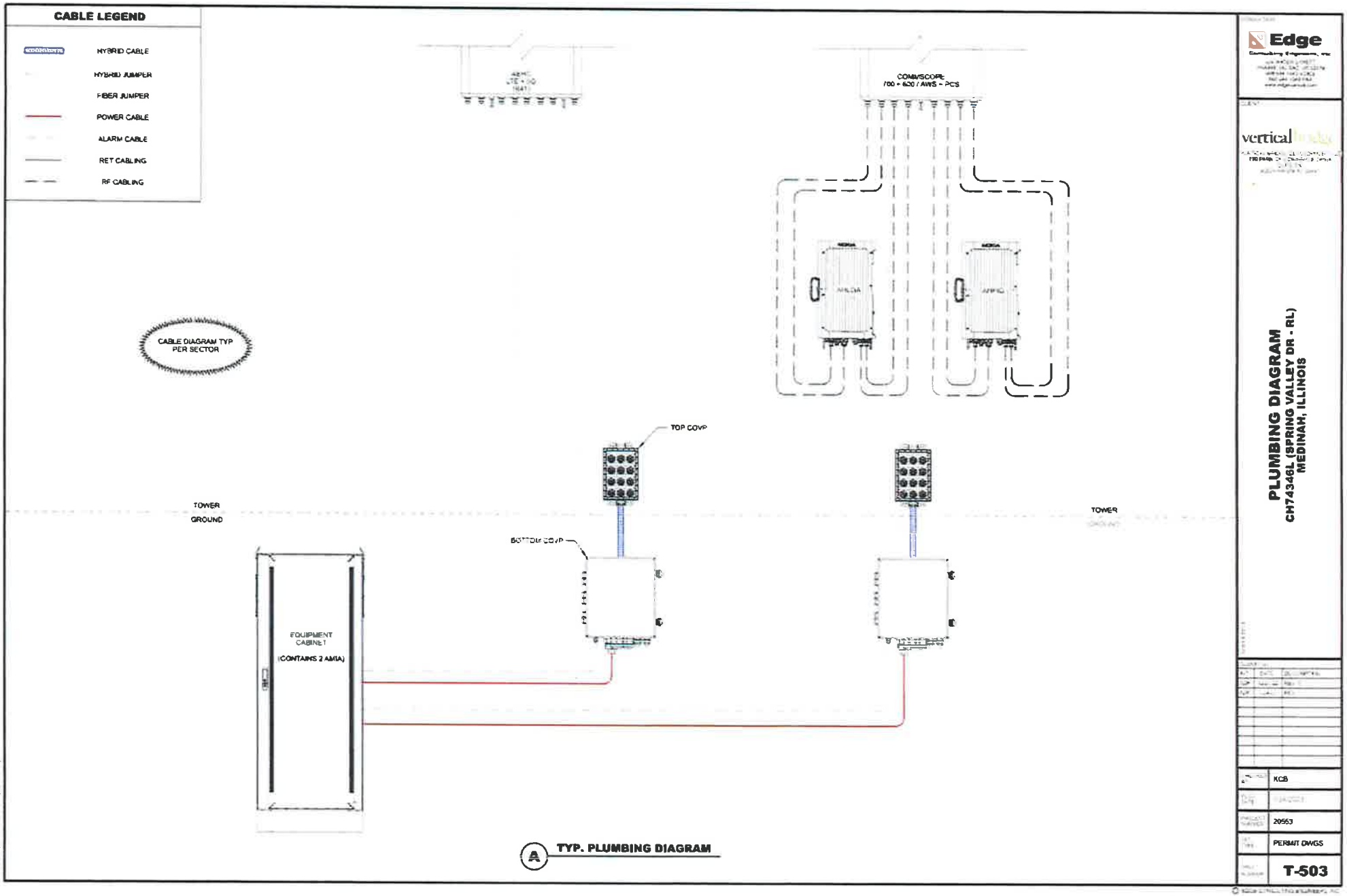
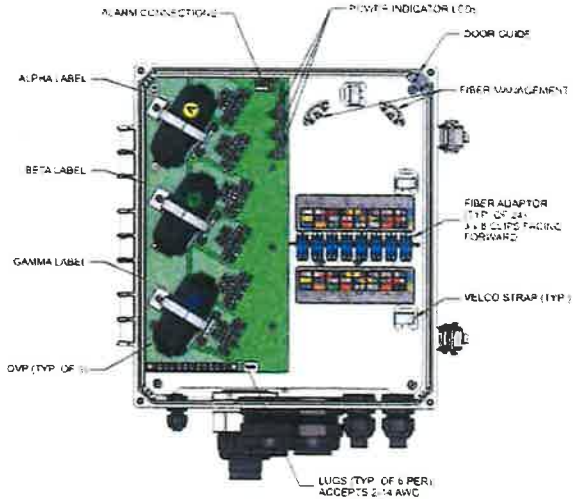


Edge

vertical bridge

PLUMBING DIAGRAM
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	KCB
	20563
	PERMIT DWGS
	T-503



A **COVP FIBER AND POWER CONFIGURATION**

MANUFACTURER: ALLIANCE CORPORATION
MODEL: ARMORED TRUNK HYBRID CABLE
HIGH-CAPACITY WITH #4 AWG CONDUCTORS

MECHANICAL:

JACKET COLOR	BLACK
OUTER DIAMETER (IN.)	.9
MIN. BEND RADIUS (IN.): MULTIPLE BENDS, LOADED	10
MIN. BEND RADIUS (IN.): MULTIPLE BENDS, UNLOADED	10
MIN. BEND RADIUS (IN.): SINGLE BEND, UNLOADED	10.5
MIN. BEND RADIUS (IN.): PURGATION	5.4
ARMOR	CORRUGATED COPPER
WEIGHT (LB./FT.)	.460
COMPRESSION (LB./IN.)	250
TENSILE LOAD, LONG TERM (LBF.)	150
TENSILE LOAD, SHORT TERM (LBF.)	300

ELECTRICAL:

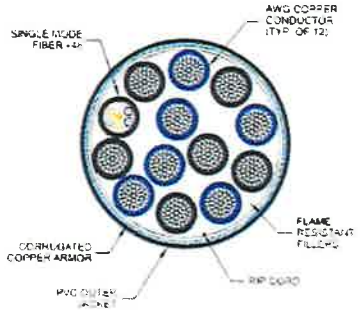
CONDUCTOR MATERIAL	COPPER
CONDUCTOR CONSTRUCTION	STRAND
CONDUCTOR COLOR	BLUE/BLACK
RESISTIVITY (OHMS/KM AT 20° C)	10.79 (NOMINAL)
CONDUCTORS, QUANTITY	12
CONDUCTOR SIZE (AWG)	4
DIN SHIELD	YES
UL RATING	UL TC-ER/PLTC-ER

OPTICAL:

FIBER TYPE	SINGLE MODE (G.657.A2)
FIBERS, QUANTITY	48
ATTENUATION (dB/KM): MAX. 1550/1285/1310 NM	0.5
DISPERSION, MAX. 1550/1285/1310 NM	18.0/-5.4/3.5
RETURN LOSS (dB)	>50
INSERTION LOSS (dB), POST ENVIRONMENTAL	REDUCTION < 0.10
RETURN LOSS (dB), POST ENVIRONMENTAL	REDUCTION < 0
CUTOFF WAVELENGTH (NM)	1260
PIGTAIL TERMINATION	LC PAIR, STRAIGHT

ENVIRONMENTAL:

OPERATING TEMPERATURE (°F)	-40 TO +167
STORAGE TEMPERATURE (°F)	-40 TO +167
UV	IEC 60068-2-5
THERMAL CYCLE	IEC 60068-2-14
VIBRATION	IEC 60068-2-64
IMPACT (FT. LB.)	4.4 NM PER ICEA(W)



B **HYBRID CABLE HIGH-CAPACTIY**

MANUFACTURER: ALLIANCE CORPORATION
MODEL: ARMORED TRUNK HYBRID CABLE
HIGH-CAPACITY WITH #4 AWG CONDUCTORS

MECHANICAL:

JACKET COLOR	BLACK
OUTER DIAMETER (IN.)	.9
MIN. BEND RADIUS (IN.): MULTIPLE BENDS, LOADED	10
MIN. BEND RADIUS (IN.): MULTIPLE BENDS, UNLOADED	10
MIN. BEND RADIUS (IN.): SINGLE BEND, UNLOADED	10.5
MIN. BEND RADIUS (IN.): PURGATION	5.4
ARMOR	CORRUGATED COPPER
WEIGHT (LB./FT.)	.460
COMPRESSION (LB./IN.)	250
TENSILE LOAD, LONG TERM (LBF.)	150
TENSILE LOAD, SHORT TERM (LBF.)	300

ELECTRICAL:

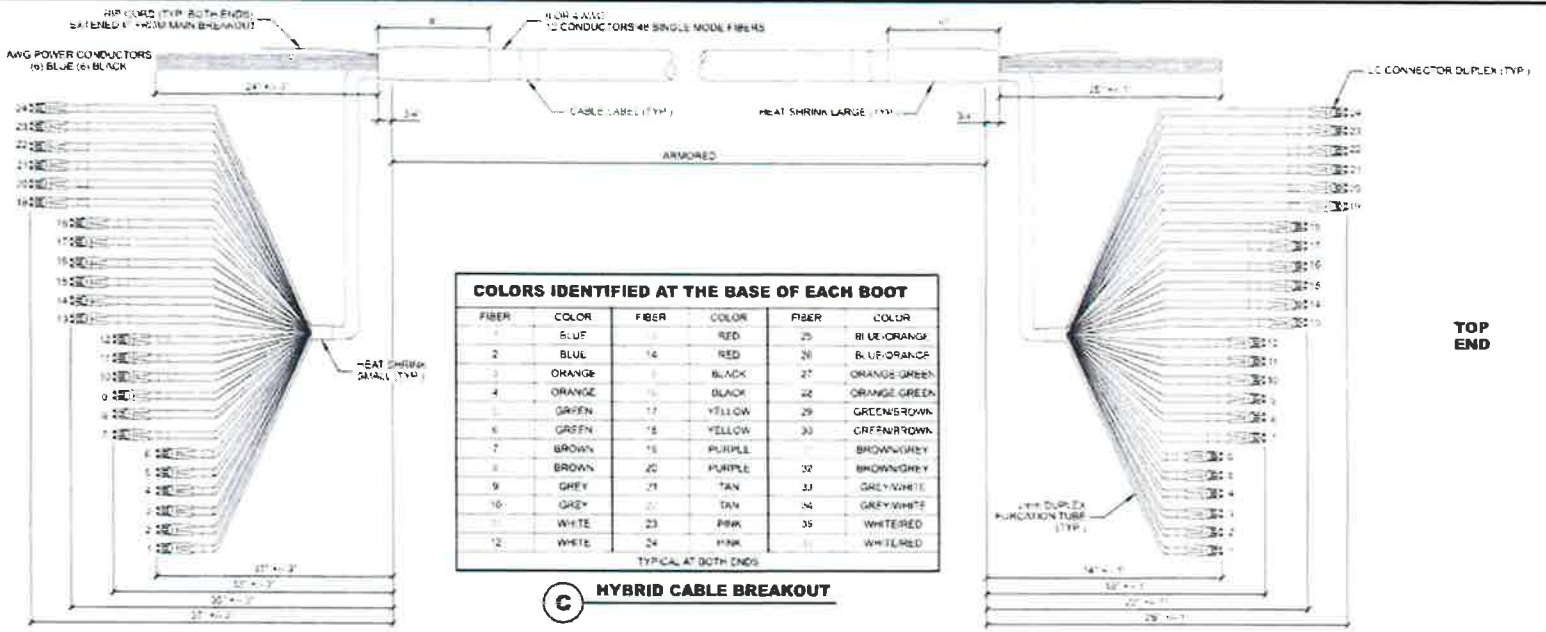
CONDUCTOR MATERIAL	COPPER
CONDUCTOR CONSTRUCTION	STRAND
CONDUCTOR COLOR	BLUE/BLACK
RESISTIVITY (OHMS/KM AT 20° C)	10.79 (NOMINAL)
CONDUCTORS, QUANTITY	12
CONDUCTOR SIZE (AWG)	4
DIN SHIELD	YES
UL RATING	UL TC-ER/PLTC-ER

OPTICAL:

FIBER TYPE	SINGLE MODE (G.657.A2)
FIBERS, QUANTITY	48
ATTENUATION (dB/KM): MAX. 1550/1285/1310 NM	0.5
DISPERSION, MAX. 1550/1285/1310 NM	18.0/-5.4/3.5
RETURN LOSS (dB)	>50
INSERTION LOSS (dB), POST ENVIRONMENTAL	REDUCTION < 0.10
RETURN LOSS (dB), POST ENVIRONMENTAL	REDUCTION < 0
CUTOFF WAVELENGTH (NM)	1260
PIGTAIL TERMINATION	LC PAIR, STRAIGHT

ENVIRONMENTAL:

OPERATING TEMPERATURE (°F)	-40 TO +167
STORAGE TEMPERATURE (°F)	-40 TO +167
UV	IEC 60068-2-5
THERMAL CYCLE	IEC 60068-2-14
VIBRATION	IEC 60068-2-64
IMPACT (FT. LB.)	4.4 NM PER ICEA(W)



COLORS IDENTIFIED AT THE BASE OF EACH BOOT

FIBER	COLOR	FIBER	COLOR	FIBER	COLOR
1	BLUE	13	RED	25	BLUE/ORANGE
2	BLUE	14	RED	26	BLUE/ORANGE
3	ORANGE	15	BLACK	27	ORANGE/GREEN
4	ORANGE	16	BLACK	28	ORANGE/GREEN
5	GREEN	17	YELLOW	29	GREEN/BROWN
6	GREEN	18	YELLOW	30	GREEN/BROWN
7	BROWN	19	PURPLE	31	BROWN/GREY
8	BROWN	20	PURPLE	32	BROWN/GREY
9	GREY	21	TAN	33	GREY/WHITE
10	GREY	22	TAN	34	GREY/WHITE
11	WHITE	23	PINK	35	WHITE/RED
12	WHITE	24	PINK	36	WHITE/RED

TYPICAL AT BOTH ENDS

C **HYBRID CABLE BREAKOUT**

Edge Consulting Engineers, Inc.

CLIENT: vertical

CABLING DETAILS
CH74346L (SPRING VALLEY DR. - RL)
MEDINAH, ILLINOIS

DRAWN BY:	KCB
DATE:	1.24.2022
PROJECT NUMBER:	2021
ISSUED FOR:	PERMIT DWGS
SHEET NUMBER:	T-504

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MANUFACTURER: CIENA
MODEL: 2931
DIMENSIONS: 17.0" x 10.6" x 7.0" (H x W x D)
WEIGHT: 25 lbs

BOTTOM VIEW

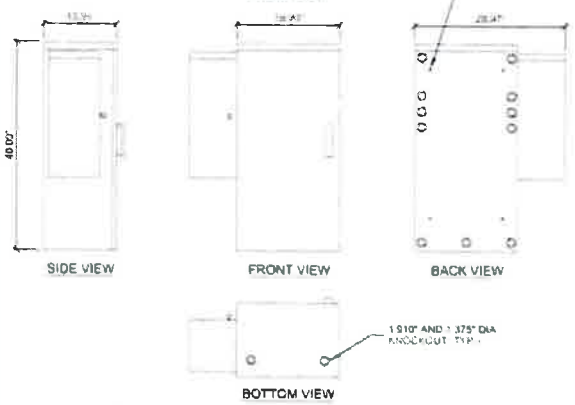
FRONT VIEW

SIDE VIEW

A **CIENA FIBER ENCLOSURE**

MANUFACTURER: DELTA
MODEL: [illegible]
DIMENSIONS: [illegible]

PLAN VIEW



SIDE VIEW FRONT VIEW BACK VIEW

BOTTOM VIEW

B **POWER PROTECTION CABINET (PPC)**

NOTE:

1. ALL DISCONNECTS SHALL BE LEGIBLY IDENTIFIED AND ELECTRIC PANELS SHALL HAVE A SCHEDULE CIRCUIT DIRECTORY INSIDE OR ON THE FACE OF EACH PANEL (PER NEC 110.22 & 408.4).

THIS SPACE INTENTNIOALLY LEFT BLANK

Edge
Consulting Engineers, Inc.

vertical bridge

UTILITY EQUIPMENT SPECIFICATIONS
CH74348L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	KDB
	4/24/2025
	20553
	PERMIT DWGS
	E-001

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KEYNOTES: (THIS SHEET)

- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) PROPOSED TOWER GROUND RING HAND DIG TO VERIFY EXACT LOCATION
- (C) EQUIPMENT PLATFORM GROUND RING #2 SOLID BARE TINNED COPPER; SEE E-502 FOR DETAILS
- (D) ICE BRIDGE POST GROUND (TYP.) SEE E-501 FOR DETAILS
- (E) ICE BRIDGE SECTION GROUNDS; SEE E-501 FOR DETAILS
- (F) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH EXOTHERMIC CONNECTION (TYP.)
- (G) CENA GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING; SEE E-501 FOR DETAILS
- (H) AUTOMATIC TRANSFER SWITCH (ATS) GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING SEE E-501 FOR DETAILS
- (I) POWER PROTECTION CABINET (PPC) GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING SEE E-501 FOR DETAILS
- (J) MASTER GROUND BAR; SEE E-501 FOR DETAILS
- (K) GROUND MOUNTED EQUIPMENT GROUND TO MASTER GROUND BAR; SEE E-501 FOR DETAILS
- (L) EQUIPMENT CABINET GROUND TO MASTER GROUND BAR; SEE E-501 FOR DETAILS
- (M) GROUND LEAD FROM EQUIPMENT GROUND RING TO CANOPY STEEL POST; SEE E-501 FOR DETAILS
- (N) GENERATOR GROUND RING #2 SOLID BARE TINNED COPPER SEE E-502 FOR DETAILS
- (O) GENERATOR GROUND LEAD #2 SOLID TINNED COPPER GROUNDS ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT GROUND RING

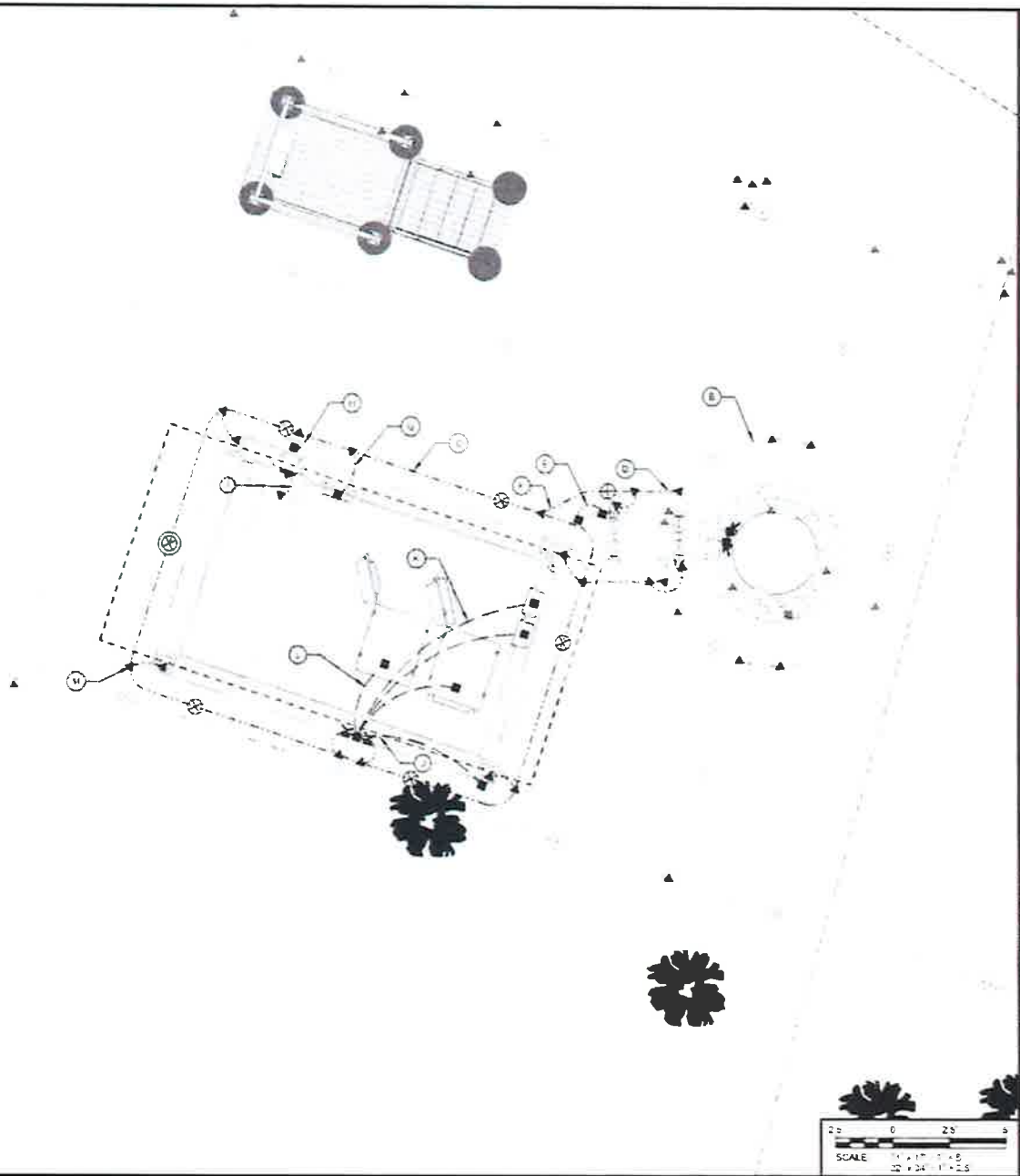
GROUNDING LEGEND: (THIS SHEET)

- EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- GROUND INSPECTION WELL
- COPPER CLAD GROUND ROD (5/8" DIA. x 8' LONG); SPACE @ 10' O.C. MAX.
- COPPER PLATE (18" x 18" x .032" THK) SPACE @ 10' O.C. MAX.

NOTES: (THIS SHEET)

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN TO THE EXTENT PRACTICAL A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT; SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.
10. GROUND RINGS A TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
11. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.

NORTH



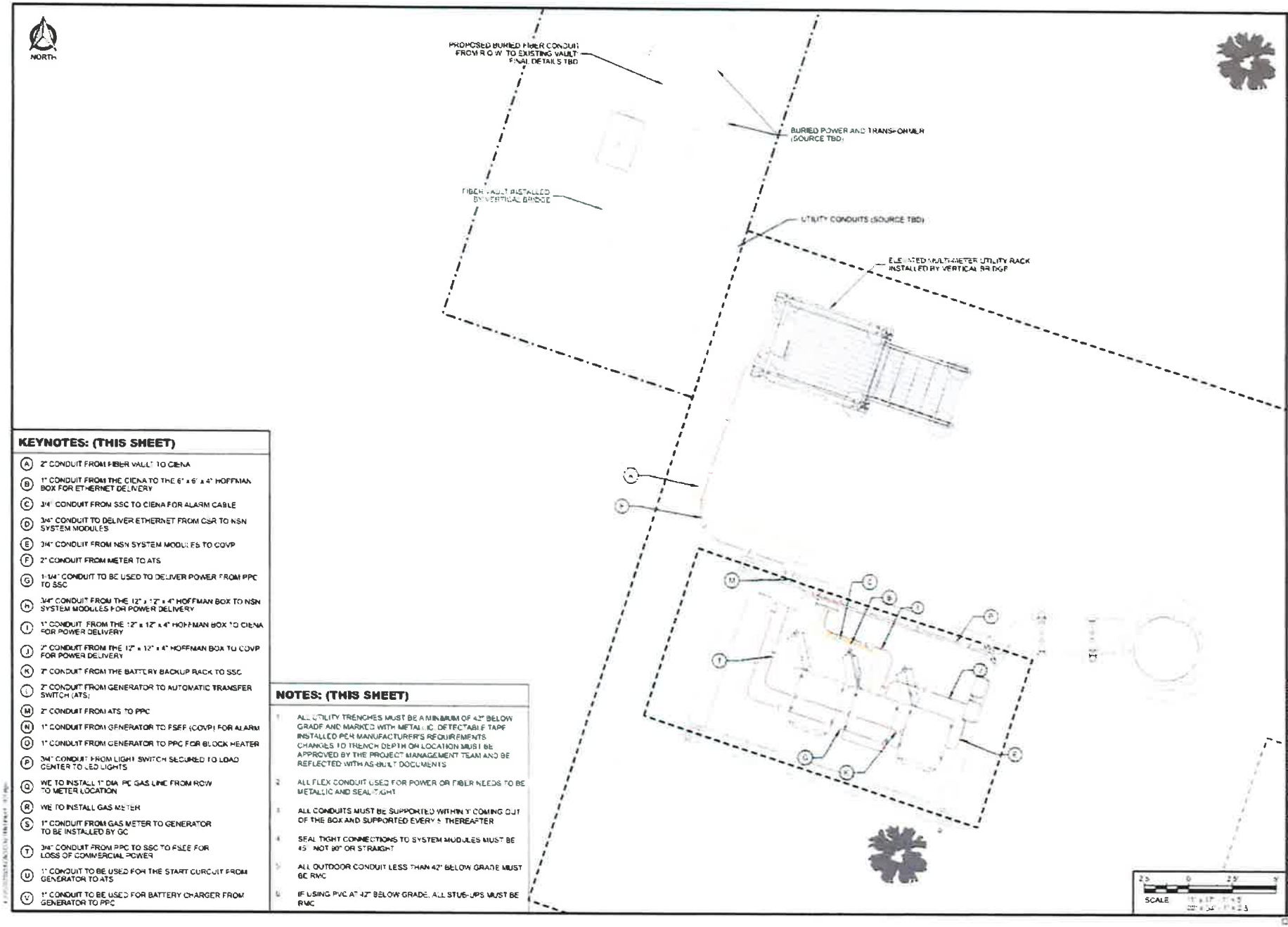
SCALE

Edge

vertical

GROUNDING PLAN
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

	KCE
	20553
	PERMIT DWGS
	E-101



KEYNOTES: (THIS SHEET)

- (A) 2" CONDUIT FROM FIBER VAULT TO CIENA
- (B) 1" CONDUIT FROM THE CIENA TO THE 6" x 6" x 4" HOFFMAN BOX FOR ETHERNET DELIVERY
- (C) 3/4" CONDUIT FROM SSC TO CIENA FOR ALARM CABLE
- (D) 3/4" CONDUIT TO DELIVER ETHERNET FROM GSR TO NSN SYSTEM MODULES
- (E) 3/4" CONDUIT FROM NSN SYSTEM MODULES TO COVP
- (F) 2" CONDUIT FROM METER TO ATS
- (G) 1-1/4" CONDUIT TO BE USED TO DELIVER POWER FROM PPC TO SSC
- (H) 3/4" CONDUIT FROM THE 12" x 12" x 4" HOFFMAN BOX TO NSN SYSTEM MODULES FOR POWER DELIVERY
- (I) 1" CONDUIT FROM THE 12" x 12" x 4" HOFFMAN BOX TO CIENA FOR POWER DELIVERY
- (J) 2" CONDUIT FROM THE 12" x 12" x 4" HOFFMAN BOX TO COVP FOR POWER DELIVERY
- (K) 2" CONDUIT FROM THE BATTERY BACKUP RACK TO SSC
- (L) 2" CONDUIT FROM GENERATOR TO AUTOMATIC TRANSFER SWITCH (ATS)
- (M) 2" CONDUIT FROM ATS TO PPC
- (N) 1" CONDUIT FROM GENERATOR TO FSEF (COVP) FOR ALARM
- (O) 1" CONDUIT FROM GENERATOR TO PPC FOR BLOCK HEATER
- (P) 3/4" CONDUIT FROM LIGHT SWITCH SECURED TO LOAD CENTER TO LED LIGHTS
- (Q) WE TO INSTALL 1" DIA. PE GAS LINE FROM ROW TO METER LOCATION
- (R) WE TO INSTALL GAS METER
- (S) 1" CONDUIT FROM GAS METER TO GENERATOR TO BE INSTALLED BY GC
- (T) 3/4" CONDUIT FROM PPC TO SSC TO FSEE FOR LOSS OF COMMERCIAL POWER
- (U) 1" CONDUIT TO BE USED FOR THE START CURCUIT FROM GENERATOR TO ATS
- (V) 1" CONDUIT TO BE USED FOR BATTERY CHARGER FROM GENERATOR TO PPC

NOTES: (THIS SHEET)

1. ALL UTILITY TRENCHES MUST BE A MINIMUM OF 42" BELOW GRADE AND MARKED WITH METALLIC DETECTABLE TAPE INSTALLED PER MANUFACTURER'S REQUIREMENTS. CHANGES TO TRENCH DEPTH OR LOCATION MUST BE APPROVED BY THE PROJECT MANAGEMENT TEAM AND BE REFLECTED WITH AS-BUILT DOCUMENTS.
2. ALL FLEX CONDUIT USED FOR POWER OR FIBER NEEDS TO BE METALLIC AND SEALTIGHT.
3. ALL CONDUITS MUST BE SUPPORTED WITHIN 3' COMING OUT OF THE BOX AND SUPPORTED EVERY 5' THEREAFTER.
4. SEAL TIGHT CONNECTIONS TO SYSTEM MODULES MUST BE 45° NOT 90° OR STRAIGHT.
5. ALL OUTDOOR CONDUIT LESS THAN 42" BELOW GRADE MUST BE RMC.
6. IF USING PVC AT 42" BELOW GRADE, ALL STUB-UPS MUST BE RMC.

Edge
Consulting Engineers, Inc.

vertical bridge

UTILITY PLAN

CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	KCB
DATE:	1-24-2023
JOB NO:	20553
	PERMIT DWGS
SHEET NO:	E-102

KEYNOTES: (THIS SHEET)

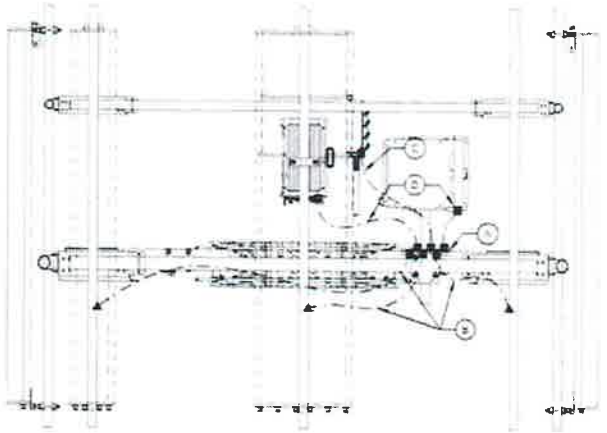
- (A) ANTENNA GROUND BAR FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL MOUNT TO TOWER STEEL (TYP. PER SECTOR)
- (B) MAST PIPE GROUND #2 SOLID INSULATED CONNECTION TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (C) HYBRID BREAKOUT BOX GROUND #2 STRANDED INSULATED CONNECTION TO GROUND BAR WITH 2 HOLE LONG BARREL LUG
- (D) REMOTE RADIO GROUND #6 STRANDED INSULATED CONNECTION TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) MASTER GROUND BAR (MGB) MOUNTED HORIZONTALLY TO EQUIPMENT PLATFORM ON INSULATORS
- (F) #2 SOLID TINNED COPPER GROUNDS ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM MGB TO EQUIPMENT GROUND RING (TYP. OF 2)
- (G) EQUIPMENT CABINET GROUND #6 STRANDED INSULATED CONNECTION TO MGB WITH 2 HOLE LONG BARREL LUG (TYP.)
- (H) AMOB GROUND #6 STRANDED INSULATED CONNECTION TO MGB WITH 2 HOLE LONG BARREL LUG (TYP.)
- (I) FLEXI RADIO GROUND #6 STRANDED INSULATED CONNECTION TO MGB WITH 2 HOLE LONG BARREL LUG
- (J) GPS GROUND TO ICE CANOPY POST
- (K) ICE BRIDGE POST GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (L) ICE BRIDGE SECTION GROUND #2 STRANDED INSULATED WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- (M) ICE BRIDGE SECTION TO POST GROUNDS #2 STRANDED INSULATED WITH 2 HOLE LONG BARREL ON SECTION (TYP.) ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- (N) EQUIPMENT PLATFORM GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (O) ICE CANOPY POST GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (P) ICE CANOPY TO ICE CANOPY POST GROUND #2 SOLID TINNED COPPER (TYP.)
- (Q) POWER PROTECTION CABINET (PPC) GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- (R) AUTOMATIC TRANSFER SWITCH (ATS) GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- (S) GENA GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE

GROUNDING LEGEND: (THIS SHEET)

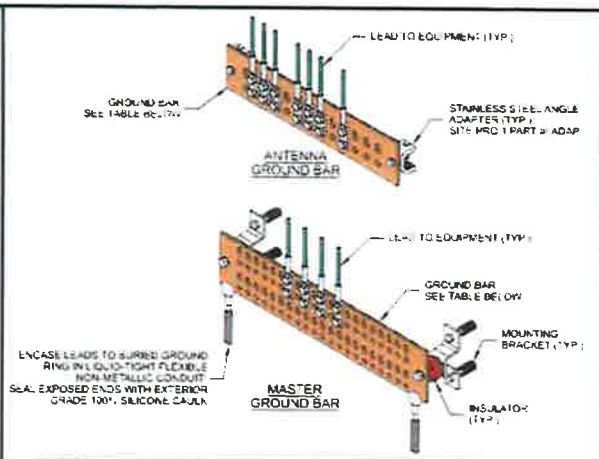
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- ■ MECHANICAL CONNECTION
- — GROUND LEAD

NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6' ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MTA ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL
7. ALL METAL FRAMING AND GROUNDING ELECTRODES PRESENT SHALL BE BONDED TO THE ELECTRICAL GROUNDING SYSTEM SUBJECT TO COUNTY INSPECTION

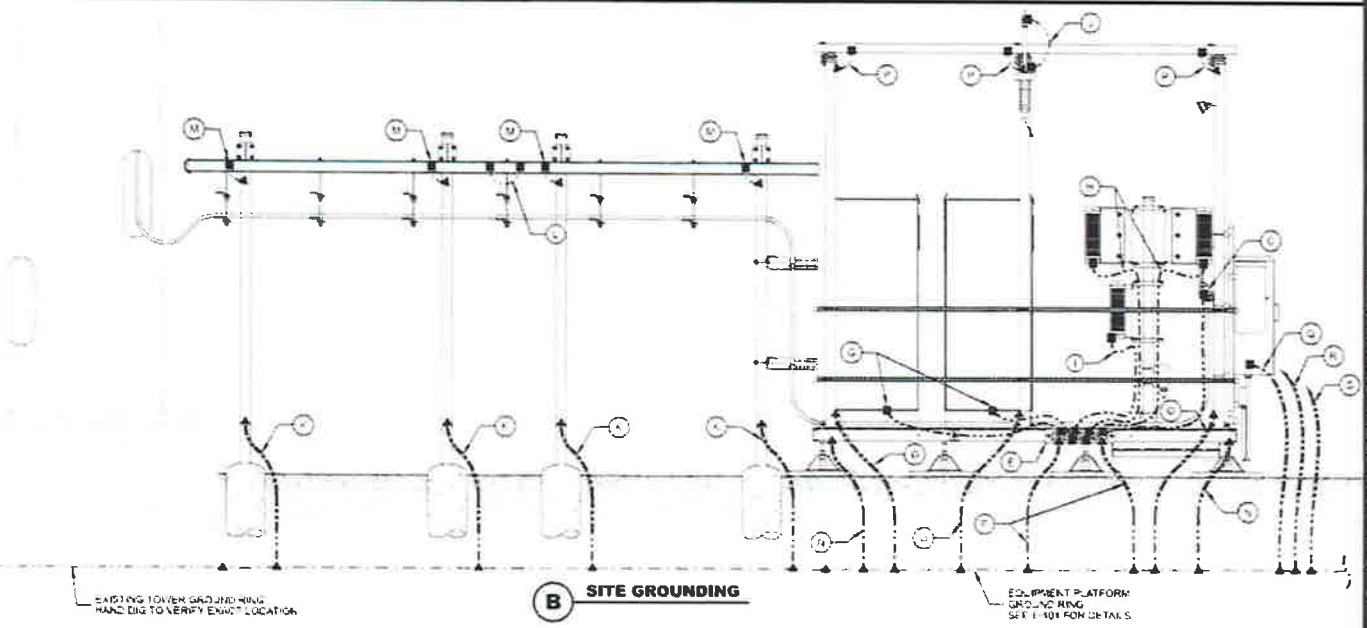


A ANTENNA LEVEL GROUNDING



GROUND BAR SCHEDULE	
MASTER GROUND BAR	1/4" x 4" x 12' GROUND BAR WITH INSULATORS AND BRACKETS SIZED FOR 32 SETS OF 2-HOLE LUGS SITE PRO PART # MG4128UK OR EQUIVALENT
ANTENNA GROUND BAR	1/4" x 2" x 12' GROUND BAR SIZED FOR 12 SETS OF 2-HOLE LUGS SITE PRO PART # MG212U OR EQUIVALENT

C GROUND BAR



B SITE GROUNDING

Edge

Vertical Bridge

GROUNDING DETAILS
CH74346L (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	KCB
DATE:	1/24/2023
PROJECT #:	20553
ISSUE:	PERMIT DWGS
SHEET NUMBER:	E-501

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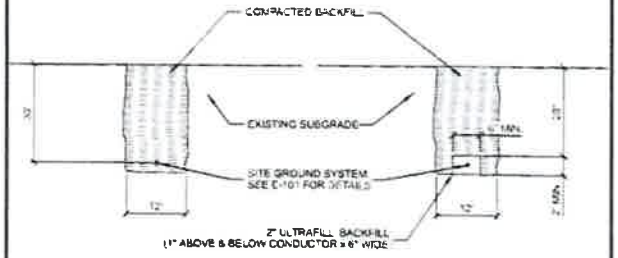
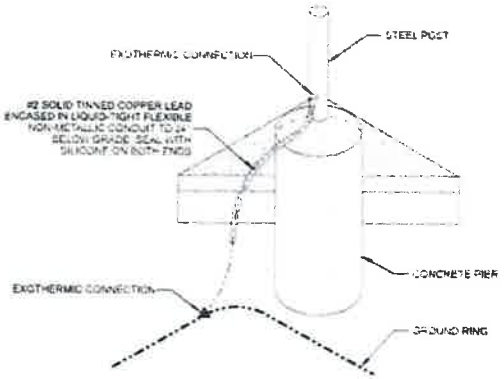


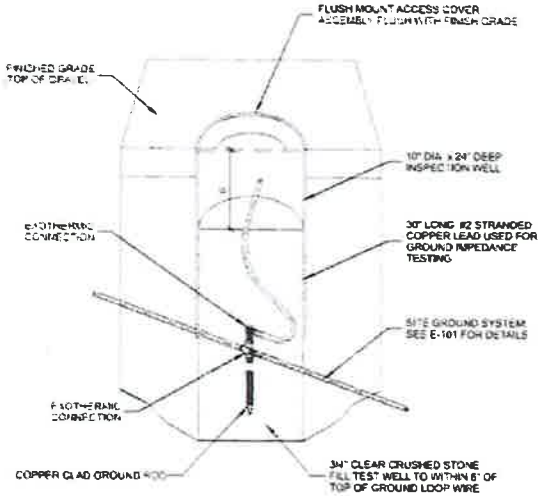
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

NOTES:
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL
2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR
3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION

A GROUND TRENCH



B POST GROUNDING



C INSPECTION WELL

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Consulting Engineers, Inc.

vertical bridge

GROUNDING DETAILS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY:	KCB
DATE:	1/24/2023
PROJECT NUMBER:	20953
TYPE:	PERMIT DWGS
SHEET NUMBER:	E-502

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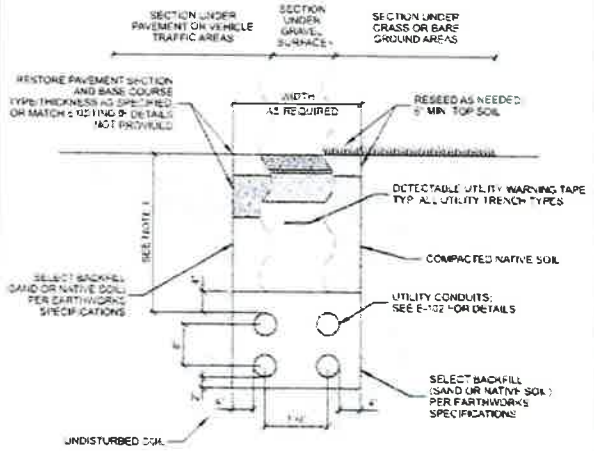
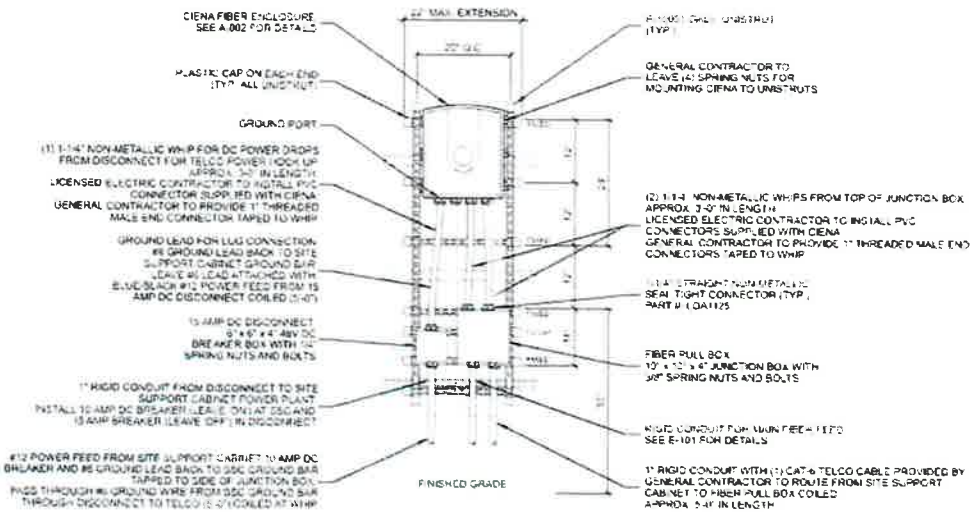
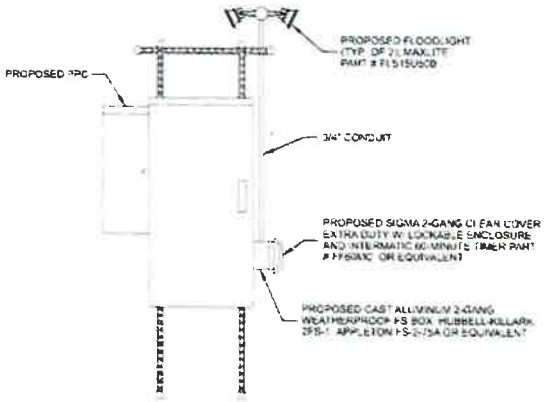


NOTES:
1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE

A UTILITY TRENCH



B CIENA FIBER ENCLOSURE UNISTRUT RACK



NOTES:
1. UTILIZE BACK OF 2-GANG BOX FOR ENTRY INTO ILC SEAL FLUSH WITH GASKETING MATERIAL AND/OR SEAL EXTERIOR PERIMETER WITH SILICONE BEAD
2. NO RESIDENTIAL GRADE CFCI

C LED FLOOD LIGHT AND TIMER SWITCH

WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE
2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING
5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT
6. TRACER WIRE SHALL CONSIST OF 14GA SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING
7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS - 12" ABOVE THE TOP OF THE CONDUITS

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Edge
Consulting Engineers, Inc.

vertical

UTILITY DETAILS
CH743461 (SPRING VALLEY DR - RL)
MEDINAH, ILLINOIS

DRAWN BY	KCB
DATE	1-24-2023
PROJECT NUMBER	20553
ISSUED FOR	PERMIT DWGS
SHEET NUMBER	E-503

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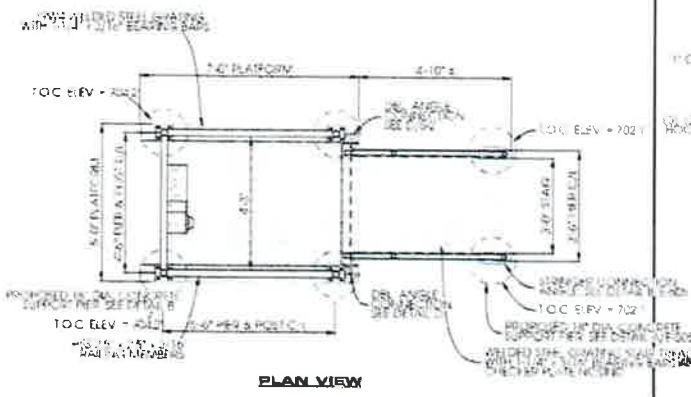
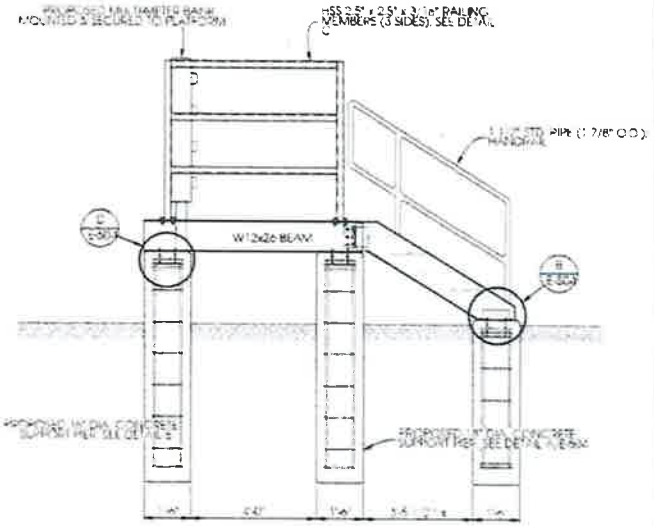
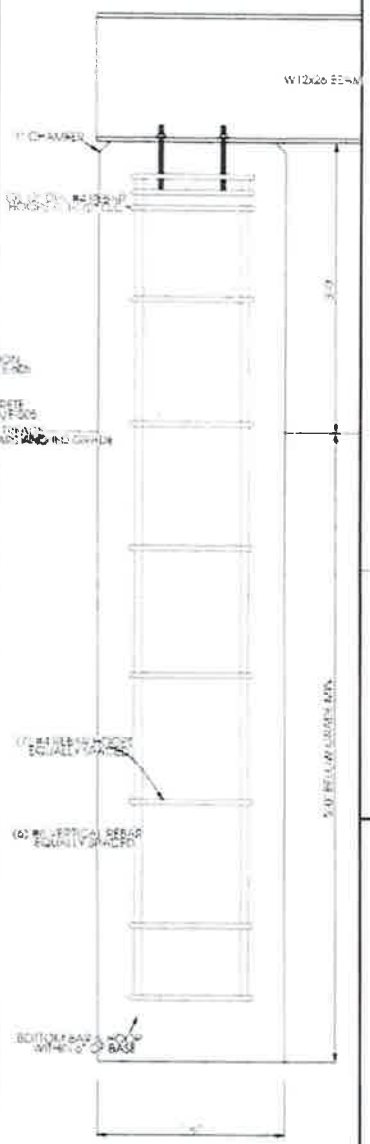


PLAN VIEW



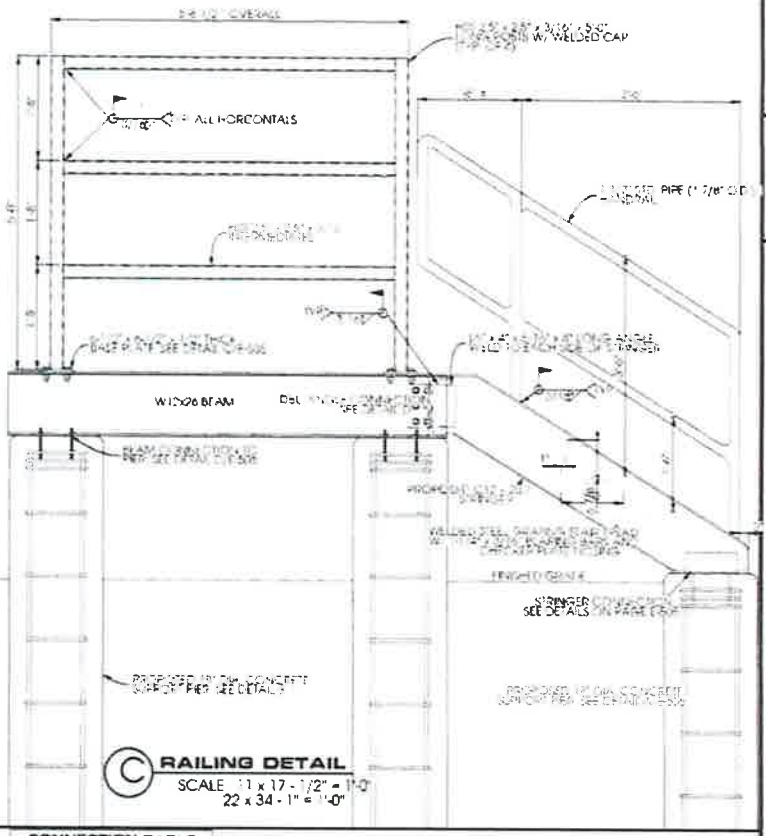
A UTILITY RACK PLATFORM DETAILS

SCALE: 11 x 17 - 1/4" = 1'-0"
22 x 34 - 1/2" = 1'-0"



B 18" DIA. PIER DETAIL

SCALE: 11 x 17 - 1" = 1'-0"
22 x 34 - 1" = 0'-6"

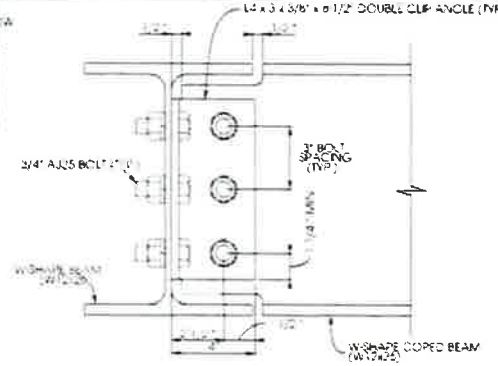


C RAILING DETAIL

SCALE: 11 x 17 - 1/2" = 1'-0"
22 x 34 - 1" = 1'-0"

CONNECTION TABLE

BEAM SIZE	# OF BOLTS PER ROW
W8, W10	
W12, W14	2
W16	4
W18	5
W21, W24	6



D W-BEAM TO W-BEAM CONNECTION

SCALE: NTS

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vertical

UTILITY RACK PLATFORM

US-IL-5657 LAKE VIEW
MEDINAH, IL

DRAWN BY	KCB
DATE	1/24/2023
PROJECT NUMBER	20550
	PERMIT DWGS.
SHEET NUMBER	E-504

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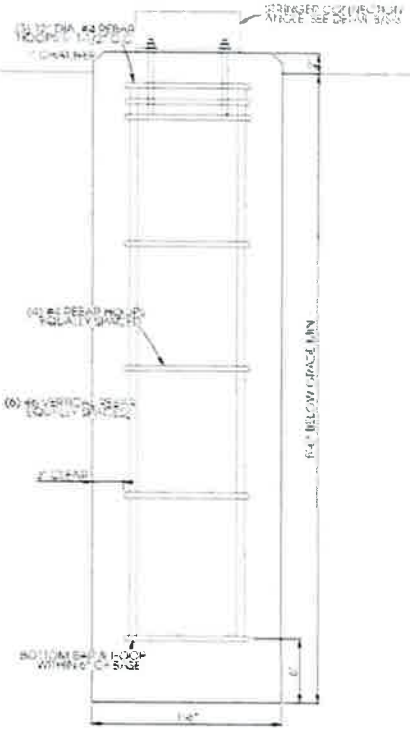
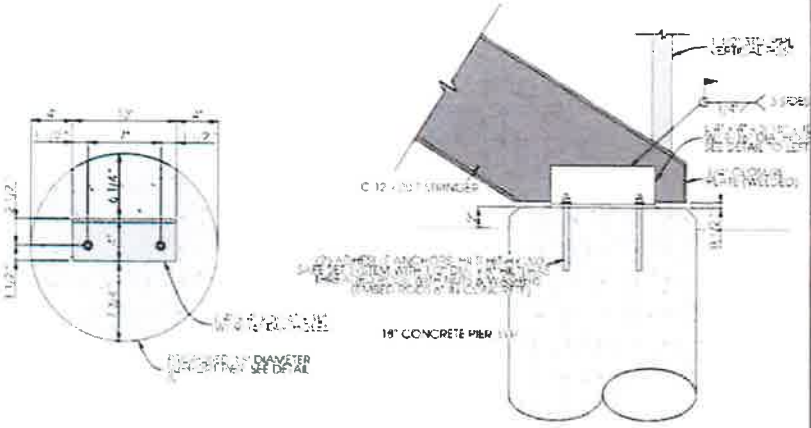
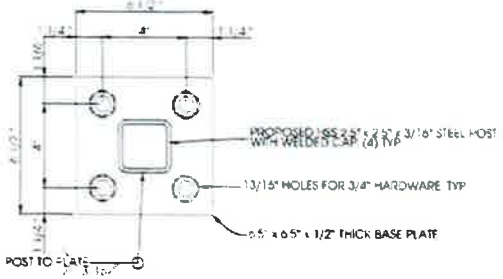


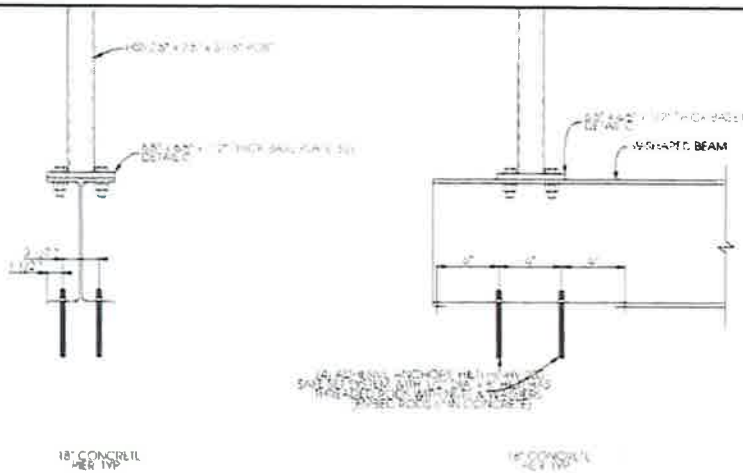
A **18" DIA. PIER DETAIL**
SCALE: 11 x 17 - 1" = 1'-0"
22 x 34 - 1" = 0'-6"



B **STRINGER CONNECTION DETAIL**
SCALE: 11 x 17 - 1" = 1'-0"
22 x 34 - 1" = 0'-6"



C **HSS POST TO W-BEAM CONNECTION**
SCALE: NTS



D **W-BEAM TO CONCRETE PIER CONNECTION**
SCALE: 11 x 17 - 1" = 1'-0"
22 x 34 - 1" = 0'-6"

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Vertical Bridge

UTILITY RACK PLATFORM

US-IL-5657 LAKE VIEW
MEDINAH, IL

BY	KCB
DATE	1/24/2023
PROJECT NUMBER	20563
TYPE	PERMIT DWGS
SHEET NUMBER	E-505

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