

# City of Plainwell



Brad Keeler, Mayor  
Lori Steele, Mayor Pro Tem  
Todd Overhuel, Council Member  
Roger Keeney, Council Member  
Randy Wisnaski, Council Member

Department of Administration Services  
211 N. Main Street  
Plainwell, Michigan 49080  
Phone: 269-685-6821  
Fax: 269-685-7282  
Web Page Address: [www.plainwell.org](http://www.plainwell.org)

“The Island City”

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## Agenda

### Planning Commission City Hall Council Chambers October 18, 2023 6:30 Pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 10/04/2023 Planning Meeting
5. Chairman’s Report
6. Public Comment
7. New Business:
  - A. Public Hearing: Special Use Permit for Wireless Communication Facility and Ground Equipment at 950 Industrial Park.
8. Old Business: None
9. Reports and Communications:
  - a. Council minutes 9/25/2023
10. Public Comments
11. Staff Comments
12. Commissioners/Council Comments
13. Adjournment

*The City of Plainwell is an equal opportunity provider and employer*





"The Island City"

# City of Plainwell Special Use Permit Application

Fee: \$100.00

Plainwell City Hall  
211 N. Main Street  
Plainwell, MI 49080  
Phone: 269-685-6821  
Fax: 269-685-7282  
www.plainwell.org

**Owner/Applicant Information:**

Name: VB BTS II, LLC (Vertical Bridge)

Address: 750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

Phone Number: 561-406-4095

Email Address: daniel.kalina@verticalbridge.com

Owner - SJR Warehouse, llc  
Jon Ridderman  
950 Industrial Pkwy, Plainwell, MI 49080  
269-685-5825  
jonridderman@riddermanoil.com  
Jason Riggs - Representing agent on  
behalf of Vertical Bridge  
5511 W. 79th St., Indianapolis, IN 46268  
317-281-9451  
jriggs@ffi.net

Request is for a special permit to (specify use): Wireless Communication Facility and Ground Equipment.

**Legal Description of Property:**

LOT 31 INDUSTRIAL PARK PLAT 2 TAX MAP: 2.06 AC (WAS LISTED UNDER 0355 029 370 50 BEFORE INDUST PARK PLAT 2 WAS RECORDED)

Address of Property: 950 INDUSTRIAL PKWY, PLAINWELL, MI 49080

Present Use and Zoning of Property: Industrial

**Attach an accurate drawing showing the following:**

1. Property boundaries
2. Existing structures
3. Location of abutting streets
4. Existing zoning on adjacent properties
5. Locations of buildings on adjacent properties
6. Proposed new structures

Names and addresses of all other persons, firms or corporations having a legal interest in the property:  
SJR WAREHOUSE LLC, 950 INDUSTRIAL PKWY

Applicant/Owner Signature: Jason Riggs

Digitally signed by Jason Riggs

Date: 2023.08.25 13:32:40 -04'00'

Date: 8/25/23

*owner*

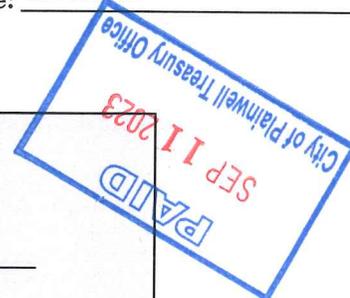
**Administrative Use Only:**

Date of Application: 9/11/23

Fee Amount: \$100 Date: 9/11/23

Council Action: \_\_\_\_\_ Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_



The City of Plainwell is an equal opportunity provider and employer.

S:\Administration\Permits\Special Use Permits\Special Use Permit Application.docx

(Above 3" Space for Recorder's Use Only)

**Upon Recording Return to:**

VB BTS II, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487  
Attn: Daniel Marinberg

**Site Name: Kenyon**  
**Site Number: US-MI-5300**  
**Commitment #:** \_\_\_\_\_

**MEMORANDUM OF LEASE**

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between **SJR Warehouse, LLC**, a Michigan limited liability company ("**Landlord**"), whose address is 950 Industrial Pkwy, Plainwell, MI 49080, and **VB BTS II, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated the 7<sup>th</sup> day of April, 2023 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Commencement Date of the Lease is \_\_\_\_\_. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with nine (9) renewal option(s) of an additional five (5) years each and further provides

1. Tenant (and persons deriving rights by, through, or under Tenant) are the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);
- 2.. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon; and
3. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.

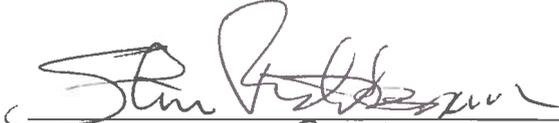
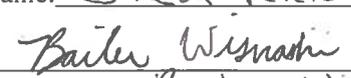
This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict

between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES  
BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

**WITNESSES:**

  
Name: Steve Ridderman  
  
Name: Baille Wisnaski

**LANDLORD:**

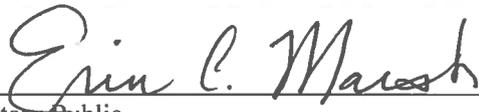
**SJR Warehouse, LLC**  
a Michigan limited liability company

By:   
Name: Jon Ridderman  
Title: Member  
Date: 3-24-23

STATE OF Michigan

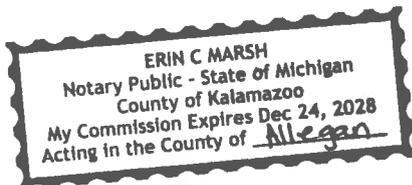
COUNTY OF Allegan

The foregoing instrument was acknowledged before me this 24 March, 2023 by Jon Ridderman, Member of SJR Warehouse, LLC, a Michigan limited liability company, on behalf of the company.

  
Notary Public

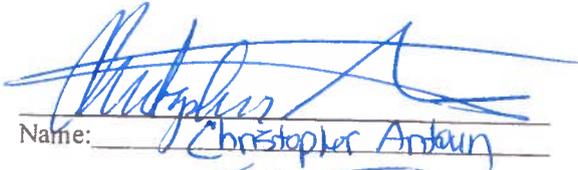
Print Name: Erin C. Marsh

My Commission Expires: 12-24-2028



(Tenant's Signature Page to Memorandum of Lease)

WITNESSES:

  
Name: Christopher Anton

  
Name: Esther Nelson

TENANT:

VB BTS II, LLC  
a Delaware limited liability company



By: \_\_\_\_\_

Name: Tim Tuck

Title: VP LEASE ADMIN

Date: 4/7/23

LEGAL  DS  
18

STATE OF FLORIDA

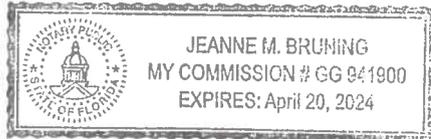
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this April 7th, 20 23, by Tim Tuck (name of signatory), VP LEASING (title of signatory) of VB BTS II, LLC, a Delaware limited liability company, on behalf of the company.

  
Notary Public

Print Name: Jeanne M Bruning

My Commission Expires: 4/20/24



**EXHIBIT A**  
**(TO MEMORANDUM OF LEASE)**

The Property

(may be updated by Tenant upon receipt of final legal description from title)

LAND SITUATED IN THE CITY OF PLAINWELL, COUNTY OF ALLEGAN, STATE OF MI DESCRIBED AS FOLLOWS:

LOT 31, OF INDUSTRIAL PARK PLAT 2, ACCORDING TO THE PLAT THEREOF, FILED IN LIBER 12, PAGE 47, RECORDS OF ALLEGAN COUNTY, STATE OF MICHIGAN.

Commonly known as: 950 Industrial Parkway, Plainwell, MI 49080  
Tax ID No. 0355-206-031-00

Access and utilities serving the Premises (as defined in the Lease) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area



Vertical Bridge Holdings, LLC

750 Park of Commerce Drive

Suite 200

Boca Raton, FL 33487

561-406-4095

VerticalBridge.com



**Site ID: US-MI-5300/ GS02483**

**Presented To: City of Plainwell**

**Presented By: Jason Riggs / Fortune Wireless**

**Applicant:**

VB BTS II, LLC (Vertical Bridge)  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

**Proposed Tower Location:**

950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080

**Parcel #:** 55-206-031-00  
**Latitude:** 42.4467904  
**Longitude:** -85.6256771



**Fortune Wireless, Inc.**



## **Table of Contents**

1. LETTER OF INTENT
2. APPLICATION
3. GENREAL MAPS: STREET, AERIAL, ZONING, & FLOOD
4. AERIAL MAP – SITE PLAN OVERLAY & SITE SKETCH
5. SITE PHOTOS
6. FAA, CLOSEST AIRPORT AND HELIPAD & EXISTING TOWERS
7. RF AFFIDAVIT & PROPAGATION MAPS
8. SIGNED VB LETTER ACCEPTING 53-54(O)(3) & (8)
9. FALL ZONE LETTER
10. DRAWINGS

**TAB 1**



## Letter of Intent

August 25, 2023

City of Plainwell / Planning Commission  
Plainwell City Hall  
211 N. Main Street  
Plainwell, MI 49080

**RE: Letter of Intent for a Special Use Approval to locate a Wireless Communications Facility (WCF) at Property Address: 950 Industrial Pkwy, Plainwell, MI 49080 – Current Zoning District – Industrial.**

To Whom it may concern:

Please accept this letter, along with the enclosed application and documents, as a formal request from VB BTS II, LLC (Vertical Bridge) in conjunction with T-Mobile to place a 195' galvanized (Monopole) Tower with 4' lightning rod overall structure height of 199', within a 50' x 50' land space located at 950 Industrial Pkwy, Plainwell, MI.

Vertical Bridge and T-Mobile are seeking a Special Use Permit for the unmanned WCF as required per the Zoning Ordinance (**Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL.**) The property of the proposed WCF is currently zoned I – Industrial with a business on the parcel. Towers are permitted with a Special Use Permit in this zoning district.

To limit the visual impact, the tower will be constructed out of galvanized steel and will be designed for at least (2) additional collocators. In addition, the tower will conform and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. The facilities will not affect current traffic as this is an unmanned, unstaffed facility, and may only be visited once a month or as needed for servicing. The access is existing and comes off of Industrial Pkwy.

Vertical Bridge in partnership with T-Mobile is trying to expand its infrastructure so wireless communications carriers can enhance their networks to bring more reliable, higher speed data & voice services to the residents, businesses and travelers in the area, specifically the City of Plainwell and along 131 & 43 corridor. T-Mobile will be the anchor tenant on the proposed new tower, with space available for at least three additional carriers to co-locate. Vertical Bridge, and the anchor tenant T-Mobile are hopeful that this WCF will assist the City with their current or future plans of development; in which we feel are to (1) Encourage technology access throughout the city and (2) to ensure that adequate infrastructure including emergency services are available for the healthy economic growth of the area. The proposed tower would help with the 5G expansion in the area, as that technology comes online. In an effort to meet T-Mobile's and future carrier's goals of enhancing their networks, we are requesting that the Planning Commission approve the placement and installation of the proposed new 195' Monopole Tower.

In conclusion the WCF will operate in a clean and quiet manner. The facility is unstaffed, completely automated and does not create air, water or noise pollution, unsanitary conditions, surface drainage problems,



environmental nuisances, traffic congestion, threats to morality or public safety, or other objectionable characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communications capabilities and an emergency communications infrastructure. Please review the completed application along with all documentation necessary for a thorough project review and approval.

#### Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission:

0. Wireless communications 75 feet in height or greater, subject to the following provisions:

1. The structure shall be located on a site not less than 20,000 square feet in area and 100 lineal feet of road frontage. **The lot width is 172.15' and the property consists of 90,895.2 square feet in which both exceed the minimum requirement as depicted in Tab 10 page 2 (S-1).**

2. The structure shall only be located in industrial zoned areas. However, in the event that agriculturally zoned land may be annexed to the city, wireless communication facilities may be permitted in agriculturally zoned areas; provided that, they comply with the provisions of this section. **The property is zoned Industrial and in compliance with only being located in Industrial zoned areas as depicted in Tab 3 page 3 (Zoning Map).**

3. The structure shall be constructed so as to hold not less than three wireless communication facilities. **The tower is designed for a minimum of 3 carrier rad centers and is in compliance with this requirement as depicted in Tab 8 & Tab 10, page 12 (C-7).**

4. The maximum height of the tower shall be the minimum height demonstrated to be necessary by the radio frequency engineer of the applicant. **The RF Engineer was initially looking to have the antennas around 250'. To limit the height as much as possible while still being able to provide adequate coverage we are able to get just under 200' which does not typically require the tower to be lit, in an effort to be good neighbors. The 195' tower is the minimum height the tower can be to give the minimum height RF needs for an antenna centerline of 190', as depicted in Tab 7.**

5. The site plan for the structure shall be accompanied by a signed certification by a registered civil engineer regarding the integrity of the structure and the manner in which the structure may fall. This will enable the city to determine appropriate setbacks on the site plan. **The minimum setback is 55' from the western Property line and we have provided a 0' Fall Zone Letter as provided in Tab 9.**

6. The structure shall not be artificially lighted, unless required by the FAA. If the lighting is required, it shall be the flip-over type and shall be directed away from residential property while causing the least disturbance to surrounding properties. **In compliance the tower is not planned to be lit as it will be under 200', however if the FAA requires any lighting we will conform to their standards. Based on current FAA they are not requiring it to be lit, as depicted in Tab 6 (FAA).**



7. Whenever possible, proposed wireless communication facilities shall co-locate on existing buildings, structures and existing wireless communication structures. If a provider fails to or refuses to permit co-location, such a structure shall be a nonconforming structure and shall not be altered or expanded in any way. **There are no existing towers in our search area that meet the criteria. There is a water tank which was 110' lower than our desired height and 50' lower than our proposed height. This does not provide adequate coverage and capacity. In addition, our proposed site would allow for co-location opportunities for additional carriers. See Tabs 6 & 7.**

8. When a wireless communication structure has not been used for a period of 90 consecutive days or 90 days after new technology is available which permits the operation of the facility without the necessity of a wireless communication structure, all parts of the structure shall be removed within 180 days. The removal of antennae or other equipment from the structure or the cessation of reception or transmission of radio signals shall be considered the beginning of non-use. The city may secure the removal of the structure if it is still standing 30 days after the city has notified the operator that the tower must be removed, the city may charge up to 125 % of the removal cost to the operator and or the land owner. The city may also require a form of financial guarantee acceptable to the city to ensure that a tower will be removed in a timely manner. **Vertical Bridge has provided signed documentation that they agree and will comply with this section of the code as depicted in Tab 8.**

9. Accessory buildings and structures shall not exceed 600 square feet in area or have an area shown to be necessary to house related technical equipment. **In compliance the accessory buildings/structures will not exceed 600 square feet. See Tab 10 Drawings.**

10. Where the property line of a site containing a wireless communication structure abuts a residentially or commercially used or zoned area, the operator shall provide a planting screen sufficient in density and height so as to have an immediate buffering impact on the adjacent site. In addition, there shall be no interference with reception of any kind on any adjacent sites. **The adjacent properties are zoned Industrial and to the south is County jurisdiction. However, there are large trees and brush around the tower as seen in the aerial map. Therefore if it was determined that the County Property needs a buffer we would request relief as to the natural buffer that is currently on the property as depicted in Tab 4 & 5.**

11. There shall be no advertising of any kind visible from the ground or other structures, other than required for emergency purposes. **Vertical Bridge will comply with this provision. No signs, banners, or flags will be placed on the premises of the wireless communication facility, except one non-illuminated permanent sign not larger than two (2) square feet for the purpose of identification in the case of an emergency, which will include owner contact information. In addition, any signs required by a federal, state, or local agency of warning or safety instructions.**

12. Minimum spacing between tower locations shall be one mile, as measured by a straight line. **There are no towers within a mile of our proposed site therefore we are in compliance as depicted in Tab 6.**

13. The base of the tower shall not exceed 500 square feet in area. **The proposed tower is less than 500 square feet and is in compliance with this requirement as depicted in Tab 10.**



14. The base of the tower and wire cable supports shall be enclosed with a minimum six-foot high security fence. **There are no guy wires and the base of the proposed tower, and all ground equipment will be located within a six foot high security fence as depicted in Tab 10.**

15. Communication towers in excess of 100 feet in height above grade level shall be prohibited within a one-mile radius of a public airport or one-half mile radius of a helipad. **The proposed Wireless Communication Facility is located more than a mile from the nearest airport and helipad, as depicted in Tab 6.**

16. All signals and remote-control conductors of low energy extending horizontally above the ground between structure or towers shall be at least eight feet above the ground, unless buried underground. **The site will comply with this requirement.**

17. Support structures shall comply with all applicable state, federal and local regulations and codes. All towers shall be equipped with an anti-climbing device so as to prevent unauthorized access. **This proposed site will comply with all regulations and codes and will have an anti-climbing device.**



## General Finding of Facts:

- 1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare because.....**this site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.
- 2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood, because.....**The site has been placed in such a way that it is more than the called for setbacks away from any surrounding properties. The communications facility will provide for cellular coverage within the immediate area and the extended surrounding area. Also, the proposed tower will comply with ANSI structural standards, which will make the tower structurally stable. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911. The proposed site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community.
- 3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, because.....** The surrounding properties will not be impeded from developing as they see fit for the following reasons...In the surrounding Industrial District (I) district the properties can continue use on the property as is allowed under the current ordinance. The tower will meet and or exceed all requirements so that all surrounding properties may continue to develop as they see fit under the current ordinance. The reason this site was chosen was that it was in an industrial zoned parcel, relatively flat area with surrounding woods. Also, this site meets all the requirements of the wireless carrier and will enhance cellular coverage as well as enhancing E-911 service.
- 4. Adequate utilities, access roads, drainage and other necessary have been or are being provided.....**As shown in the site plan.
- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets,.....**in addition the facility will not be a manned facility and technicians will visit the facility only as needed to maintain and /or repair equipment and will access the site through the existing driveway.



## **FINAL STATEMENT**

- This proposed project is in fact a PERMITTED Use with Special Approval as listed in the City of Plainwell ZONING REGULATIONS under Section 53-54(O.). Per Section 53-54(O.) at this time of filing; we have provided a complete application with information demonstrating compliance with the requirements listed above and with the attached Exhibits.
- The proposed project will have an access road through and existing driveway off Industrial Pkwy. The project will not have a negative impact on local traffic on Industrial Pkwy or surrounding thoroughfares.
- Per the site plans submitted of the proposed design of a galvanized tower and facilities, this proposed project will be designed, constructed, operated, and maintained so as to be harmonious and aesthetically appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area and the facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.
- The proposed project will not create excessive additional requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.
- The proposed project will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

In conclusion, with the aforementioned information and documents provided to the City of Plainwell Planning Commission; we would respectfully request for approval, as we feel we met or exceed the requirements outlined in Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL; O. Wireless communications 75 feet in height or greater - Regulations For Cellular Telecommunication Facilities – CITY OF PLAINWELL ZONING REGULATIONS.

If you have any questions, please do not hesitate to contact me via email: [jriggs@ffi.net](mailto:jriggs@ffi.net) or my cell # (317)281-9451.

Respectfully,

**Jason Riggs**

**Vice President**

**Site Development Services**

**Fortune Wireless, Inc.**

**5511 West 79<sup>th</sup> Street,**

**Indianapolis, IN 46268**

**Representing Agent for Vertical Bridge & T-Mobile**



**TAB 2**



“The Island City”

# City of Plainwell Special Use Permit Application

Fee: \$100.00

Plainwell City Hall  
211 N. Main Street  
Plainwell, MI 49080  
Phone: 269-685-6821  
Fax: 269-685-7282  
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Address of Property: 950 INDUSTRIAL PKWY, PLAINWELL, MI 49080

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1. Property boundaries
2. Existing structures
3. Location of abutting streets
4. Existing zoning on adjacent properties
5. Locations of buildings on adjacent properties
6. Proposed new structures

Names and addresses of all other persons, firms or corporations having a legal interest in the property:  
SJR WAREHOUSE LLC, 950 INDUSTRIAL PKWY

Applicant/Owner Signature: Jason Riggs

Digitally signed by Jason Riggs  
Date: 2023.08.25 13:32:40 -04'00'

Date: 8/25/23

**Administrative Use Only:**

Date of Application: \_\_\_\_\_

Fee Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Council Action: \_\_\_\_\_ Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_



The City of Plainwell is an equal opportunity provider and employer.

S:\Administration\Permits\Special Use Permits\Special Use Permit Application.docx

**TAB 3**



**STREET MAP**

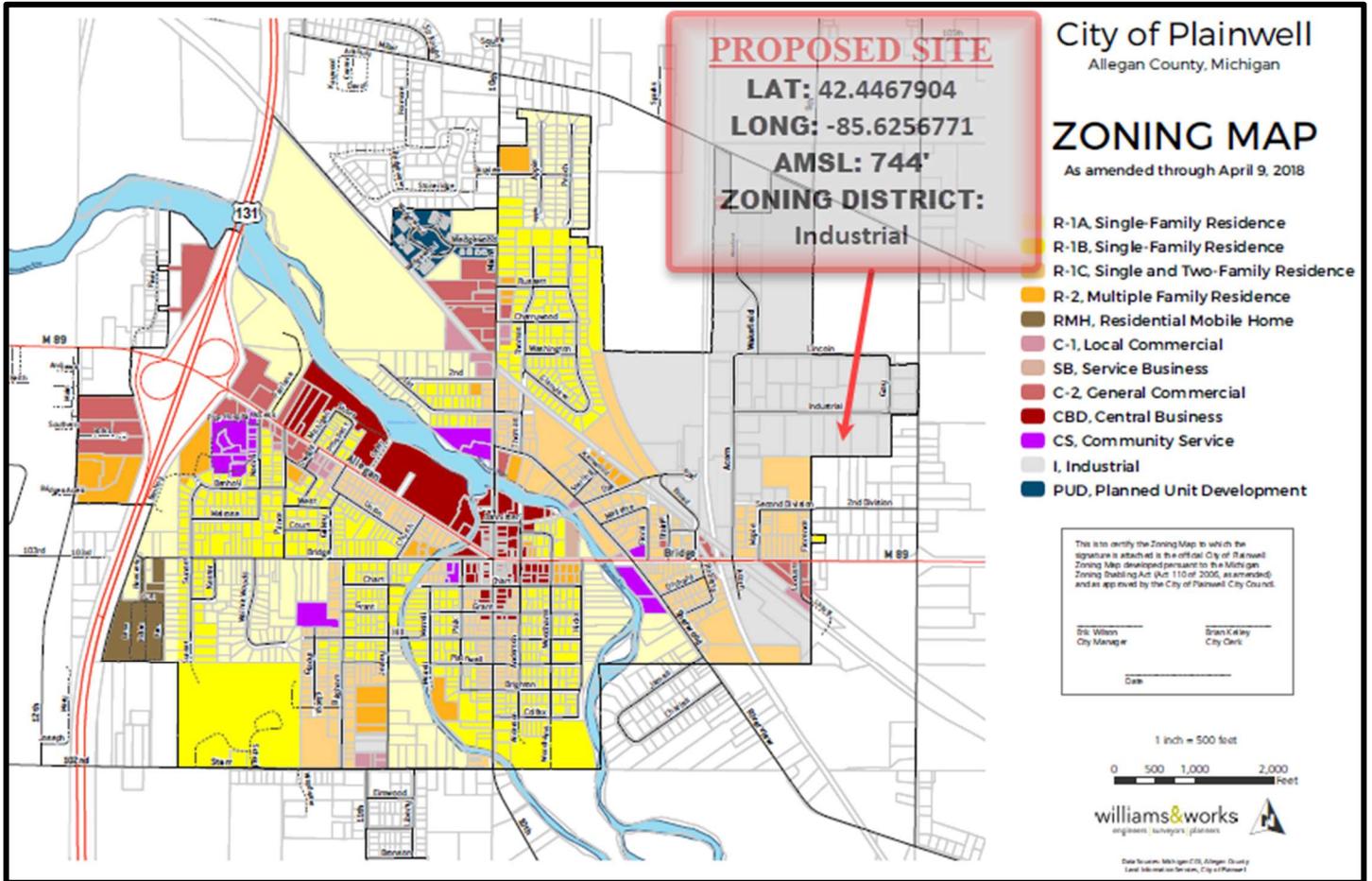




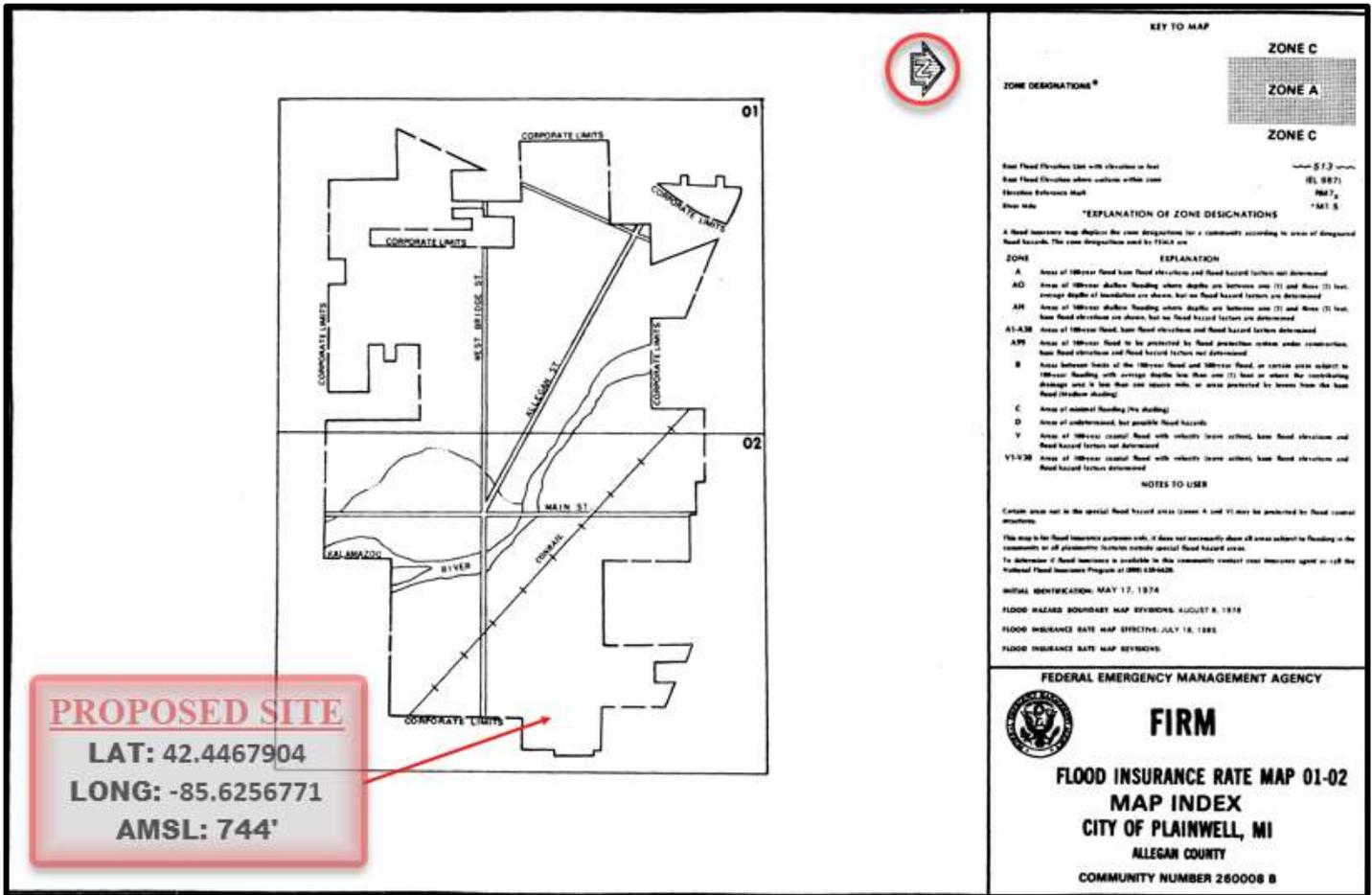
**AERIAL MAP**



### ZONING MAP



## FLOOD MAP



**PROPOSED SITE**  
 LAT: 42.4467904  
 LONG: -85.6256771  
 AMSL: 744'

KEY TO MAP

**ZONE DESIGNATIONS\***

Base Flood Elevation (BFE) with elevation in feet

Base Flood Elevation where contours within zone

Elevation Reference Mark

Base Map

Scale: 1" = 512 feet

NSI 9807

FM 7

\*M1 S

EXPLANATION OF ZONE DESIGNATIONS

A Flood Insurance map depicts the zone designations for a community according to areas of designated flood hazards. The zone designations used by FEMA are:

ZONE	EXPLANATION
A	Areas of 100-year flood have flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet. Average depths of inundation are shown, but no flood hazard factors are determined.
AR	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet. Base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood, base flood elevations and flood hazard factors determined.
APR	Areas of 100-year flood to be protected by flood protection system under construction. Base flood elevations and flood hazard factors not determined.
B	Areas between levels of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood (levee shading).
C	Areas of minimal flooding (no shading).
D	Areas of undetermined, but possible flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action), base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action), base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only. It does not necessarily show all areas subject to flooding in the community or all properties located within special flood hazard areas.

To determine if flood insurance is available in this community contact your insurance agent or call the National Flood Insurance Program at (800) 438-6426.

INITIAL IDENTIFICATION: MAY 17, 1974  
 FLOOD HAZARD BOUNDARY MAP REVISIONS: AUGUST 8, 1978  
 FLOOD INSURANCE RATE MAP EFFECTIVE: JULY 18, 1985  
 FLOOD INSURANCE RATE MAP REVISIONS:

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FEDERAL EMERGENCY MANAGEMENT AGENCY

FIRM

FLOOD INSURANCE RATE MAP 01-02

MAP INDEX

CITY OF PLAINWELL, NJ

ALLEGAN COUNTY

COMMUNITY NUMBER 260008 B

**TAB 4**



**AERIAL MAP – SITE PLAN OVERLAY**





**AERIAL MAP – SITE SKETCH**



**TAB 5**



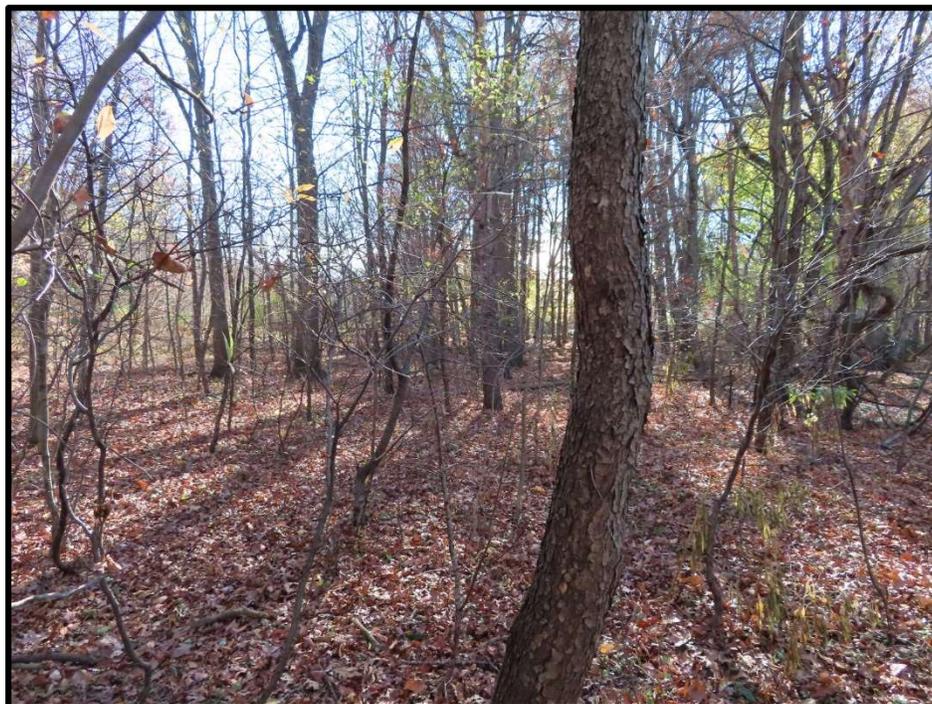
**Site Photographs**

**View of Site from the North, South, East & West; Access Egress, Site from ROW**

**VIEW OF NORTH FROM SITE**



**VIEW OF SOUTH FROM SITE**





**VIEW OF EAST FROM SITE**



**VIEW OF WEST FROM SITE**





**Site Photographs (Access)**



**Site Photographs (LOOKING AT SITE FROM ROW)**



**TAB 6**



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2023-AGL-6942-OE

Issued Date: 05/30/2023

Richard Hickey  
 VB BTS II, LLC  
 750 Park of Commerce Dr, Suite 200  
 Boca Raton, FL 33487

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole US-MI-5300 Kenyon  
 Location: Plainwell, MI  
 Latitude: 42-26-48.45N NAD 83  
 Longitude: 85-37-32.44W  
 Heights: 744 feet site elevation (SE)  
 199 feet above ground level (AGL)  
 943 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AGL-6942-OE.

**Signature Control No: 580609805-588387083**

( DNE )

Natalie Schmalbeck  
Technician

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

**BASIS FOR DECISION**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

**Frequency Data for ASN 2023-AGL-6942-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W



## CLOSEST AIRPORT AND HELIPAD

**AIRNAV.COM**

Airports
Navais
Airspace Fixes
Aviation Fuel
 AIRBOSS
iPhone App
My AirNav

### Airport Search Results

24 airports found

ID	CITY	AIRPORT NAME	WHERE
87MI	PLAINWELL, MI	ASCENSION BORGESS PIPP HOSPITAL HELIPORT	1.3 nm W
61D	PLAINWELL, MI	PLAINWELL MUNICIPAL AIRPORT	1.6 nm NW
7MI7	COOPER, MI	WALKER AIRPORT	4.5 nm SE
2H4	PARCHMENT, MI	TRIPLE H AIRPORT	5.8 nm SSE





**EXISTING TOWERS – 1MI RADIUS**  
**(NO TOWERS WITHIN 1 MI)**



**TAB 7**

# AFFIDAVIT

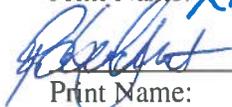
**T-Mobile Central LLC  
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY  
T-Mobile Site Number: GS02483B  
950 Industrial Parkway  
Plainwell, MI 49080**

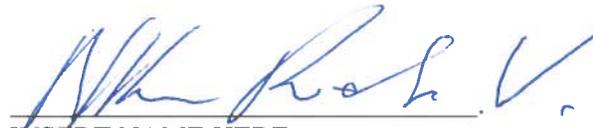
I, Richard Nkosu, Radio Frequency Engineer, representing T-Mobile Central LLC, d/b/a T-Mobile, a Delaware limited liability company (hereinafter "T-Mobile"), whose address is 17187 North Laurel Park Drive, Suite 400, Livonia, MI 48152, being duly sworn, state the following:

1. The T-Mobile network is insufficient in both coverage and capacity on the northeast side of Plainwell just north of Route 43 near the proposed site.
2. T-Mobile antennas must be at a minimum of 190' feet to adequately resolve this insufficient coverage and capacity issue.
3. There are no existing structures that provide this minimum height requirement. The approximately 140' foot water tank would not provide the adequate height for T-Mobile and cannot be used.
4. Therefore, T-Mobile is proposing a new antenna structure at 950 Industrial Parkway. This new structure is in the right location and has the minimum height required to adequately service the T-Mobile network.

**IN THE PRESENCE OF:**

  
Print Name: KEN KALOUSEK

  
Print Name: ROBERT SMART

  
INSERT NAME HERE

8-9-23

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF WAYNE )

On August 9<sup>th</sup>, 2023 before me, JEN LINK, Notary Public, personally appeared RICHARD NKOSU personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same of his own free will.

WITNESS my hand and official seal.

Jen Link  
Notary Public

(SEAL)

My commission expires:

May 29, 2025

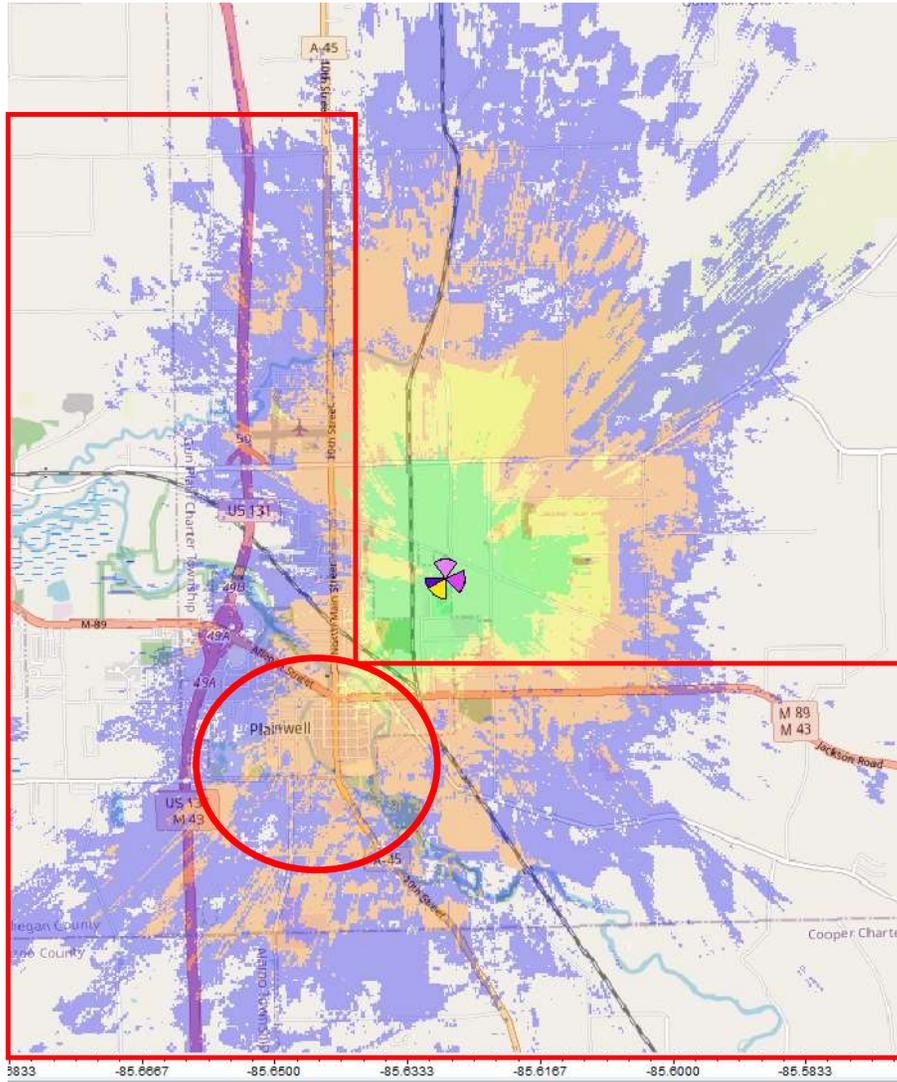
JEN LINK  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES May 29, 2025  
ACTING IN COUNTY OF Wayne



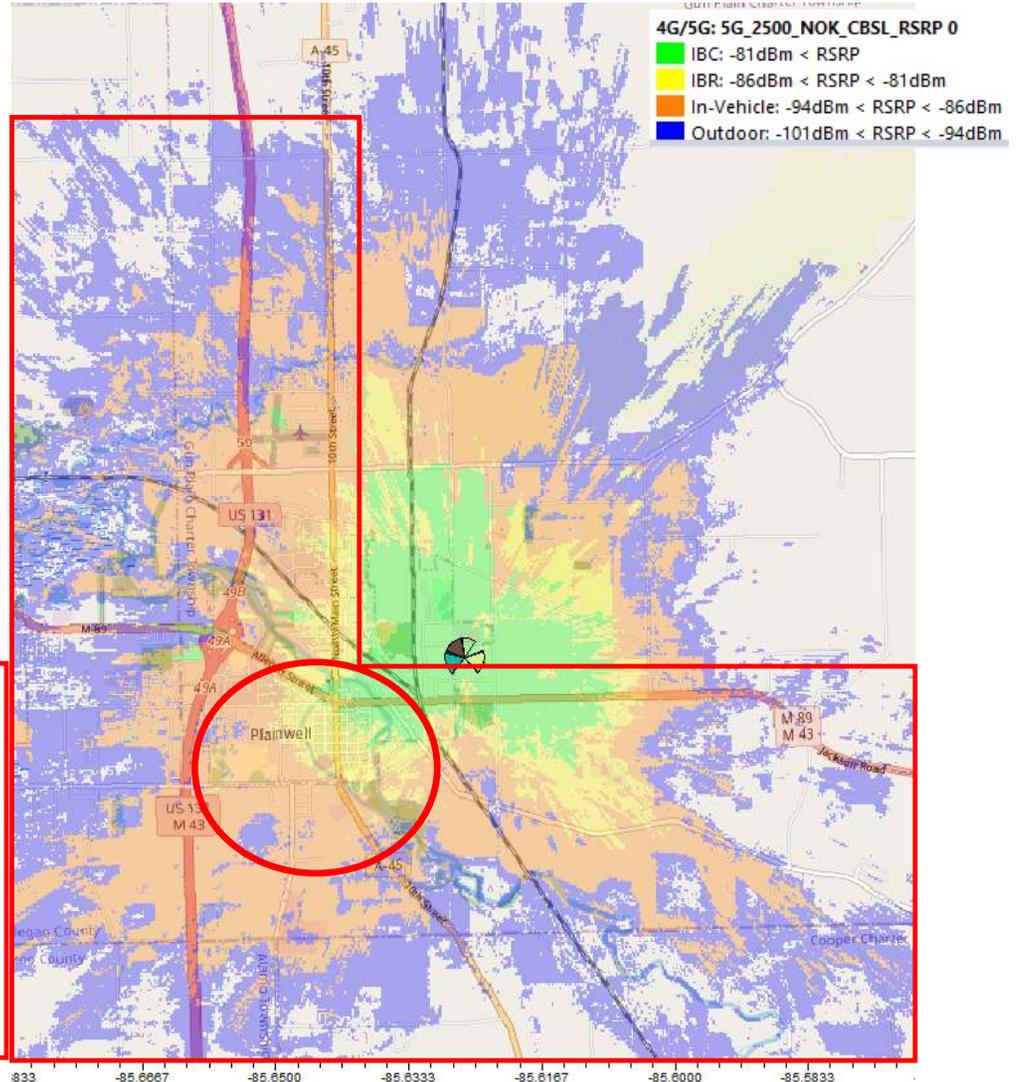
# GS02483 Candidate Selection

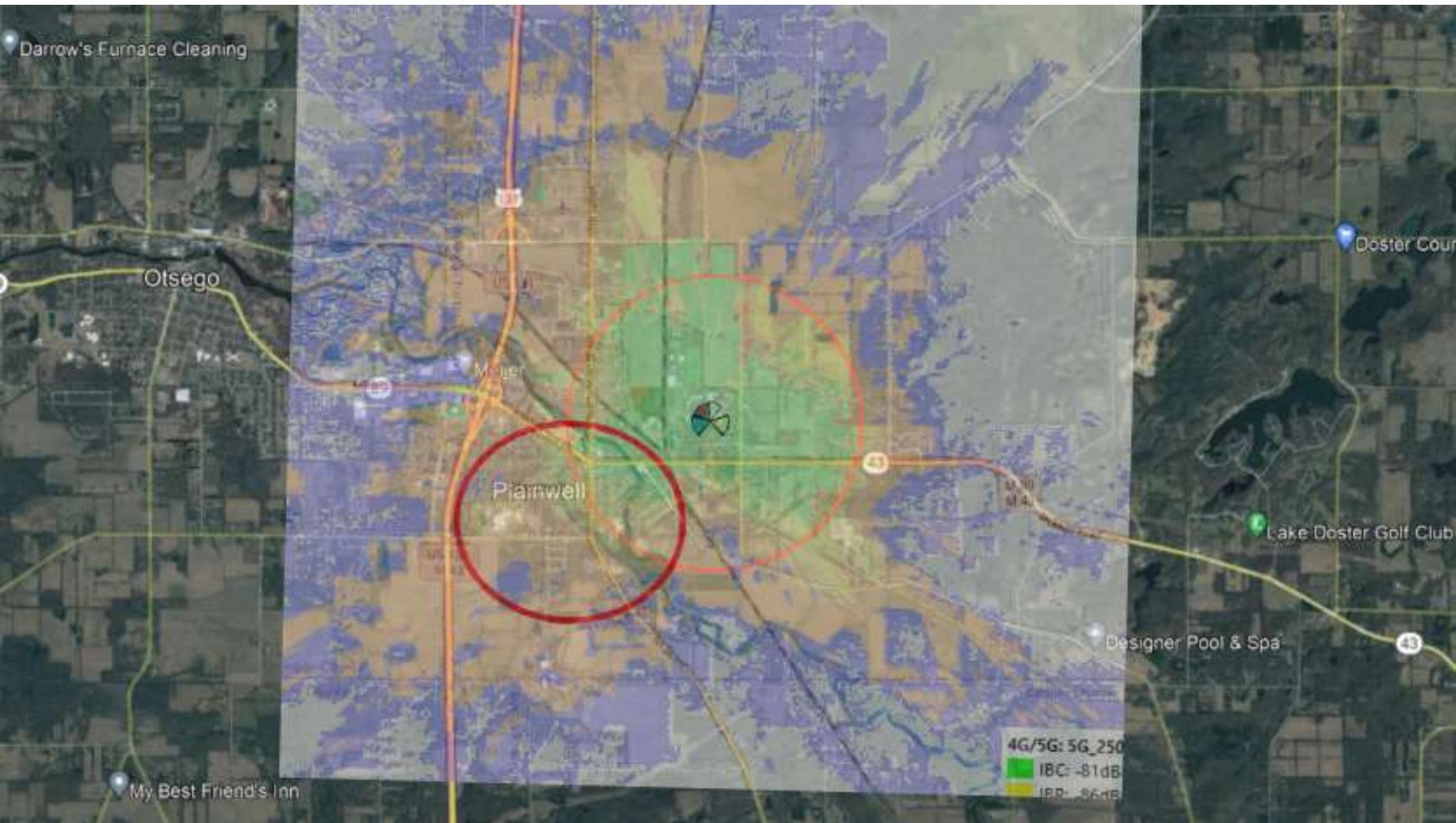
GS02483B – RC 190'

GS02483A – RC 140' Water Tank N2500 Coverage



GS02483B – RC 190' NSD N2500 Coverage





**TAB 8**



Zoning Department  
City of Plainwell, MI

Per Section 53-54 (O)(8), VB BTS II, LLC (Vertical Bridge) shall remove the wireless facility upon 90 consecutive days of non-use after the removal of antennas, and removal of the facility shall be accomplished within 180 days. Vertical Bridge recognizes the entirety of Section 53-54 (O)(8) and will abide by the terms set forth therein. Please also note that, per Section 53-43(O)(3), the structure shall be constructed so as to hold not less than three colocators.

DocuSigned by:

*Ariel Rubin*

2FB23CE5E1DA4E6...

---

Ariel Rubin, Vice President of Tower Development

**Certificate Of Completion**

Envelope Id: 9607C7A8D24E441687017B8395A456B4	Status: Completed
Subject: Complete with DocuSign: US-MI-5300_VB letter.docx	
SiteTracker Project ID:	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Vanessa Orozco
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	750 Park of Commerce Drive
	Boca Raton, FL 33487
	Vanessa.Orozco@verticalbridge.com
	IP Address: 64.152.139.150

**Record Tracking**

Status: Original	Holder: Vanessa Orozco	Location: DocuSign
8/24/2023 1:38:03 PM	Vanessa.Orozco@verticalbridge.com	

**Signer Events**

Ariel Rubin  
 Ariel.Rubin@verticalbridge.com  
 VP of tower Development  
 Vertical Bridge Holdings  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 2FB23CE5E1DA4E6...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 64.60.120.210  
 Signed using mobile

**Timestamp**

Sent: 8/24/2023 1:38:30 PM  
 Viewed: 8/24/2023 1:38:50 PM  
 Signed: 8/24/2023 1:39:02 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

Daniel Kalina  
 Daniel.kalina@verticalbridge.com  
 Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 8/24/2023 1:39:02 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 4/25/2023 6:22:04 PM  
 ID: ede47bc0-a6ce-4662-8176-10580cf9f178

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

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Certified Delivered	Security Checked	8/24/2023 1:38:50 PM
Signing Complete	Security Checked	8/24/2023 1:39:02 PM
Completed	Security Checked	8/24/2023 1:39:02 PM

**TAB 9**

# Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064  
(614) 398-6250 • mike@mfpeng.com

August 21, 2023

Vertical Bridge

Re: Proposed 195-ft Monopole  
Located in Allegan Co., MI: Site #US-MI-5300 Kenyon  
MFP #23523-401 / TAPP TP-22326

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I have designed this monopole to withstand a basic wind speed of 107 mph as recommended by TIA-222-H for Allegan County. *The design also conforms to the requirements of the 2018 International Building Code.*

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. *A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.*

***Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the ANSI/TIA-222 Standard.***

The structure has been designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,

Michael F. Plahovinsak, P.E.  
Professional Engineer



**TAB 10**

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

1. 2018 INTERNATIONAL BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE
3. 2018 NFPA101 LIFE SAFETY CODE
4. 2018 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE

**CODE COMPLIANCE**



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

RF ENGINEER: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
SITE ACQUISITION: \_\_\_\_\_  
CONSTRUCTION MANAGER: \_\_\_\_\_  
VERTICAL BRIDGE: \_\_\_\_\_  
INITIALS DATE  
VERTICAL BRIDGE DEPARTMENT APPROVALS



PROJECT INFORMATION:  
**US-MI-5300**  
**GS02483A**  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

CURRENT ISSUE DATE:  
**04/27/23**

ISSUED FOR:  
**ZONING**

REV.:	DATE:	ISSUED FOR:	BY:
A	04/27/23		GNP

CONSULTANT:

**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374

**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
GNP DEK DEK

LICENSER:

04/27/23  
**NOT FOR CONSTRUCTION**

SHEET TITLE:

TITLE PAGE

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

**T-1** **A**

**VERTICAL BRIDGE: KENYON PARK / US-MI-5300**  
**T-MOBILE: GS02483A**

**SITE ADDRESS**

950 INDUSTRIAL PARKWAY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY  
LATITUDE: 42° 26' 48.45" (42.4467904) N  
LONGITUDE: 85° 37' 32.44" (-85.6256771) W



**DIRECTIONS**

PROPOSED 50'x50' LEASE AREA WITH A 45'x45' FENCED COMPOUND. PROPOSED 195' MONOPOLE TOWER WITH (6) ANTENNAS, (3) AHLOA'S, (3) AHFIG'S & (2) HYBRID CABLES.

**PROJECT DESCRIPTION**



**VICINITY MAP**

**MUNICIPALITY:**  
ALLEGAN COUNTY

**STATE:**  
MICHIGAN

**TOWER TYPE:**  
MONOPOLE

**TOWER HEIGHT:**  
195' (199' TO HIGHEST APPURTENANCE)

**NUMBER OF CARRIERS:**  
0 EXISTING, 1 PROPOSED

**USE:**  
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

**CONSULTANT**  
FORTUNE WIRELESS  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
PHONE: (317) 532-1374  
ATTN.: DAVID KASPER

Know what's below.  
Call before you dig.

**PROJECT SUMMARY**

**DEVELOPER**  
VB BTS, LLC  
750 PARK OF COMMERCE DRIVE, STE 200  
BOCA RATON, FL 33487  
PHONE: (630) 946-7741  
ATTN: DANIEL KALINA

**T-MOBILE**  
6215 MORENCI TRAIL  
INDIANAPOLIS, IN 46268  
PHONE: (317) 347-7083  
ATTN: MELISSA MORENO

**POWER COMPANY**  
CONSUMERS ENERGY  
PHONE: (888) 450-9143  
CONTACT:  
EMAIL:

**TELEPHONE COMPANY**  
REFERENCE ONLY  
AT&T

**PROPERTY OWNER**  
SJR WAREHOUSE, LLC  
PO BOX 117  
PLAINWELL, MI 49080  
PHONE: (269) 998-5034  
ATTN.: JON RIDDERMAN

**CONTACTS**

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	A
-	SITE SURVEY	-
GN1	GENERAL NOTES	A
GN2	GENERAL NOTES	A
C1	OVERALL SITE PLAN	A
C2	ENLARGED SITE PLAN	A
C3	FENCE, GATE, & COMPOUND DETAILS	A
C4	CIVIL DETAILS	A
C5	GRADING & EROSION CONTROL PLAN	A
C6	EROSION CONTROL DETAIL	A
C7	TOWER ELEVATION DETAIL	A
TMO3	ANTENNA PLAN	A
<b>SHEET INDEX</b>		

**BUILDING DEPARTMENT**  
CITY OF PLAINWELL

PHONE: (269) 685-6821  
ATTN.: CITY CLERK

**PERMIT INFORMATION**

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MARCH 21, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS. UNDERGROUND UTILITY MARKING WAS REQUESTED OF MISSDIG ON 03/15/2023 AS TICKET NUMBER 2023031500192

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 744.07  
DESCRIPTION: TOP OF MAG NAIL 1' NORTH AND 1' WEST OF SW CORNER OF BUILDING #950 INDUSTRIAL DRIVE

**ZONING DATA**

ACCORDING TO THE PROVIDED SITE CANDIDATE INFORMATION PACKAGE, SUBJECT SITE ZONING IS: I (INDUSTRIAL)  
SETBACKS: TBD (IN ACCORDANCE TO ARTICLE VII, SECTION 53-54 (0-5), THE WILL DETERMINE AN APPROPRIATE SETBACK BASED ON THE S&S FALL ZONE LETTER)

**PROPRIETOR**  
SJR WAREHOUSE, LLC  
PO BOX 117  
PLAINWELL, MI 49080

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 260008B DATED JULY 18, 1985, AND FIND THAT THE PROJECT SITE IS ZONED C (AREA OF MINIMAL FLOOD HAZARD)

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NO. YTB-142686-C, DATED NOVEMBER 16, 2022 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

10. Easement between City of Plainwell, a municipal corporation; and Consumers Power Company, a Michigan corporation, dated November 13, 1974 and recorded April 1, 1975 in (book) 865 (page) 135, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

11. Sanitary Sewer and Water Main Easement between Angle Steel Division of Kewaunee Scientific Equipment Corporation, a Michigan corporation; and the City of Plainwell, Allegan County, Michigan, a municipal corporation, dated September 5, 1977 and recorded September 5, 1977 in (book) 915 (page) 673, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

12. Sanitary Sewer Easement and Water Main Easement between A-1 Disposal Company, a Michigan corporation; and the City of Plainwell, Allegan County, Michigan, a municipal corporation, dated September 9, 1977 and recorded October 4, 1977 in (book) 915 (page) 670, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

13. Sanitary Sewer Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated December 12, 1977 and recorded December 12, 1977 in (book) 921 (page) 338, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

14. Water Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated March 29, 1978 and recorded April 21, 1978 in (book) 928 (page) 163, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

15. Water Main Easement between Consumers Power Company, a Michigan corporation (successor by merger to Consumers Power Company, a Maine corporation); and City of Plainwell, a municipal corporation, dated April 28, 1978 and recorded May 8, 1978 in (book) 929 (page) 120, in Allegan County, Michigan. **DOES NOT AFFECT THE SUBJECT PROPERTY.**

16. Any and all matters disclosed on the map entitled "Industrial Park Plat No. 2" dated September 28, 1979 and recorded February 13, 1980 in (book) 12 (page) 47, (instrument) 57290 in Allegan County, Michigan. **AFFECTS THE SUBJECT PROPERTY AS SHOWN.**

**LEGAL DESCRIPTION**

**PARENT PARCEL (PER TITLE COMMITMENT)**

SEE SHEET 2 OF 2

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

**LEGAL DESCRIPTION**

**VERTICAL BRIDGE 50'x50' LAND SPACE TO BE RECORDED**

SEE SHEET 2 OF 2

**LEGAL DESCRIPTION**

**VERTICAL BRIDGE NON-EXCLUSIVE ACCESS/UTILITY EASEMENT TO BE RECORDED**

SEE SHEET 2 OF 2

PARCEL NO. 08-029-021-00  
DONALD E TUNGATE / CAROLYN S TUNGATE

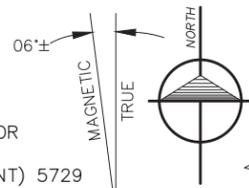
PARCEL NO. 08-029-022-00  
JOHN BAKER

PARCEL NO. 08-029-023-00  
ANDREW RANTZ / JEFFERY MARCOLIS

**US-MI-5300 KENYON PARK**

INDUSTRIAL PARKWAY (66' WIDE)(BITUMINOUS)(PUBLIC)

ITEM 16 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES PER PLAT (BOOK) 12 (PAGE) 47, (INSTRUMENT) 5729



NE CORNER SECTION 29 T1N, R11W



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171



**US-MI-5300 KENYON PARK**

Survey Prepared for: VERTICAL BRIDGE DEVELOPMENT, LLC, 750 PARK OF COMMERCE SUITE 200 BOCA RATON, FL 33487 PHONE: 914-258-2784

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED DISTANCES TO PROPERTY LINES	04/03/23
2	ADD TITLE COMMITMENT	04/11/23

**LEGEND**

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⊖ - HIGHWAY
- ⊙ - MONUMENT
- ⊙ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- ✂ - XCUT
- - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ✱ - LIGHT POLE
- ✱ - ORNAMENTAL LIGHT POLE
- - POST
- ⊕ - U.G. UTILITY MARKER
- XX ⊙ - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - PIV - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ♿ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- (ELEV) - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X - X - X - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

**BASIS OF BEARINGS**  
LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83 (2011)  
BEARINGS ARE BASED ON MICHIGAN STATE PLANE, MI SOUTH 2113 TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 00°51'24.87".

INDUSTRIAL PARK PLAT NO. 2 LIBER 12 PAGE 47-48

1 STORY METAL BUILDING  
PARCEL NO. 55-206-029-00  
CHIPPEWA DEVELOPMENT INC

E1/4 CORNER SECTION 29 T1N, R11W

Surveyor Certification:  
I hereby certify that 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, 2017 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. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PRELIMINARY**

Michigan Professional Land Surveyor No. 4001069464  
Expires: September 23, 2025

DATE: 03/21/2023	DWG. BY: A.G.G.
SCALE: 1"=60'	SURVEYED: D.S.
UPDATE: AGG041023	CHKD BY: S.A.M.
PROJECT NO.: 216277.041	

SURVEYED BY:

**williams & works**  
engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503  
http://williams-works.com

SITE NAME

**KENYON PARK**

SITE NUMBER

**US-MI-5300**

SITE ADDRESS

**950 INDUSTRIAL PARKWAY  
PLAINWELL, MI  
49080**

SHEET TITLE

**S1**

SHEET 1 OF 2

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON MARCH 21, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**US-MI-5300  
KENYON PARK**

**LEGAL DESCRIPTION**

**PARENT PARCEL (PER TITLE COMMITMENT)**

Land situated in the City of Plainwell, County of Allegan, State of MI described as follows:

Lot 31, of Industrial Park Plat 2, according to the plat thereof, filed in Liber 12, Page 47, records of Allegan County, State of Michigan. Parcel ID#: 55-206-031-00

This being the same property conveyed to SJR Warehouse, LLC, a Michigan limited liability company in a deed from Michael Anthony DiLucchio and Susan Harrison-DiLucchio Trust UAD August 19, 1993.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

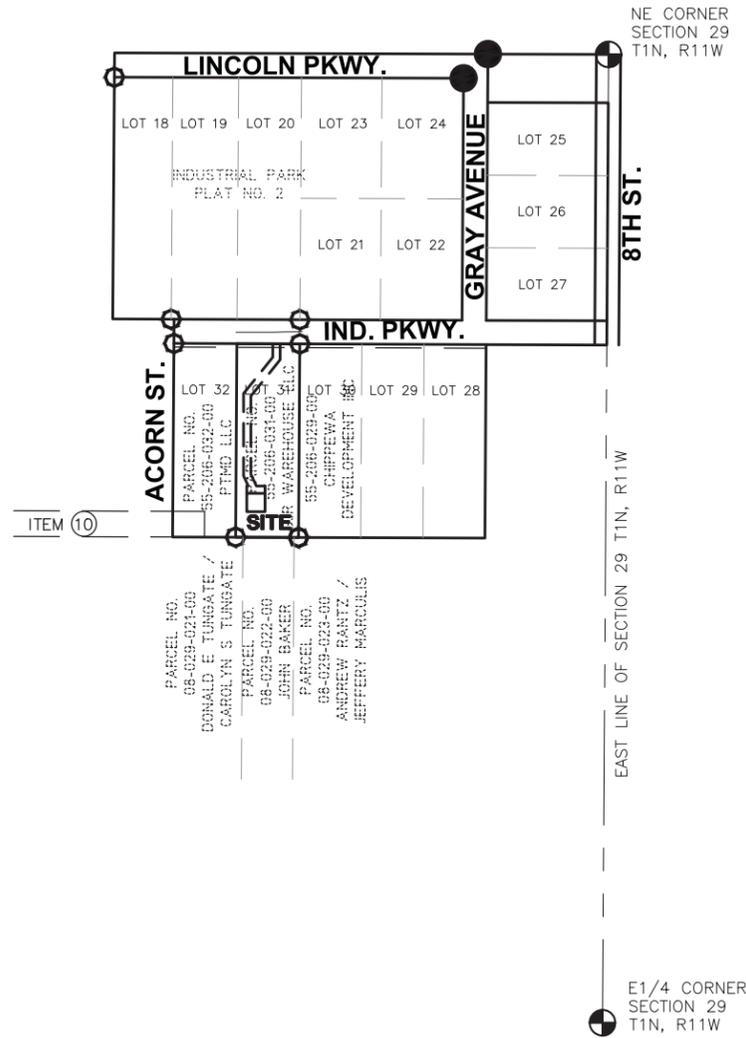


VICINITY MAP  
N.T.S.

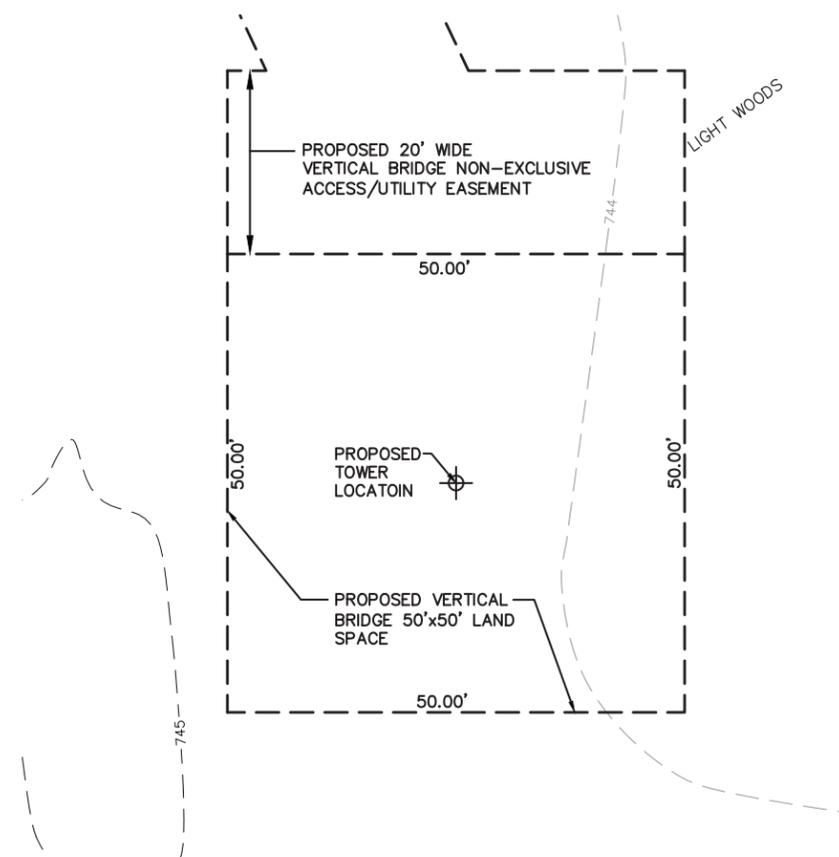
**LEGEND**

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- - WATER VALVE
- ⊗ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊞ - GAS PUMP
- ⊟ - GAS METER
- W - WATER METER
- T - TELEPHONE RISER
- E - ELECTRIC METER
- TV - CABLE TV RISER
- ⊞ - CATCH BASIN
- ⊞ - ROUND CATCH BASIN
- - UTILITY MANHOLE
- ⊕ - STORM MANHOLE
- ⊕ - SANITARY MANHOLE
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All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



PROPERTY DETAIL  
SCALE 1"=500'



LEASE AREA DETAIL  
SCALE 1"=20'

**Surveyor Certification:**

I 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, 2017 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. Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

**PRELIMINARY**

Michigan Professional Land Surveyor No. 4001063738  
Expires: January 25, 2025

DATE: 03/21/2023	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S.
UPDATE: AGG041023	CHKD BY: S.A.M.
PROJECT NO.: 216277.041	



**US-MI-5300  
KENYON PARK**

Survey Prepared for:  
VERTICAL BRIDGE DEVELOPMENT, LLC.  
750 PARK OF COMMERCE SUITE 200  
BOCA RATON, FL 33487  
PHONE: 914-258-2784

NO.	DESCRIPTION	DATE
1	ADDED DISTANCES TO PROPERTY LINES	04/03/23
2	ADD TITLE COMMITMENT	04/11/23

**williams&works**  
engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503  
http://williams-works.com

SURVEYED BY: SITE NAME

KENYON PARK

SITE NUMBER

US-MI-5300

SITE ADDRESS

950 INDUSTRIAL PARKWAY  
PLAINWELL, MI  
49080

SHEET TITLE

**S2**

SHEET 2 OF 2

SITE WORK GENERAL NOTES: DETAIL 1 GN-1

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCIVER STATION
(E)	EXISTING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUSS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION
U.N.O.	UNLESS NOTED OTHERWISE

SYMBOLS:

	SOLID GROUND BUSS BAR
	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL WELD
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD
	5/8" x 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
	GROUNDING WIRE

STRUCTURAL STEEL NOTES: DETAIL 2 GN-1

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES: DETAIL 3 GN-1

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST EARTH.....3 IN.
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 AND LARGER.....2 IN.
    - #5 AND SMALLER & WWF.....1 1/2 IN.
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
    - SLAB AND WALLS.....3/4 IN.
    - BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES: DETAIL 3A GN-1

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES: DETAIL 4 GN-1

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 

CONTRACTOR-	GENERAL CONTRACTOR
SUBCONTRACTOR-	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER-	VERTICAL BRIDGE
OEM-	ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH VERTICAL BRIDGE MASTER SPECIFICATIONS AND THESE DRAWINGS WHERE A CONFLICT EXISTS IT IS CONTRACTORS RESPONSIBILITY TO NOTIFY OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND VERTICAL BRIDGE.
14. CONTRACTOR SHALL HOLD HARMLESS VERTICAL BRIDGE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO
  - A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
  - B) SIGNS, SIGNALS, & BARRICADES
  - C) TOOLS - HAND & POWER
  - D) ELECTRICAL
  - E) FALL PROTECTION
  - F) EXCAVATIONS
  - G) CONCRETE & MASONRY CONSTRUCTION
  - H) STEEL ERECTION
  - I) POWER TRANSMISSION & DISTRIBUTION
  - J) CRANES & DERRICKS IN CONSTRUCTION.

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AN IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.



PROJECT INFORMATION:

**US-MI-5300**  
**GS02483A**  
**950 INDUSTRIAL PKWY**  
**PLAINWELL, MI 49080**  
**ALLEGAN COUNTY**

CURRENT ISSUE DATE:

04/27/23

ISSUED FOR:

ZONING

REV. DATE ISSUED FOR BY:

REV.	DATE	ISSUED FOR	BY
A	04/27/23		GNP

CONSULTANT:

**FORTUNE WIRELESS INC.**  
 5511 WEST 79TH STREET  
 INDIANAPOLIS, IN 46278  
 (317) 532-1374

**MAGTECH SERVICES INC.**  
 A DIVISION OF FORTUNE WIRELESS  
 PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK: APV:

GNP	DEK	DEK
-----	-----	-----

LICENSER:

04/27/23  
**NOT FOR CONSTRUCTION**

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

GN-1	A

ELECTRICAL INSTALLATION NOTES:

DETAIL 1  
GN-2

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).

ELECTRICAL INSTALLATION NOTES (CONT.):

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

DETAIL 2  
GN-2

KEYED NOTES: (SEE GROUNDING PLAN DIAGRAM - SHEET E-1)

- ① **TOWER GROUNDING:** EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO EXISTING TOWER AND MAKE EXOTHERMIC CONNECTION.
- ② **HATCH PLATE GROUND BAR:** EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING UP THROUGH 1/2" PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- ③ **GROUNDING OF INTERNAL GROUND RING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING THROUGH 1/2" DIA. PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT (4) BUILDING CORNERS.
- ④ **GROUND ROD:** COPPER CLAD STEEL, 5/8" TEN (10) FEET LONG.
- ⑤ **ICE BRIDGE SUPPORT POST GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
- ⑥ **FENCE GROUNDING:** IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELD. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
- ⑦ **HVAC GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE HVAC UNIT AND MAKE A MECHANICAL CONNECTION.
- ⑧ **TOWER GROUNDING BAR:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- ⑨ **CELL REFERENCE GROUND BAR:** EXTEND (2) #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE CELL REFERENCE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ⑩ **TELCO GROUNDING BAR:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO TELCO GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ⑪ **ANTENNA GROUND BAR:** MOUNT GROUND BAR DIRECTLY TO TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- ⑫ **GATE GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO GATE POSTS AND EXOTHERMICALLY WELD.
- ⑬ **EXTERIOR GFCI RECEPTACLE GROUNDING:** EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

GREENFIELD GROUNDING NOTES:

DETAIL 3  
GN-2

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



PROJECT INFORMATION:

**US-MI-5300  
GS02483A  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY**

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ISSUED FOR:

**ZONING**

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CONSULTANT:

**FORTUNE  
WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374

**MAGTECH  
SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK: APV.:

GNP	DEK	DEK
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LICENSER:

**NOT FOR CONSTRUCTION**

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

<b>GN-2</b>	<b>A</b>



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GS02483A  
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GNP	DEK	DEK
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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

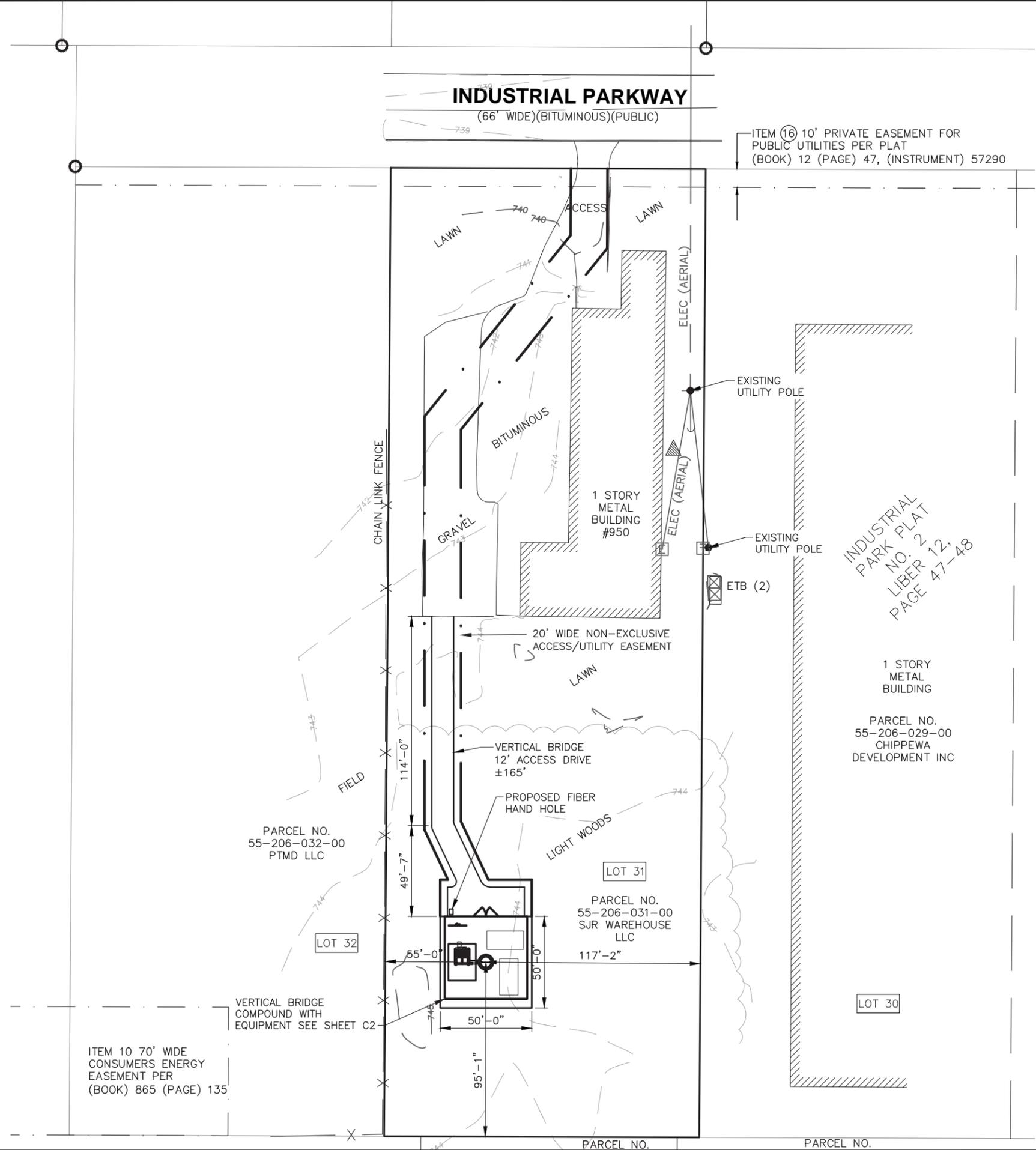
04/27/23  
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: REVISION:

C-1	A
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NOTE:  
(E) VEGETATION TO BE REMOVED FROM LEASE AREA & EASEMENT.

1 OVERALL SITE PLAN  
SCALE: 1"=60'-0"



PROJECT INFORMATION:

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LICENSER:

**DAVID E. KASPER**  
 ENGINEER  
 No. 6201063943

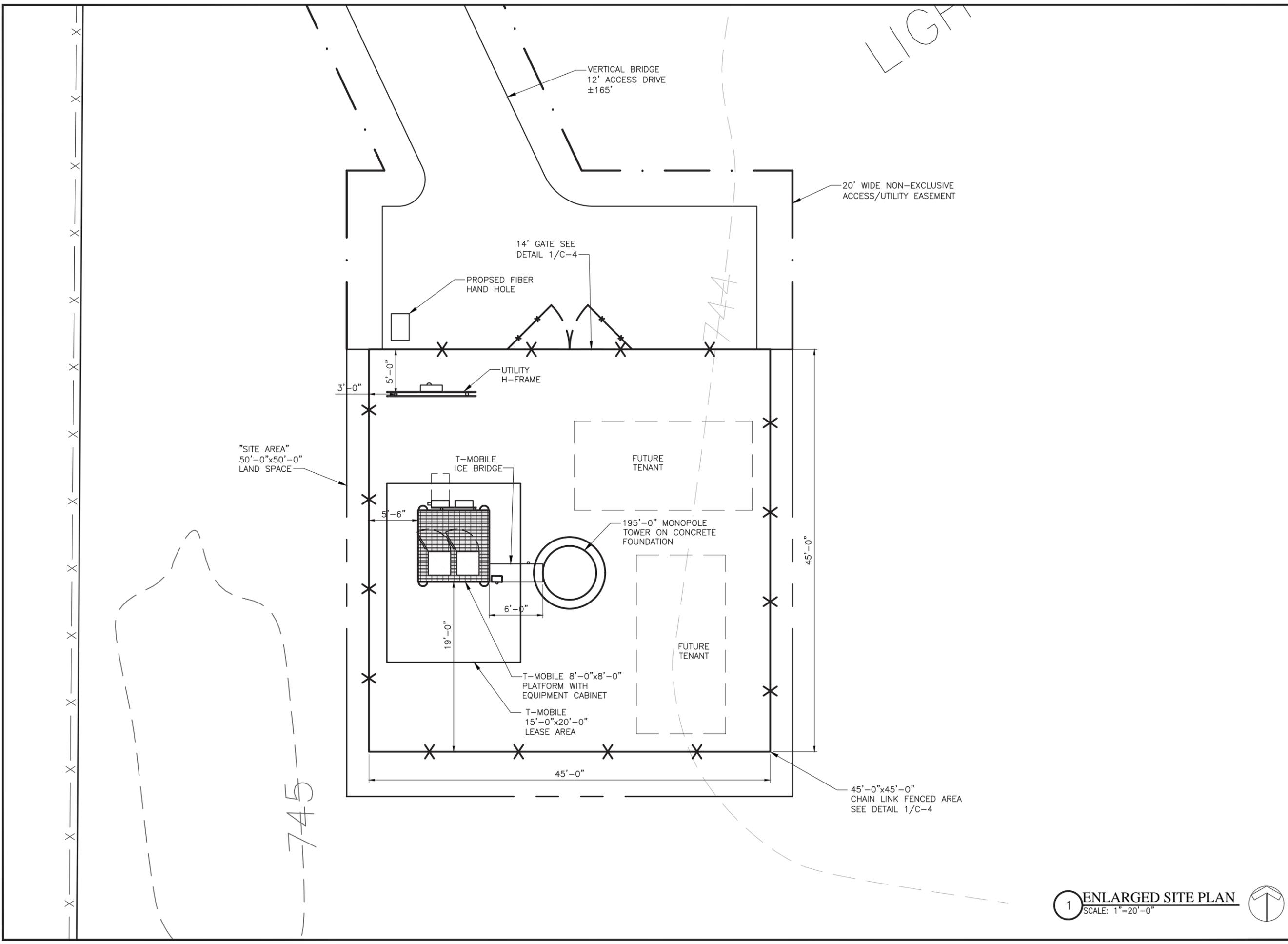
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SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER: REVISION:

<b>C-2</b>	<b>A</b>
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**1 ENLARGED SITE PLAN**  
 SCALE: 1"=20'-0"



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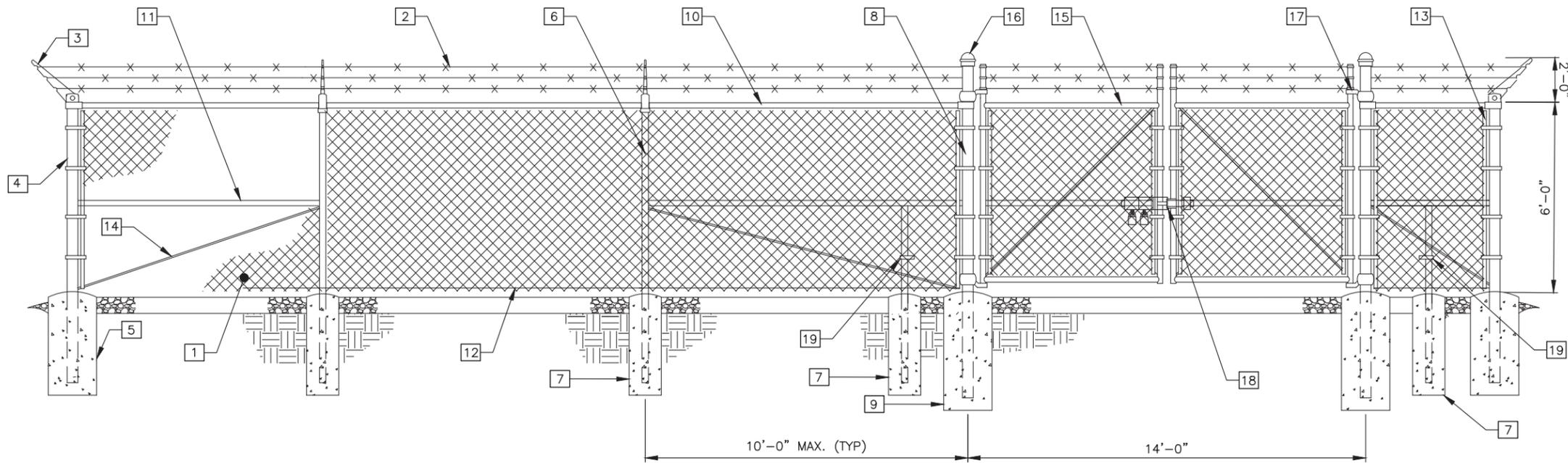
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SHEET TITLE:

FENCE, GATE, & COUMPOUND  
DETAILS

SHEET NUMBER: REVISION:

C-3	A
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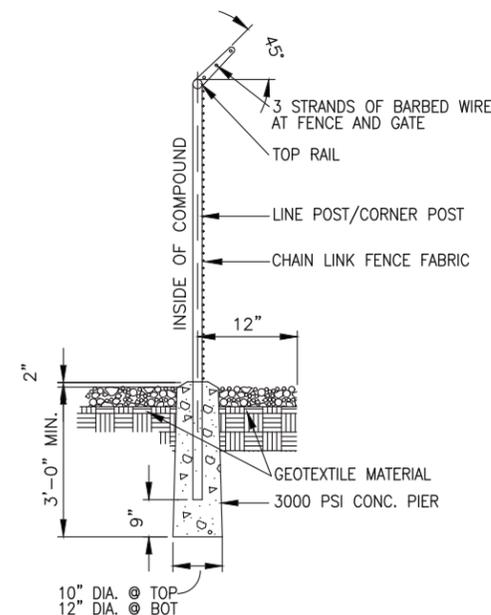
**1 TYPICAL FENCE SECTION**  
SCALE: N.T.S.

**KEYNOTE LEGEND:**

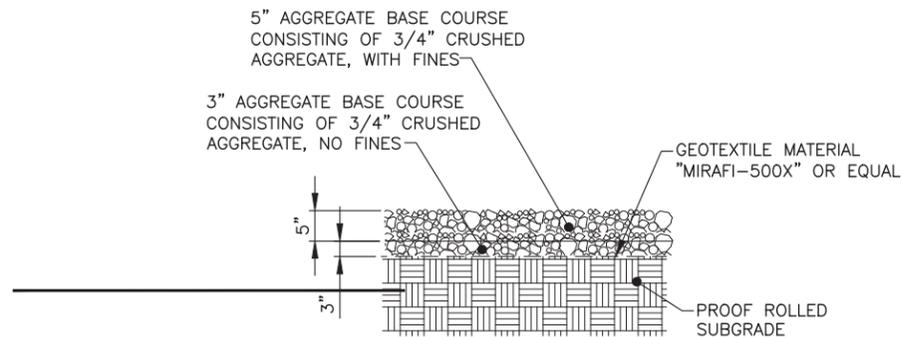
- |   |  |
|---|--|
| 1 FABRIC: 6FT. HEIGHT, 9 GAUGE, 2" MESH, ASTM A392.   | 11 MIDDLE RAILS: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083                             |
| 2 BARBED WIRE: 12 GAUGE WIRE, 4 POINT (3 RUNS), FINISH TO MATCH FABRIC, ASTM A121.                    | 12 BOTTOM TENSION WIRE: 0.177"Ø METALLIC-COATED STEEL (GALV.), MARCELLED, ASTM A824  |
| 3 EXTENSION ARMS: STAMPED STEEL WITH MALLEABLE IRON BASE, FINISH TO MATCH FENCE FRAMEWORK, ASTM F626. | 13 TENSION BARS: 3/16"x3/4", FULL HEIGHT OF FABRIC, FINISH TO MATCH FENCE FRAMEWORK. |
| 4 END AND CORNER POSTS: 3"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 14 TENSION ROD: 3/8"Ø WITH ADJ. TIGHTNER, FINISH TO MATCH FENCE FRAMEWORK.           |
| 5 CONCRETE FOUNDATION: 36"x12"Ø (3000 PSI)  | 15 GATE FRAME: 2"Ø SCH. 40 (GALV.) ASTM F1083  |
| 6 LINE POSTS: 2"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 16 POST CAPS: PER POST DIAMETER.   |
| 7 CONCRETE FOUNDATION: 36"x10"Ø (3000 PSI)  | 17 GATE HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE SWING.                |
| 8 GATE POSTS: 4"Ø PIPE SCH. 40 (GALV.) ASTM F1083   | 18 CONTRACTOR TO PROVIDE STYMIE LOCK OR APPROVED EQUIVALENT                          |
| 9 CONCRETE FOUNDATION: 48"x12"Ø (3000 PSI)  | 19 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD BEFORE INSTALLATION          |
| 10 TOP RAIL & BRACE RAIL: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083                                     |  |

**FENCE NOTES:**

- REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NOT SHOWN IN THE DRAWING.
- FENCE FABRIC SHALL COMFORM TO CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL.
- INSTALL FENCE IN COMPLIANCE WITH ASTM F 567.
- INSTALL SWING GATES IN COMPLIANCE WITH ASTM F 900.
- DO NOT BEGIN INSTALLATION AND ERECTION BEFORE FINAL GRADING IS COMPLETED, UNLESS OTHERWISE PERMITTED. INSTALL FENCING ON BOUNDARY LINES INSIDE OF PROPERTY LINE ESTABLISHED BY SURVEY.
- DRILL OR HAND-EXCAVATE (USING POST - HOLE DIGGER) HOLES FOR POSTS TO DIAMETERS AND SPACINGS INDICATED, IN FIRM, UNDISTURBED OR COMPACTED SOIL. IF NOT INDICATED ON DRAWINGS, EXCAVATE HOLES FOR EACH POST TO MINIMUM DIAMETER RECOMMENDED BY FENCE MANUFACTURER, BUT NOT LESS THAN (4) TIMES LARGEST GROSS-SECTION OF POST.
- REMOVE POST HOLE SPOILS FROM SITE. DO NOT SET SPOILS ON AGGREGATE WITHOUT ADEQUATE PROTECTION.
- PROTECT PORTION OF POSTS ABOVE GROUND FROM CONCRETE SPLATTER. PLACE CONCRETE AROUND POSTS AND VIBRATE OR TAMP FOR CONSOLIDATION. CHECK EACH POST FOR VERTICAL AND TOP ALIGNMENT AND HOLD IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS, UNLESS OTHERWISE SHOWN, EXTEND CONCRETE FOOTING 1 INCH ABOVE GRADE AND TROWEL TO A CROWN TO SHED WATER.
- INSTALL BARBED WIRE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- APPLY FABRIC TO OUTSIDE OF FRAMEWORK.

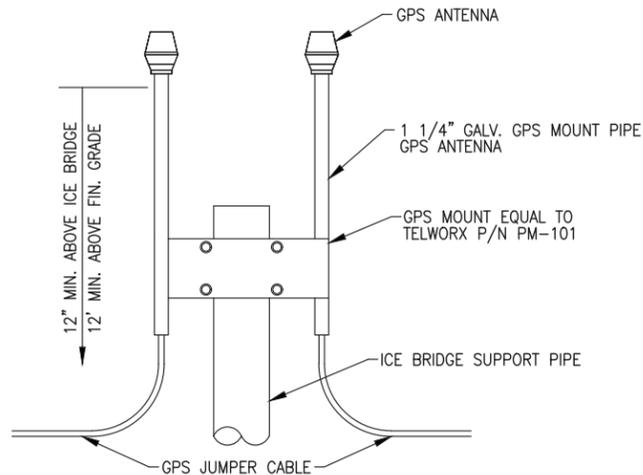


**2 FENCE DETAIL**  
SCALE: N.T.S.

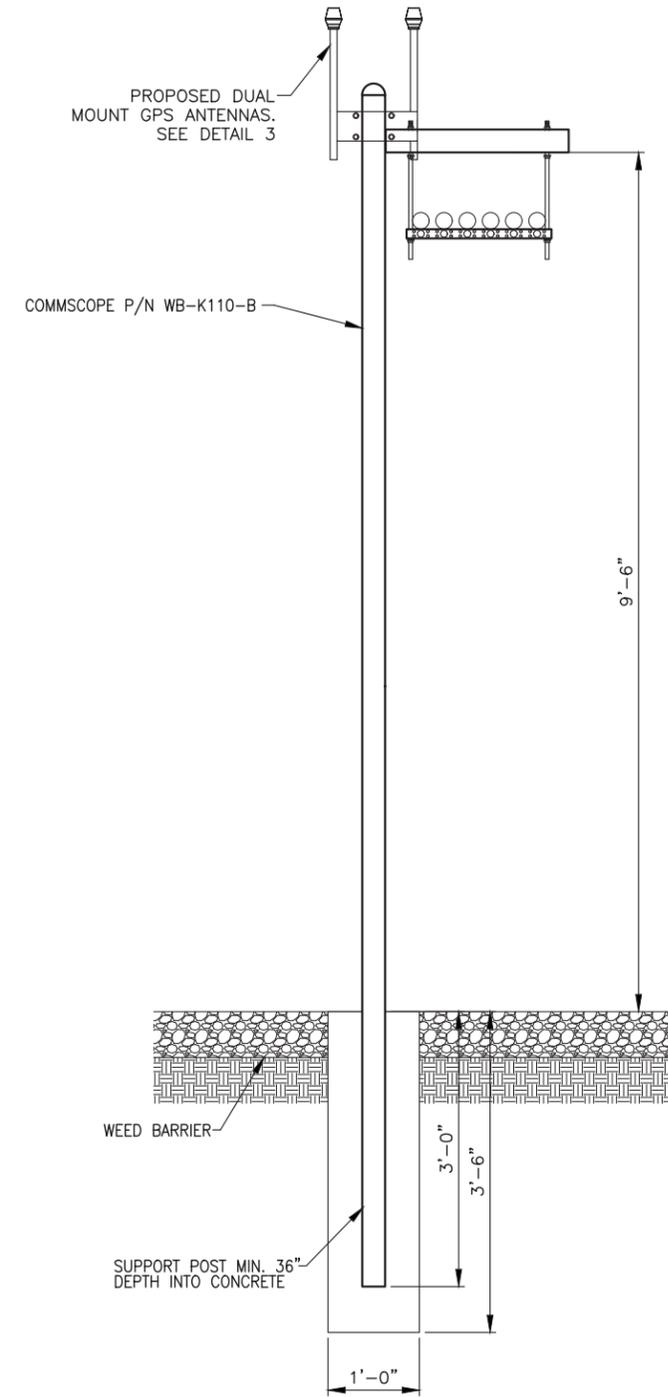


NOTE:  
IT IS THE RESPONSIBILITY OF THE G.C. TO  
VERIFY THAT THE LIMESTONE IS UNIFORMLY  
WHITE IN COLOR AFTER PLACEMENT

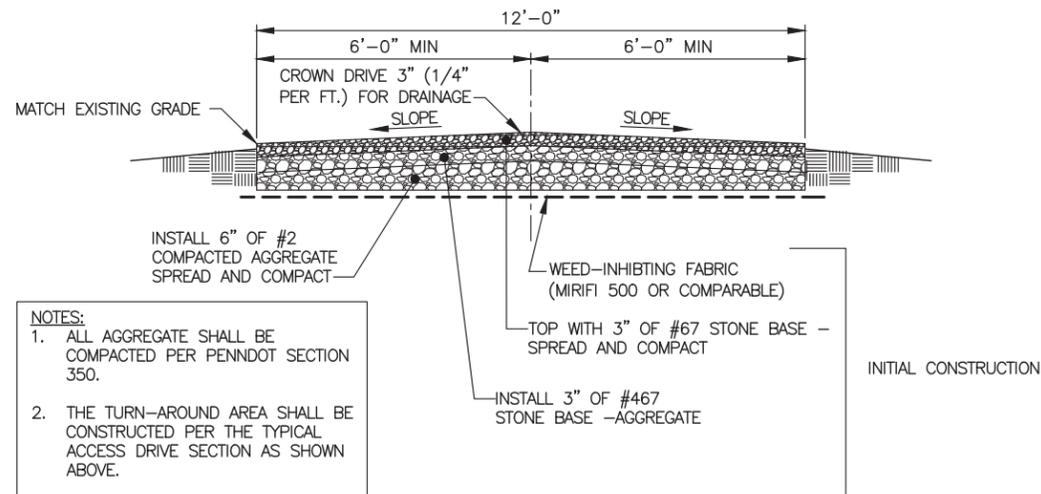
**1 SITE SURFACING DETAIL**  
SCALE: N.T.S.



**3 DUAL GPS MOUNT DETAIL**  
SCALE: N.T.S.



**4 ICE BRIDGE SECTION**  
SCALE: N.T.S.



- NOTES:
1. ALL AGGREGATE SHALL BE COMPACTED PER PENNDOT SECTION 350.
  2. THE TURN-AROUND AREA SHALL BE CONSTRUCTED PER THE TYPICAL ACCESS DRIVE SECTION AS SHOWN ABOVE.
  3. SLOPE GRAVEL SURFACE TO PROVIDE POSITIVE DRAINAGE AND MATCH EXISTING GROUND SURFACE SLOPE.

**2 ACCESS DRIVE DETAIL**  
SCALE: N.T.S.



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PE LICENSE EXPIRES: 04/15/25

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GNP	DEK	DEK
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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

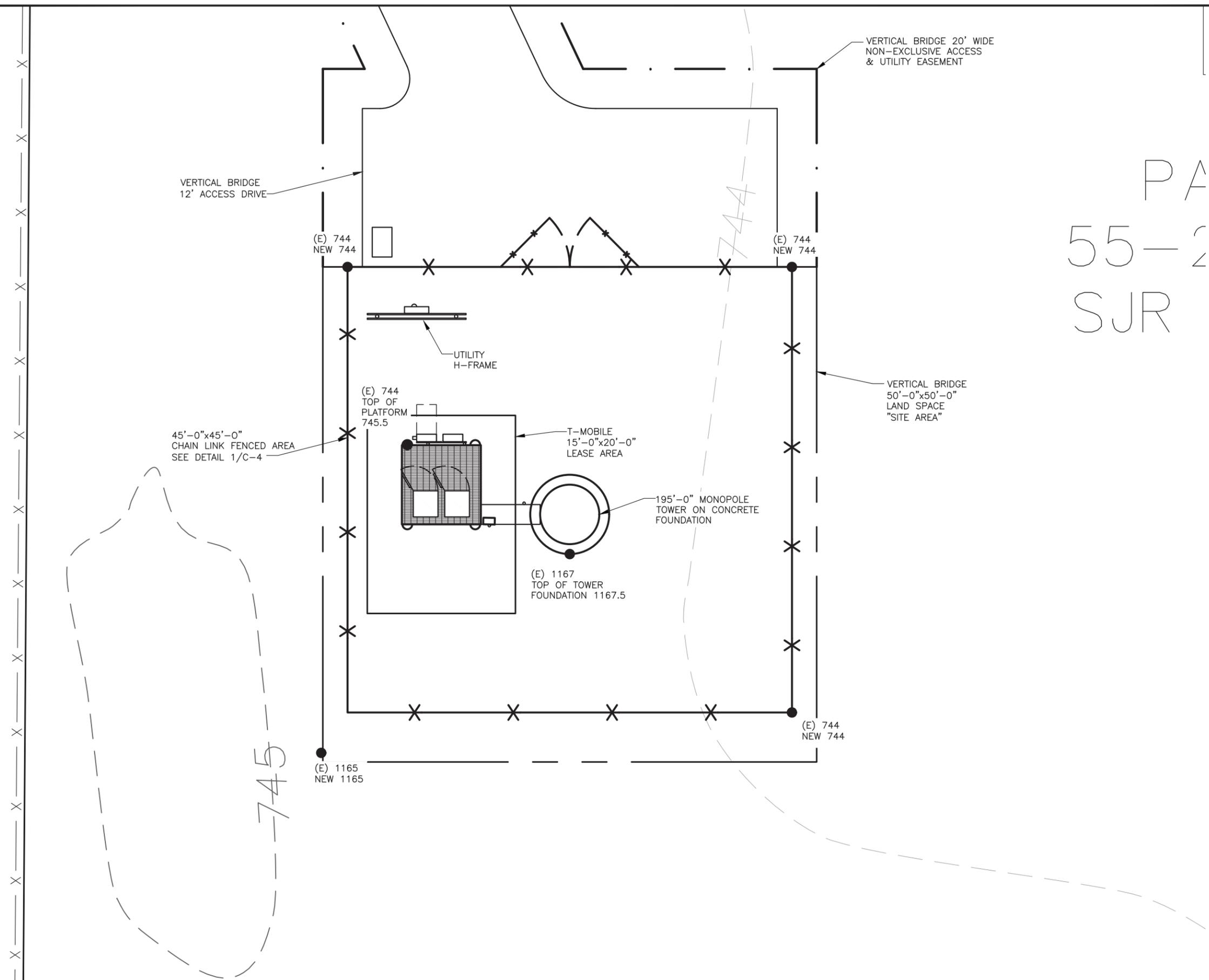
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SHEET TITLE:

CIVIL DETAILS

SHEET NUMBER: REVISION:

<b>C-4</b>	<b>A</b>
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PA  
55-2  
SJR



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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

04/27/23  
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SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER: REVISION:

C-5	A
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1 GRADING & EROSION CONTROL PLAN  
SCALE: 1"=10'-0"

PROJECT INFORMATION:

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(317) 532-1374

**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
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LICENSER:

STATE OF MICHIGAN  
DAVID E. KASPER  
ENGINEER  
No. 6201063943  
PROFESSIONAL ENGINEER

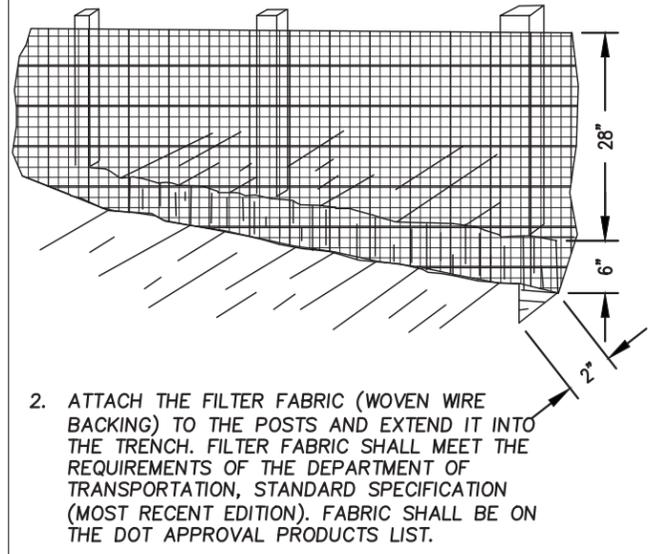
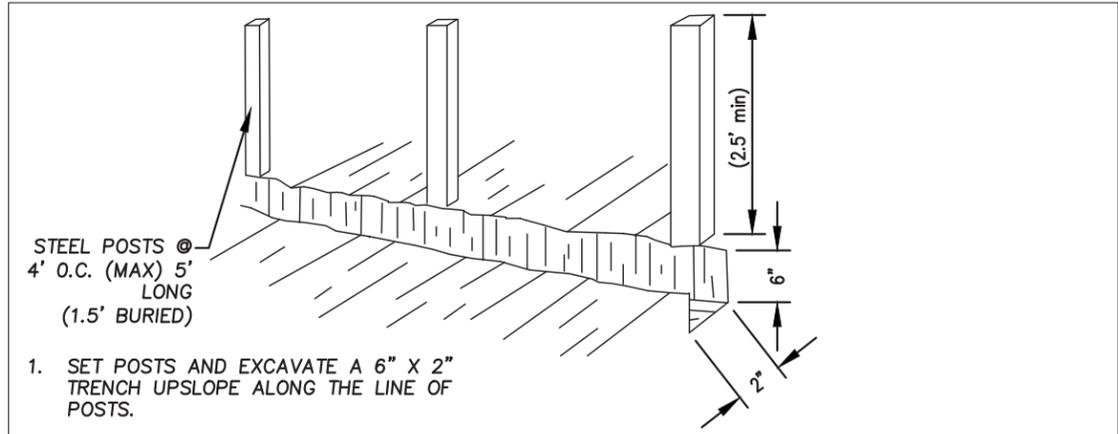
04/27/23  
NOT FOR CONSTRUCTION

SHEET TITLE:

EROSION CONTROL  
DETAIL

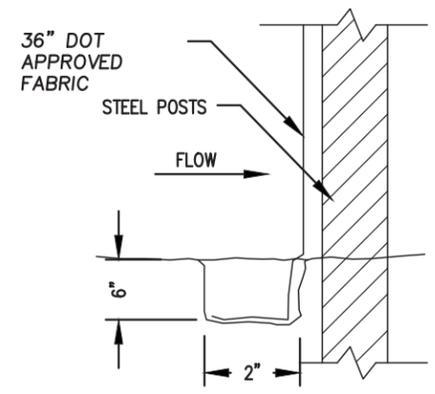
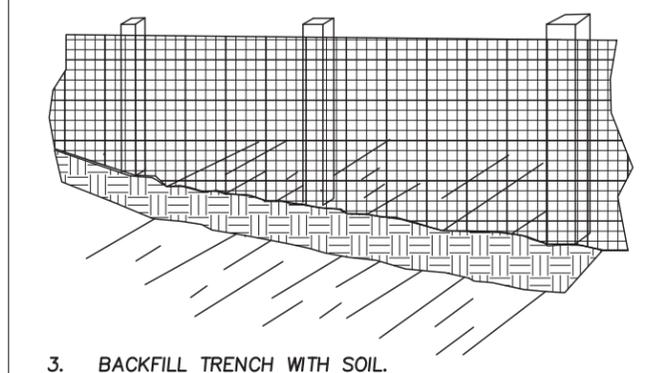
SHEET NUMBER: REVISION:

C-6	A
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**TYPE "C" FENCE**

TENSILE STRENGTH (lbs. MIN.) WARP-260 (ASTM D-4632/FILL-180)  
ELONGATION (% MAX.) 40 (ASTM D-4632)  
AOS (APPARENT OPENING SIZE) #30 (MAX. SIEVE SIZE) (ASTM D 4751)  
FLOW RATE (GAL./MIN./SQ.FT) 70 (GDT-87)  
ULTRAVIOLET STABILITY 80 (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)  
BURSTING STRENGTH (PSI MIN.) 175 (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)  
MINIMUM FABRIC WIDTH (INCHES) 36

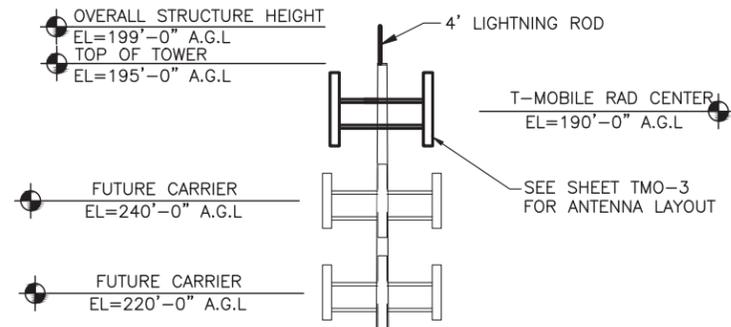


SILT FENCE SECTION

MAINTENANCE REQUIREMENTS

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY 6 MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

Sd1-C TYPE C SILT FENCE  
N.T.S.

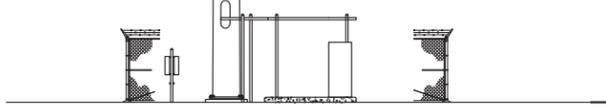


**NOTE:**  
 ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERTICAL BRIDGE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERTICAL BRIDGE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

**STRUCTURAL NOTE:**  
 TOWER, MOUNTS, AND FOUNDATION TO BE DESIGNED BY OTHERS AND IS NOT A PART OF THESE DRAWINGS. VERTICAL BRIDGE TO VERIFY STRUCTURAL LOADING OF THE PROPOSED INSTALLATION ON THE TOWER.

CONTRACTOR TO INSTALL (2) HYBRID/FIBER CABLE

195' GALVANIZED STEEL MONOPOLE



**1** NEW TOWER ELEVATION  
 SCALE: N.T.S.



PROJECT INFORMATION:

**US-MI-5300**  
**GS02483A**  
**950 INDUSTRIAL PKWY**  
**PLAINWELL, MI 49080**  
**ALLEGAN COUNTY**

CURRENT ISSUE DATE:

**04/27/23**

ISSUED FOR:

**ZONING**

REV.: DATE: ISSUED FOR: BY:

A	04/27/23		GNP

CONSULTANT:

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
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LICENSER:

SHEET TITLE:

ANTENNA & TOWER  
 ELEVATION DETAIL

SHEET NUMBER: REVISION:

<b>C-7</b>	<b>A</b>

PROJECT INFORMATION:

US-MI-5300  
GS02483A  
950 INDUSTRIAL PKWY  
PLAINWELL, MI 49080  
ALLEGAN COUNTY

CURRENT ISSUE DATE:

04/27/23

ISSUED FOR:

ZONING

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
A	04/27/23		GNP

CONSULTANT:



**FORTUNE WIRELESS INC.**  
5511 WEST 79TH STREET  
INDIANAPOLIS, IN 46278  
(317) 532-1374



**MAGTECH SERVICES INC.**  
A DIVISION OF FORTUNE WIRELESS  
PE LICENSE EXPIRES: 04/15/25

DRAWN BY: CHK.: APV.:

GNP	DEK	DEK
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LICENSER:



04/27/23  
NOT FOR CONSTRUCTION

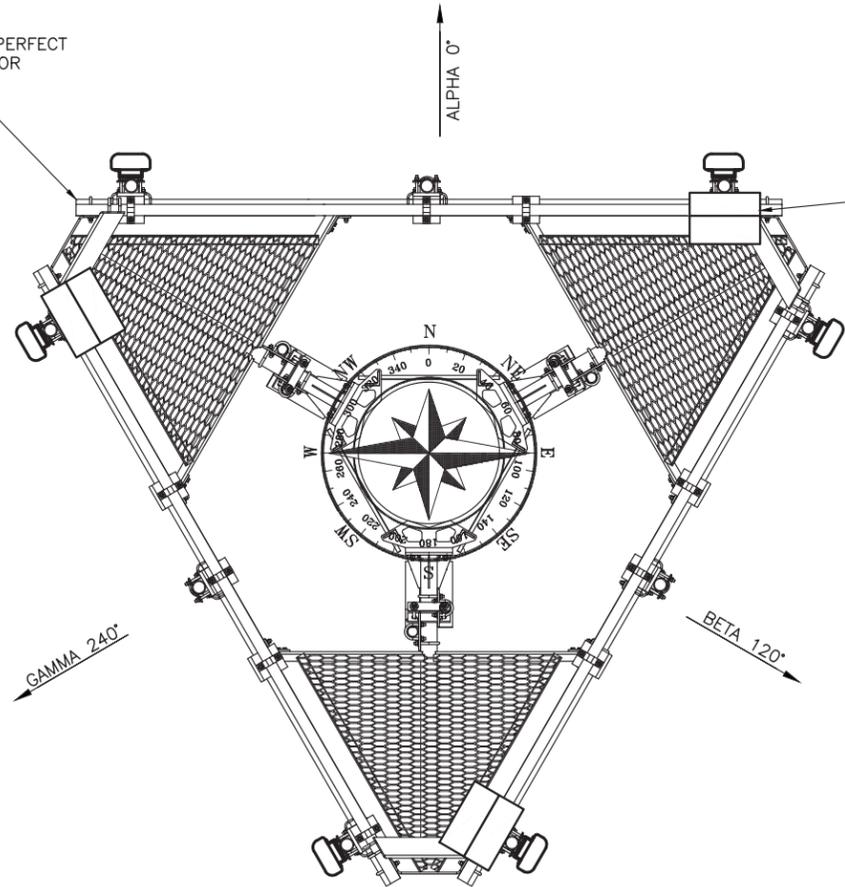
SHEET TITLE:

ANTENNA PLAN

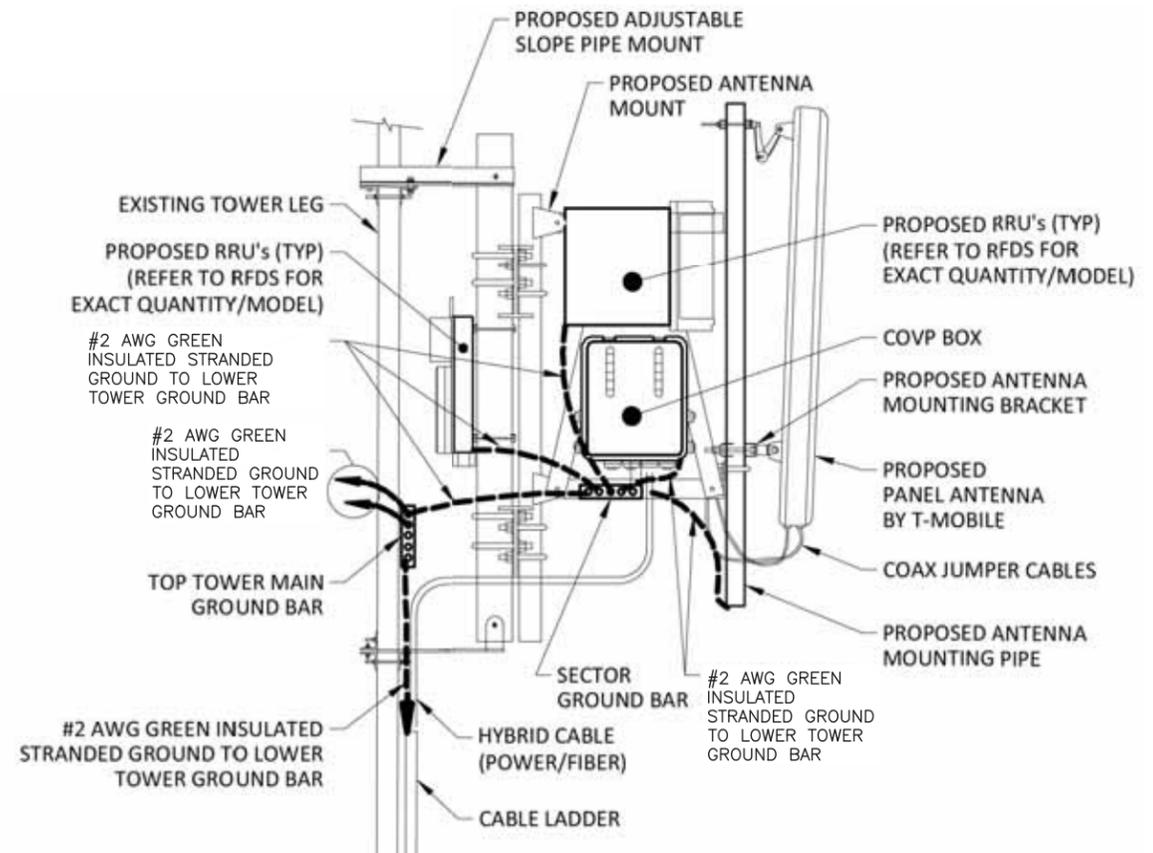
SHEET NUMBER: REVISION:

TMO-3	A

CONTRACTOR TO INSTALL PERFECT VISION PLATFORM MOUNT OR APPROVED EQUIVALENT (TYP. EACH SECTOR)



CONTRACTOR TO INSTALL (1) AHFIB & (1) AHLOA (TYP. EACH SECTOR)



ANTENNA/RRU MOUNT DIAGRAM

SCALE: NOT TO SCALE

**MINUTES**  
**Plainwell City Council**  
**September 25, 2023**

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Peter Dams of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro-Tem Steele, Councilmember Wisnaski and Councilmember Keeney. Absent: Councilmember Overhuel  
**A motion by Steele, seconded by Wisnaski, to excuse Councilmember Overhuel from the proceedings. On a voice vote, all voted in favor. Motion passed.**
5. Approval of Minutes:  
**A motion by Steele, seconded by Keeney, to accept and place on file the Council Minutes of the September 11, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None
7. Presentation:  
Public Safety Director Callahan commended Public Safety Officers: Varley, Rantz, Pell, Culver, and Welcher.  
Man With a Gun: On February 15th, 2023 Officers were dispatched to the area of Bridge Street and Sunset for a report of an Adult Foster Care resident armed with a gun. Staff called to report that the resident had pointed a handgun at staff with his finger on the trigger and was now outside. Officers arrived and set up a hasty perimeter. Officers approached from different angles and gave loud repetitive verbal commands to drop the gun while talking with the subject. One of the officers deployed the ballistic shield and they were able to get the subject to drop the gun. The subject was taken into custody. The weapon was found to be a bb pistol. The subject did have another firearm in his room at the facility that resembled a disassembled Glock 19.

Public Safety Director Callahan commended Public Safety Officer Bruce.

Crime Ring: On May 21st, 2023 Officers were dispatched to the area of Meijer. A caller reported that several subjects had pushed out a large amount of alcohol and other items in shopping carts from Meijer. The suspect vehicle was reported as a grey van with no license plate. PSO Michael Bruce located the vehicle on M89 headed into Plainwell and turned around on it. He activated his lights to attempt a traffic stop as it pulled into the Admiral gas station and stopped. As PSO Bruce exited his patrol vehicle the driver fled. The suspect fled and jumped on US 131 headed south into Kalamazoo County. As the vehicle entered Kalamazoo City the pursuit was terminated. In driving around the immediate area PSO Bruce was able to locate the suspect vehicle but it was now empty. Two subjects were quickly located and taken into custody which

resulted in identification of the other two subjects. The other two subjects were located by MSP later in the evening and taken into custody after doing the same thing in Van Buren County.

8. County Commissioner Dugan gave information on the Allegan County budget, the search for a 3<sup>rd</sup> circuit court judge and support staff, new vests purchased for the Sheriff's department and a commercial washer and dryer provided to the Allegan County Animal Shelter.
9. **A motion by Steele, seconded by Wisnaski, to approve the Agenda for the September 25, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
10. Mayor's Report: Mayor Keeler thanked DPS for all they do to keep Plainwell a safe community. He offered condolences to the family who lost a child to a farming accident recently.
11. Recommendations and Reports:
  - A. City Manager Lakamper provided Council with his recommendation to set a Public Hearing.  
**A motion by Keeney, seconded by Wisnaski, to set a Public Hearing for October 23, 2023 to consider a Commercial Rehabilitation Tax Exemption request. On a roll call vote, all in favor. Motion passed.**
  - B. Public Safety Director Callahan discussed the sale of the 2015 Ford Interceptor. This service vehicle was replaced with a Chevrolet Tahoe, and is no longer viable for department use.  
**A motion by Wisnaski, seconded by Keeney, to approve the sale of the 2015 Ford Interceptor. On a roll call vote, all voted in favor. Motion passed.**
  - C. Public Safety Director Callahan discussed the purchase of new equipment for the DPS.  
**A motion by Keeney, seconded by Steele, to approve the purchase of pistols, red dots, and holsters using forfeiture and evidence room funding. On a roll call vote, all voted in favor. Motion passed.**
  - D. Community Development Manager Siegel shared the Commercial Rehabilitation Application Checklist.  
**A motion by Steele, seconded by Wisnaski, to approve the internal Commercial Rehabilitation Application Checklist for use. On a roll call vote, all voted in favor. Motion passed.**
  - E. Finance Director Kelley discussed Resolution 2023-30, a house keeping item which updates retirement plan trustees.  
**A motion by Steele, seconded by Keeney, to approve Resolution 2023-30 naming Justin Lakamper and Brian Kelley as trustees for the City of Plainwell 401a and 457 Retirement Plans as presented. On a roll call vote, all voted in favor. Motion passed.**

- F. Community Development Manager Siegel discussed Wayfinding signs.  
**A motion by Wisnaski, seconded by Keeney, to approve the purchase of five Wayfinding signs from Signcrafters, LLC for \$6550.00 using funds provided by the DDA. On a roll call vote, all voted in favor. Motion passed.**
- G. Superintendent Nieuwenhuis and City Manager Lakamper discussed installation of new water meters and service line surveying throughout the city by ETNA Supply. Resolution 2023-31 allows ARPA funds to be used for payment.  
**A motion by Keeney, seconded by Wisnaski, to accept the quote from ETNA Supply for installation of new water meters with radio end points city wide, including lead service identification and cross connection surveys in residential buildings for \$173,590.00 and to adopt Resolution 2023-31 to allocate the city's ARPA Fund Allotment to fund the Water Meter Replacement Project. On a roll call vote, all voted in favor. Motion passed.**
- H. Superintendent Pond discussed replacement of Bio-bed Material. The material has a projected life span of 5 years, and was last replaced in 2017. This is a budgeted item.  
**A motion by Steele, seconded by Wisnaski, to approve contracts with Renewed Earth, Advanced Hydrovac Inc. and Superior Groundcover Inc. for \$28,126.00. On a roll call vote, all voted in favor. Motion passed.**

12. Communications:

**A motion by Steele, seconded by Wisnaski, to accept and place on file the August 2023 Department of Public Safety and Water Renewal Monthly Reports, the draft September 12, 2023 DDA/BRA/TIFA Meeting Minutes and the draft September 14, 2023 Parks & Trees Meeting Minutes. On a voice vote, all voted in favor. Motion passed.**

13. Accounts Payable:

**A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$128,459.59 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

14. Public Comments: None

15. Staff Comments:

Finance Director Kelley had nothing to report.

Personnel Coordinator Kersten had nothing to report.

Superintendent Nieuwenhuis stated that hydrant flushing will began Friday, September 29<sup>th</sup>, at 2am and continue until 10am. He noted that there was be some water discoloration noticed during this time.

Community Development Manager Siegel reported that two new businesses are coming to downtown Plainwell. She noted that this Thursday is the last day for the outdoor Farmer's Market, and that there were five merchants in attendance at the Merchant's Meeting.

The City of Plainwell is an equal opportunity employer and provider

City Clerk Leonard stated that a new tabulator had been purchased in support of early voting.

Public Safety Director Callahan discussed the new DPS Rescue Boat, providing a picture and giving details about the jet engine and shallow water performance. He shared that the DPS had hosted an event for ~30 Cub Scout Troop 3024 members, providing the Cub Scouts with the opportunity to see fire trucks, police cruisers and attend a fire safety presentation. Several local departments brought vehicles and equipment for the Troop to interact with.

City Manager Lakamper shared that the Nobis land purchase is wrapping up this week. He stated that he had received approval for the EGLE loan increase, which will allow Taplin to begin work on lead abatement at the Mill. He commended the DPW, who cleaned up the Riverwalk stairs and planted butterfly bushes. There were four statues donated to the City that will be placed soon.

16. Council Comments:

Councilmember Wisnaski thanked DPS for their efforts and community service.

Councilmember Keeney thanked DPS for their service.

Councilmember Steele thanked DPS for their service to the community.

17. Adjournment:

**A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:43 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
October 09, 2023

  
Ginger J Leonard, City Clerk