

HASTINGS BOARD OF ADJUSTMENT

A meeting of the Hastings Board of Adjustment has been scheduled for Thursday, September 17, 2026 at 4:00 PM At the City Hall Building, 615 W 3rd St, Hastings, NE.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Communications and Appearance Request
5. Public Notice
6. Approval of Minutes
 - a. Meeting of August 27, 2026
7. Unfinished Business
 - a. Continued Appeals or Requests
 - b. Tabled Appeals or Requests
 - c. Postponed Appeals or Requests
8. New Appeals or Requests
 - a. Variance Request, filed by Darren Hunter, Grinnell Group, to allow for an increase in height and decrease in setback for a telecommunication tower at 1090 S Adams Central Avenue, Hastings, NE 68901.
9. Miscellaneous
 - a. Committee Reports
 - b. Chair's Report
 - c. Staff Report
10. Adjournment

CITY OF HASTINGS, NEBRASKA
MINUTES OF BOARD OF ADJUSTMENT
Thursday, August 27, 2026

Pursuant to due call and notice thereof, a meeting of the Hastings Board of Adjustment was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, NE, on August 27, 2026.

1. Call to Order

2. Roll Call

Jorgenson, Schwartzkopf, Dowling, Hartmann, and Eley.

The following City Officials were present: Kevin Kubo, Director of Development Services; Ember Batelaan, City Planner; and Danny Graves, Chief Building Inspector.

3. Public Notice -Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. Pursuant to Nebraska Revised Statutes Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material, which will be discussed at today's meeting, is available for public review. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn).

4. Approval of Minutes

a. Meeting on Thursday, May 7, 2026

Dan Schwartzkopf called for a motion to approve the minutes of the May 7, 2026, meeting. Moved by Eley, seconded by Dowling. Voice Roll Call: Ayes: Jorgenson, Schwartzkopf, Dowling, and Eley. Motion Carried 4-0.

5. Communications and Appearance Request

6. Unfinished Business

a. Continued Appeals or Requests

None.

b. Tabled Appeals or Requests

None.

c. Postponed Appeals or Requests

None.

7. New Appeals or Requests

None.

8. Miscellaneous

a. Committee Reports

None.

b. Chair's Report

None.

c. Staff Report

None.

i. Mock cases for BoA to determine whether to approve or deny a variance.

Ember Batelaan worked with the Board of Adjustment through four mock cases to determine whether each case should be approved or denied and to explain the reasoning behind each decision.

9. Adjournment

Meeting adjourned at 5:30 p.m.

Chairman

Department: Development Services
Staff Contact: Kevin Kubo
Board of Adjustment Meeting Date: 9/17/2026
File No: 2026-458
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant applied for a variance to allow for an increase in height and a decrease in the required setbacks for a telecommunication tower. The required maximum height in the A, Agriculture District is 120 feet. The applicant is requesting an increase in height to 155 feet. The minimum setback requirements are a 1:1 ratio with the height. The applicant is requesting a setback of approximately 100 feet.

Names of People/Business affected by this action:

Why Board of Adjustment action is required:

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

Department head comments:

Please see the attached staff report.

Recommendation:

Staff recommends the Board of Adjustment deny the variance request for an increase in height and decrease in setbacks for the telecommunication tower at 1090 S Adams Central Ave, Hastings, NE.



City of Hastings Board of Adjustment

STAFF REPORT

Variance: A request for a Variance to allow an increase in height and a decrease in setbacks for a telecommunications tower.

File No. 2026-458

Applicant Darren Hunter, Grinnell Group

Property Location: 1090 South Adams Central Avenue

Lot Size: 38.3 acres

Date of Public Hearing: September 17, 2026

Zoning A, Agriculture District

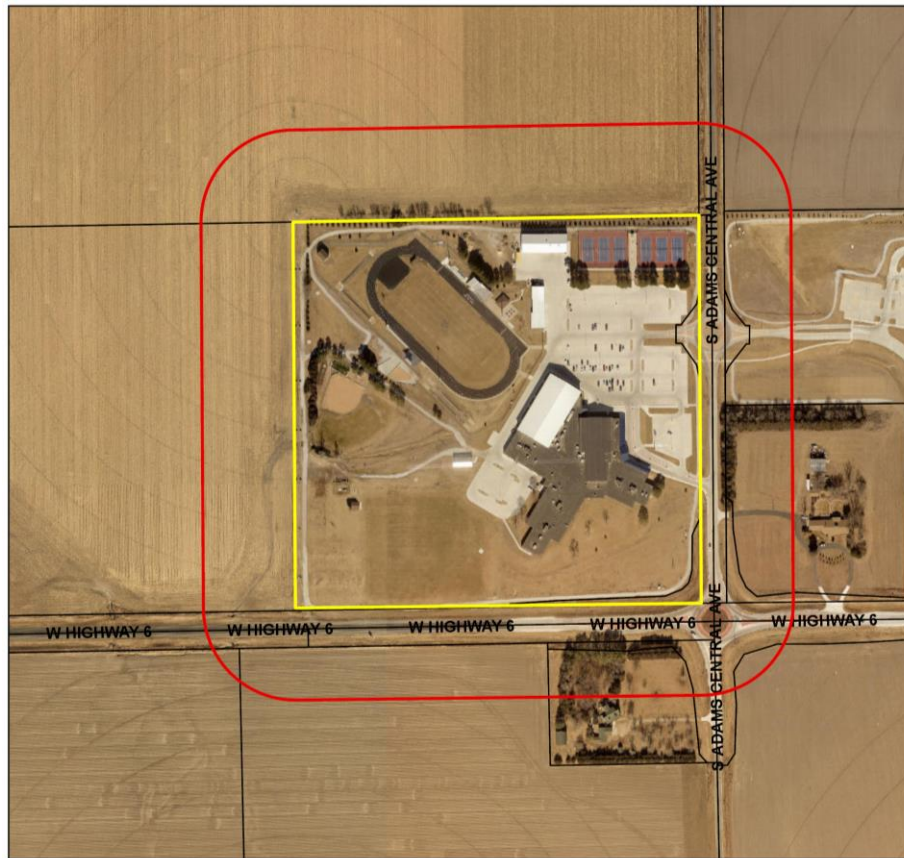
Adjacent Zoning:

North: A, Agriculture District

East: A, Agriculture District

South: A, Agriculture District and R-1, Urban Single-Family Residential District

West: A, Agriculture District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE REQUESTED FOR VARIANCE:

- **Sec. 54-713 – Communication Towers:**

Setbacks: “Telecommunication facility support structures shall be set back from any property line a distance equal to the height of the structure. The city may approve or require a lesser setback where it more effectively removes the support structure from visibility from the right-of-way or adjacent property zoned or used for lesser intense uses, and where no additional impacts on adjacent and similarly zoned property will occur.”

Height: “Telecommunication facility support structures shall be a maximum of:

- 90 feet in Commercial Districts.
- 120 feet in Agriculture Districts.
- 120 feet in Industrial Districts as a restricted use, except up to 200 feet through the conditional use permit review.”

“...Where the above heights are demonstrated by the applicant to not provide adequate coverage requirements, and where no other alternative for adequate coverage by any providers exists, the city may permit support structures that exceed these heights, provided the site context or additional mitigation measures ensure protection of adjacent property and all other standards of this section are met.”

PROPERTY DESCRIPTION: The Variance request is for 1090 South Adams Central Avenue. The property contains a school building built in 1970 and accessory structures.

The property and the majority of the surrounding area are zoned A, Agriculture District. One property to the south is zoned R-1, Urban Single-Family Residential District.

DESCRIPTION OF VARIANCE REQUESTED:

The applicant, Darren Hunter, Grinnell Group, is requesting a variance for an increase in height and a decrease in setbacks for the proposed telecommunication tower. The maximum allowed height in the A, Agriculture District is 120 feet, and the setbacks are required to meet a ratio of 1:1 with the tower height. The telecommunication tower is proposed to be 155 feet tall and to have a 100-foot setback.

STANDARDS FOR VARIANCE:

Pursuant to Sec. 54-1006 of the City Code of Ordinance, no such variance shall be authorized by the Board unless it finds that all four of the following conditions have been found to exist and the merits of the situation support such authorization:

- (a) **The strict application of the zoning regulations would produce undue hardship.**

The zoning regulations allow telecommunication towers to have a maximum height of 120 feet in the A, Agriculture District. This property and the surrounding property are all in the A, Agriculture District and are required to follow the same regulations.

The setback requirements for telecommunication towers are a 1:1 ratio of tower height to setback distance. This requirement allows for a crumple zone, which does not infringe upon neighboring properties. The proposed location for the telecommunication tower would not meet the setback requirements and could be located at a different location on the property to meet the requirements.

Following the zoning regulations is **not** an undue hardship due to no limitations created by the property itself.

(b) Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

Any new applications for a telecommunication tower in this vicinity in the A, Agriculture District is limited by the maximum height of 120 feet and the setback requirements of a 1:1 ratio. Potential decreases in coverage by the telecommunication tower due to this height requirement are shared by all properties within the A, Agriculture District.

The setback requirements are also shared by all properties within the A, Agriculture District. The supposed hardship **is** shared generally by other properties in the same zoning district and the same vicinity.

(c) The authorization of such a variance will not be of substantial detriment to adjacent property, and the character of the district will not be changed by the granting of the variance.

An increase in the height of the telecommunication tower **will not** be of substantial detriment to adjacent property, since the A, Agriculture District allows structures other than telecommunication towers to be over 120 feet. The granting of a variance to the maximum allowed height **will** change the character of the district due to setting a precedent that would then facilitate other telecommunication companies from requesting a variance for height as well.

The authorization of a variance for a decrease in setbacks **will** be of substantial detriment to adjacent property due to the potential for the tower to fall on adjacent property if the 1:1 setback ratio is not maintained. Additionally, the granting of a variance for a decrease in setback **will** change the character of the district by allowing structures that have the potential for failure to impact an adjacent property.

(d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. In no instance, shall a variance be granted which would allow the use of land or a building which is not permitted within the zoning use district in which the

property is located. No variance shall be authorized unless the Board finds that the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations.

The granting of a variance for an increase in height is **not based** on the reason of demonstrable and exceptional hardship. Following the zoning regulations is required of all properties within the A, Agriculture District and does not cause a hardship. The supposed hardship is not created by the property and is not unique to the property. A variance for an increase in height for the sole purpose of increasing coverage of the telecommunication tower is for purposes of profit. Rather than an increase in height, the applicant could locate multiple telecommunication towers on the property at the allowed height of 120 feet, which may also increase coverage in the area.

The granting of a variance for a decrease in setbacks is **not based** on the reason of a demonstrable and exceptional hardship. Following the zoning regulations is required of all properties within the A, Agriculture District and does not cause a hardship. The supposed hardship is created by the location of the proposed telecommunication tower. A variance for a decrease in setback requirements is for purposes of convenience due to the potential for the tower to be located elsewhere on the property.

STAFF COMMENTS: Staff recommends the Board of Adjustment **DENY** the **VARIANCE** for an increase in height and decrease in setbacks for the proposed telecommunication tower at 1090 South Adams Central Avenue.

PREPARED BY: Ember Batelaan, AICP

DATE: September 8, 2026

ATTACHMENTS:

1. Application materials



August 20, 2026

City of Hastings
Board of Adjustment
2727 W. 2nd Street, Suite 424
Hastings, NE 68901

RE: Cell Tower Variance Request
Property Address: 1090 S Adams Central Ave, Hastings, NE 68901

Greetings Board,

On behalf of Vertical Bridge and Verizon, I am submitting a Variance Request to increase the allowable tower height of 120' to 155' for a new cellular tower located at 1090 S Adams Central Ave, Hastings, NE 68901. Verizon is looking to provide improved service to the southwestern portion of Hastings and the surrounding area of Adams County that currently has limited Verizon wireless service. The location is a capacity site for Verizon, meaning they currently have poor coverage in the area and are looking to improve the quality of their service as well as expand the footprint of their coverage to surrounding rural areas. The objective is to improve the coverage for residents, school as well as E911 services through the area. There are no other existing towers or useable support structures within a 1 mile radius of the proposed site for colocation. Additionally, this site is part of a larger network of sites where it's filling a gap in coverage between 4 existing Verizon sites as depicted on the attached map (excluding the site noted as "In Building").

The current zoning ordinance allows for towers to be constructed up to a height of 120' by right and we are requesting a variance to increase the height of the tower by 35' to a height of 155'. Under Section 19-910 of the city zoning ordinance, it reads;

- (1) *The board of adjustment appointed pursuant to section 19-907 shall, subject to such appropriate conditions and safeguards as may be established by the city council or village board of trustees, have only the following powers: (a) To hear and decide appeals when it is alleged there is error in any order, requirement, decision, or determination made by an administrative official or agency based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures, except that the authority to hear and decide appeals shall not apply to decisions made under subsection (3) of section 19-929; (b) to hear and decide, in accordance with the provisions of any zoning regulation, requests for interpretation of any map; and (c) when by reason*



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of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations. or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any enacted regulation under this section and sections 19-901. 19-903 to 19-904.01, and 19-908 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property. a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any zoning regulation.

We are requesting relief under the section of the code noted above. Verizon has performed a propagation study (included with this application) to determine the difference in coverage at both heights and have determined the reduced height would have a significant impact on their coverage objectives that would result in reduced coverage and capacity to the residents in the area. Additionally, it would not resolve the need to assist in offloading the surrounding sites that are currently reaching capacity. The alternative to increasing the tower height would be constructing another new tower in the area and Verizon is committed to reducing the need for new towers whenever possible.

The following criteria noted in the code were considered when requesting the additional height:

No such variance shall be authorized by the board of adjustment unless it finds that:

*(a) The strict application of the zoning regulation would produce undue hardship: **The reduced height will impact the coverage of the proposed site***

*(b) such hardship is not shared generally by other properties in the same zoning district and the same vicinity; **There are no other towers in the area. Our tower is being designed to allow for Verizon, 2 additional carriers as well as the Adams Central Public Schools. Reducing the height would result in lower available tower space for other carriers with the possibility that other carriers will need their own tower in the vicinity to achieve their coverage objectives.***

*(c) the authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; **We have included a fall zone letter from a certified engineer stating the tower is designed to fall on our property and not an adjacent parcel. The placement of the tower is located adjacent to an agricultural field and there are no structures on the parcel.***



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*(d) the granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience. profit or caprice. No variance shall be authorized unless the board of adjustment finds that the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations. **As stated above, the request is of need and hardship, not convenience.***

If you have any questions or comments please contact me at your convenience and I appreciate your time and consideration in this matter.

Respectfully,

Darren Hunter



Darren Hunter

1515 Linden Street, Suite 210

Des Moines, IA 50309

Phone: (913) 634-1245

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Property Owner:

Adams Central Public Schools
1090 S Adams Central Ave
Hastings, NE 68901

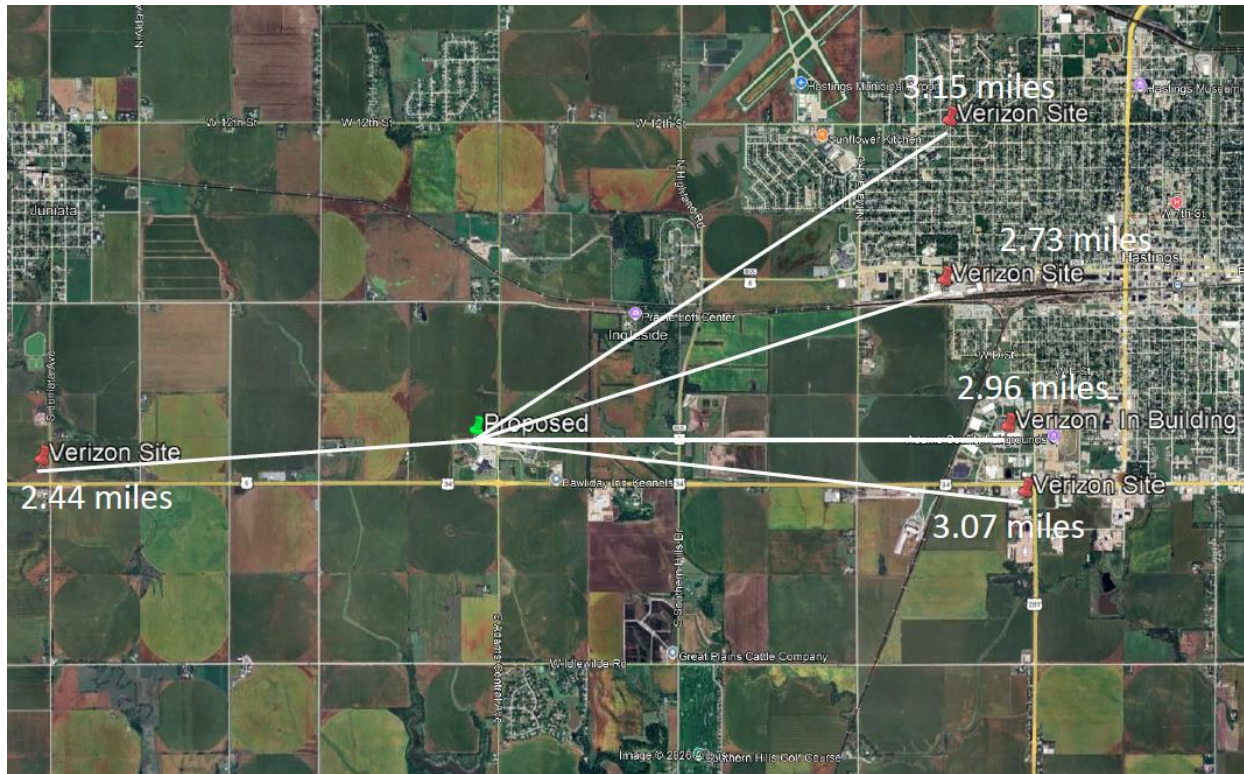
Lessor:

The Towers LLC (Vertical Bridge)
750 Park of Commerce Dr., Suite 200
Boca Raton, FL 33487
404-862-4089



THE GRINNELL GROUP

Proposed and Existing Verizon Sites:



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SECTION 1: GENERAL REQUIREMENTS

1.1 PURPOSE AND INTENT

A. THE DRAWINGS ARE SUPPLEMENTAL TO ANY WRITTEN SPECIFICATIONS OR REQUIREMENTS. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED IN ONE AND NOT THE OTHER, OR IF ANY DISCREPANCIES OR DISAGREEMENTS ARE IDENTIFIED, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER.

B. THE CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SHOWN ON THE PLANS. CONTRACTOR MUST SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS TO OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO ASSESS CONDITIONS PRIOR TO BIDDING. IN ADDITION, CONTRACTOR SHALL PERFORM TESTING AND ADDITIONAL INVESTIGATION AS DEEMED NECESSARY TO SUBMIT A FIXED BID. IGNORANCE OF THE SITE OR PROJECT CONDITIONS WILL NOT BE GROUNDS FOR CHANGE ORDERS OR ALTERING THE SCHEDULE.

1.3 CLEANUP

A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS. LEAVE THE SITE CLEAN AND READY FOR USE.

B. IF CLEARING IS REQUIRED, ALL BRUSH, STUMPS, AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE OWNER SHALL BE CONSULTED FOR SPECIFICATIONS ON TREE PLACEMENT AND DISPOSAL. IF REQUIREMENTS ARE NOT SPECIFIED, A CONSERVATIVE ASSUMPTION SHALL BE UTILIZED FOR BIDDING PURPOSES.

C. THE SITE SHALL BE LEFT IN A CONDITION EQUIVALENT TO THE PRE-CONSTRUCTION CONDITION AND SATISFACTORY TO THE OWNER.

1.4 CODES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND RULES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THE DRAWINGS OR WRITTEN SPECIFICATIONS.

B. IN ADDITION TO ALL CODES, CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND APPLICABLE STANDARDS (ACI, IBC, NEC, ETC.).

1.5 QUALITY ASSURANCE

A. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE PRIOR TO COMMENCING ANY WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN. THE CONTRACTOR SHALL PROVIDE 48-HOUR ADVANCE NOTICE OF SPECIFIC INSPECTION MILESTONES (SUCH AS FOUNDATION POURING). ADVANCE NOTICE WILL ALLOW FOR COORDINATION WITH INSPECTION COMPANIES.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REQUEST A LIST OF INSPECTIONS FROM THE OWNER OR ENGINEER. AT A MINIMUM THIS WILL TYPICALLY INCLUDE THE FOUNDATION, GROUNDING, SUBSTANTIAL COMPLETION, AND FINAL.

B. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF ALL COMPLETED WORK AND PROVIDE THESE TO THE OWNER ON A WEEKLY BASIS. PHOTOGRAPHS SHALL INCLUDE DOCUMENTATION OF ALL SUBGRADE WORK THAT CANNOT BE VISIBLY INSPECTED UPON COMPLETION (GROUNDING, FOUNDATION, UTILITIES, ETC.).

C. THE CONTRACTOR IS THE GUARANTOR OF ALL WORK. FAILURE TO IDENTIFY A DISCREPANCY/DEFECT OR IMMEDIATELY NOTIFY THE CONTRACTOR OF SAID DEFECT DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES IN THIS REGARD.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSPECTIONS OCCUR PRIOR TO COMPLETION OF WORK. IF AN ITEM IS COMPLETED WITHOUT THE REQUESTED INSPECTION, THE OWNER WILL HAVE THE RIGHT TO ASSUME THAT THE WORK WAS NOT COMPLETED PROPERLY AND MUST BE REPLACED.

1.6 BUILDING PERMITS

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AT THE JOB SITE, COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM THE OWNER OF ANY REQUIREMENTS THAT MAY DEVIATE FROM THE CONSTRUCTION DOCUMENTS.

1.7 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL. THE CONTRACTOR SHALL ENSURE THAT ANY FAA ELEVATION LIMITATIONS ARE NOT EXCEEDED.

1.8 TOWER SECURITY

THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE CONSTRUCTION PHASE. THE SITE MUST BE SECURELY FENCED (PERMANENTLY OR TEMPORARILY) WITHIN 24 HOURS OF TOWER ERECTION.

1.9 SITE CONTROL

A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. IF WETLANDS ARE PRESENT IN THE PROJECT VICINITY THE CONTRACTOR IS RESPONSIBLE TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THEY ARE NOT DISTURBED IN ANY MANNER. IF DISTURBANCE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND CONSEQUENCES, INCLUDING FINES (EVEN IF ASSESSED TO THE OWNER).

C. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPINSIBILITY OF CONTRACTOR.

D. THE CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION ACTIVITIES, MATERIALS, EQUIPMENT, ETC. TO THE LEASED AREA AND LEGAL EASEMENTS UNLESS PERMISSION TO DO OTHERWISE IS GRANTED BY THE PROPERTY OWNER.

1.10 CHANGE ORDER PROCEDURE

THE CONTRACTOR MUST PROVIDE NOTICE IN WRITING ON PROPER FORMS OF ANY POTENTIAL CLAIM FOR CONCEALED OR UNKNOWN CONDITIONS, OR ANY OTHER ITEM (EVEN IF A REQUEST BY OWNER) THAT MAY RESULT IN A TIME DELAY OR COST CHANGE WITHIN 1 DAY OF FIRST KNOWLEDGE. ANY CLAIM (CHANGE ORDER) MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING OR INCURRING ANY COSTS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR AND ANY ASSOCIATED COST INCURRED WILL NOT BE PAID.

SECTION 2: EARTHWORK

2.1 SCOPE OF WORK

REFER TO THE SURVEY AND SITE PLAN FOR EXISTING GRADES AND FINAL ELEVATIONS.

2.2 SITE PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM COMPOUND, ACCESS DRIVE, AND UTILITY PATH AS REQUIRED. SEE SITE PLAN FOR APPROPRIATE AREA TO BE CLEARED. REMOVE STUMPS, ORGANIC SOIL, AND OTHER DETRIMENTAL MATERIAL COMPLETELY UNDER ENTIRE COMPOUND AND DRIVE. ALL WASTE MATERIALS INCLUDING, BUT NOT LIMITED TO, STUMPS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.

B. STRIP ALL ORGANIC MATERIAL FROM COMPOUND AND ACCESS DRIVE. IF SITE CONTAINS WET SOIL, CONTRACTOR SHALL OVER EXCAVATE A MINIMUM OF 18 INCHES OF MATERIAL FROM THE ENTIRE COMPOUND AND ACCESS DRIVE.

C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, CONTRACTOR SHALL REMOVE ALL TOPSOIL, ORGANIC MATERIALS AND WET OR POOR SOILS. IF MORE THAN 2'-0" OF POOR SOILS ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY CONTACT CONSTRUCTION MANAGER AND/OR ENGINEER FOR GUIDANCE.

D. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS CONTAINED IN PLANS AND GEOTECHNICAL REPORT.

2.3 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO DEPTH, AND GRADES SHOWN ON THE PLANS.

MINIMUM COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% MAXIMUM DRY DENSITY UNDER STRUCTURAL ELEMENTS. AREAS OF SETTLEMENT IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE OF FINAL CONSTRUCTION BY OWNER WILL BE EXCAVATED, FILLED, AND RECOMPACTED AT CONTRACTOR'S EXPENSE.

B. CONTRACTOR SHALL REVIEW THE GRADING PLANS, GEOTECHNICAL REPORT, AND TOWER FOUNDATION PLANS THOROUGHLY PRIOR TO BIDDING. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

C. IT IS RECOMMENDED THAT THE OWNER HIRE AN INDEPENDENT GEOTECHNICAL ENGINEER TO REVIEW SOIL CONDITIONS AND AN ACI CERTIFIED INSPECTOR TO REVIEW ALL FOUNDATION ELEMENTS.

D. REGARDLESS OF THE ABOVE RECOMMENDATION, THE CONTRACTOR IS RESPONSIBLE TO OBSERVE SITE AND SOIL CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS AND COMPARE THE ABOVE TO THE GEOTECHNICAL REPORT, THE PLANS, AND THE TOWER DRAWINGS. ANY INCONSISTENCIES, DISCREPANCIES, OR ASSUMPTIONS THAT PROVE TO BE INCORRECT, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2.4 SITE GRADING

ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL REPORT, SITE DRAWINGS, TOWER PLANS, AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STRICTER REQUIREMENT.

A. CONTRACTOR SHALL USE ON-SITE MATERIALS OR IMPORTED FILL TO MATCH THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS. HOWEVER, IN NO CASE SHALL ORGANIC MATERIALS, WET SOIL, FROZEN SOIL, OR POOR SOIL BE USED AS ON-SITE FILL. IN ADDITION, ALL FILL (ON-SITE OR IMPORTED) SHALL BE ADEQUATELY COMPACTED PER THE EARTHWORK SPECIFICATIONS.

B. IF DISCREPANCIES ARE IDENTIFIED BETWEEN THE GRADING PLAN AND ACTUAL SITE CONDITIONS, THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. ANY CHANGES TO THE GRADING PLAN CONTOURS MUST BE PREAPPROVED.

C. THE CONTRACTOR SHALL LIMIT ALL SITE GRADING AND CONSTRUCTION ACTIVITIES TO THE LEASED AREA AND ASSOCIATED EASEMENT. IF THIS IS NOT POSSIBLE, CONTACT THE PROJECT MANAGER AND OBTAIN OWNER APPROVAL PRIOR TO WORKING OUTSIDE THE ABOVE LIMITS.

D. REGARDLESS OF THE CONTOURS DEPICTED IN THE PLANS, ALL REQUIREMENTS IN THE TOWER FOUNDATION DRAWINGS (INCLUDING THE MINIMUM SOIL COVER) MUST BE ADHERED TO STRICTLY.

E. ALL FINISHED SURFACES SHOULD BE GRADED TO DRAIN FROM FOUNDATION, PROVIDE PROPER DITCHING AND ROUTING OF SURFACE WATER, AND AVOID PONDING AND EROSION.

F. ALL EXPOSED SOIL SHALL BE PROPERLY SEEDED AND PROTECTED FROM EROSION.

G. THE FINISHED GRADE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE COMPOUND FENCE.

2.5 GRAVEL SURFACING

A. CONSTRUCT GRAVEL DRIVE AND COMPOUND AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. PLACE FILL OR STONE IN MAXIMUM EIGHT INCH LIFTS AND COMPACT TO SPECIFIED DENSITY PRIOR TO PLACING NEXT LIFT.

2.6 RETAINING WALLS

A. RETAINING WALLS TO BE INSTALLED BY AN EXPERIENCED CONTRACTOR FAMILIAR WITH AT LEAST TEN (10) PROJECTS OF SIMILAR SIZE AND SCOPE.

B. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER DESIGN CHARTS AND INSTALLATION GUIDELINES.

C. ALL BACKFILLED MATERIAL SHALL BE QUALITY SOILS (SAND, GRAVEL, OR SILTY SAND) WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. LL BACKFILLED MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN MAXIMUM 8" LIFTS.

D. DRAINAGE TILE SHALL BE USED BEHIND THE RETAINING WALL. THE DRAINAGE TILE SHALL RUN TO DAYLIGHT AT A MAXIMUM INTERVAL OF 20'. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" CRUSHED AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN.

E. RETAINING WALL EMBEDMENT SHALL BE AT LEAST THE MINIMUM SPECIFIED IN THE DRAWINGS. IN ADDITION, MINIMUM EMBEDMENT MUST EXCEED ANY MANUFACTURER DESIGN GUIDELINES.

F. ALL GEOGRID MATERIAL IS TO BE COATED POLYESTER WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF LTDS = 1350 PK.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:



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

GENERAL SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	G-002

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SECTION 3: TRENCHING

3.1 MATERIALS

FILL MATERIALS SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIALS OR ROCKS. ALL FILL MATERIAL SHALL BE FREE OF OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR POTENTIALLY HAZARDOUS. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF SOIL SHALL BE IN 8 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.

3.2 PIPE DETECTION AND IDENTIFICATION

ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH DETECTABLE WARNING TAPE.

3.3 TRENCH EXCAVATION

- A. DIG TRENCH TO DEPTHS AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY.
- D. USE HAND EXCAVATION METHODS WHEN REQUIRED BY LOCAL OR STATE GUIDELINES, OR WHEN NECESSARY TO AVOID ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.4 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING SHOULD MEET OR EXCEED OSHA REQUIREMENTS.

3.5 BACKFILLING

- A. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
 - B. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDIUT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL THERE IS AT LEAST 12 INCHES OF COVER OVER THE CONDUIT.
- 3.6 COMPACTION
- A. COMPACT BACKFILL TO AT LEAST 95% STANDARD PROCTOR.
 - B. IF REQUIRED COMPACTION DENSITY IS NOT OBTAINED, REMOVE BACKFILL FROM TRENCH, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
 - C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR BACKFILL DURING MAINTENANCE PERIOD (1 YEAR MINIMUM) SHALL BE REMOVED, REPLACED, AND RECOMPACTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

SECTION 4: CONCRETE WORK

4.1 CONCRETE FORMWORK

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND STANDARDS (IBC, ACI, ETC.) WHEN COMPLETING CONCRETE WORK.

- A. FORMS SHALL BE SMOOTH AND FREE OF SURFACE IRREGULARITIES. CONTRACTOR SHALL UTILIZE FORM RELEASE AGENTS AS NECESSARY.
- B. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- C. UPON COMPLETION, CONTRACTOR SHALL REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.
- D. REFER TO PLANS AND TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4.2 CONCRETE REINFORCEMENT

REFER TO PLANS AND TOWER DRAWINGS FOR REINFORCEMENT REQUIREMENTS.

4.3 CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REQUIREMENTS FOR FOOTINGS, FOUNDATIONS, ETC. ANY NON-STRUCTURAL SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

- A. ALL CONCRETE SUBJECT TO FREEZE-THAW SHALL CONTAIN 4-8% AIR ENTRAINMENT.
- B. ALL CONCRETE SHALL BE VIBRATED IN PLACE USING HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL AROUND AND BETWEEN REINFORCEMENT AND INTO CORNERS AND IRREGULARITIES. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

4.4 QUALITY CONTROL

- A. ALL STRUCTURAL CONCRETE SHALL BE INSPECTED BY INDEPENDENT, QUALIFIED PERSONNEL (ACI OR OTHERWISE). ALL STRUCTURAL CONCRETE SHALL BE TESTED BY AN INDEPENDENT LAB. AT A MINIMUM, 5 CYLINDERS SHALL BE CAST AND TESTED AT 7, 14, AND 28 DAYS . THE REMAINING CYLINDER SHALL BE RESERVED FOR RE-TESTING, IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE CONSTRUCTION MANAGER AND/OR TESTING AGENCY A MINIMUM OF 48 HOURS PRIOR TO EACH FOUNDATION POUR. IF A POUR OCCURS WITHOUT THE REQUESTED INSPECTION, THE OWNER CAN ASSUME THAT THE INSTALLATION WAS NOT INSTALLED CORRECTLY AND REQUIRE REPLACEMENT.

- B. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT HIS SOLE EXPENSE, ANY CONCRETE THAT DOES NOT MEET THE ABOVE SPECIFICATIONS, OR SIMILAR SPECIFICATIONS CONTAINED IN THE PLANS OR TOWER DRAWINGS. ANY CONCRETE THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH REQUIRED UPON COMPLETION OF LAB TESTING SHALL BE REPLACED. THE AVERAGE OF THE TWO 28 DAY BREAK RESULTS SHALL GOVERN. NO DISPUTES REGARDING THE METHOD USED TO COLLECT THE TEST CYLINDERS OR PERFORM THE LAB TESTING ARE ALLOWED. IF THE CONTRACTOR CHOOSES, HE MAY COLLECT AND TEST ADDITIONAL CYLINDERS AT HIS SOLE EXPENSE.
- C. DESPITE THE ABOVE REQUIREMENT, THE CONTRACTOR IS RESPONSIBLE TO PERFORM QUALITY WORK AND IS THE GUARANTOR OF THE FINISHED PRODUCT. IF A DEFECT IS NOT IMMEDIATELY IDENTIFIED BY THE INSPECTOR, OWNER, OR CONSTRUCTION MANAGER, BUT IDENTIFIED SUBSEQUENTLY, THE CONTRACTOR SHALL STILL BE RESPONSIBLE TO CORRECT SAID DEFECT.
- D. CONTRACTOR MUST VERIFY THAT CONCRETE MEETS DESIGN REQUIREMENT (FOR STRENGTH AND OTHER PARAMETERS) BEFORE PLACING ANY SERVICE LOADS.

SECTION 5: STRUCTURAL STEEL

- A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.
- C. HEATING AND WELDING OF BARS IS PROHIBITED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- D. ALL REINFORCEMENT BARS ARE TO BE FREE FROM LOOSE RUST AND SCALE.
- E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES. CONTRACTOR SHALL UTILIZE SPACERS AND CHAIRS AS REQUIRED.
- F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.
- G. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWG) D.1.1-92. STRUCTURAL WELDING CODE.

SECTION 6: GROUNDING

- A. GROUND RING IS TO BE CONSTRUCTED OF MATERIALS INDICATED ON THE DRAWINGS. ALL ABOVE GROUND LEADS TO BE SEALED IN CARFLEX CONDUITS.
- B. GROUND ALL CORNER POSTS WITH EXOTHERMIC WELDS (CONNECTION TO BE NO MORE THAN 12 INCHES ABOVE GROUND BUT MUST BE VISIBLE).
- C. ICE BRIDGE GROUND - GROUND SUPPORT POST TO GROUND RING AND GROUND ICE BRIDGE TO THE POST.
- D. A SMOOTH, DOWNWARD PATH TO GROUND IS REQUIRED FOR ALL GROUND LEADS.
- E. CONTRACTOR TO BOND PROPOSED GROUND SYSTEM TO EQUIPMENT/BUILDING GROUND RING IN 2 LOCATIONS.
- F. PROPOSED GROUND RING SHALL BE INSTALLED A MINIMUM OF 2' FROM ANY STRUCTURE.
- G. AT BASE OF ANTENNA TOWER, ATTACH GROUND KITS FROM COAXIAL CABLES TO TOWER GROUND BAR. LOCATE GROUND RING AROUND TOWER AND BOND GROUND BAR TO GROUND RING AS INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE.
- H. DOUBLING UP OR "STACKING" OF CONNECTION IS NOT PERMITTED.

- I. OXIDE INHIBITING COMPOUND TO BE USED AT ALL CONNECTIONS.
- J. RESISTIVITY TEST SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BACKFILLING. A MAXIMUM RESISTIVITY OF 5 OHMS MUST BE ACHIEVED PRIOR TO PROCEEDING. THE RESULTS OF THIS TEST SHALL BE DOCUMENTED, WITH COPIES PROVIDED TO THE OWNER AND CONSTRUCTION MANAGER.
- K. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF THE LEASED AREA. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF THE GROUND RING INSTALLATION SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED. IF A REPRESENTATIVE IS NOT PRESENT, CONTRACTOR SHALL PHOTOGRAPH ENTIRE INSTALLATION AND PROVIDE PHOTOGRAPHS TO CONSTRUCTION MANAGER WITHIN 48 HOURS.

SECTION 7: ELECTRICAL

- A. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS.
- B. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITY EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
- C. CONTRACTOR SHALL CONTACT UTILITY PROVIDER PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY THAT SERVICE HAS BEEN ORDERED AND DISCUSS ANY SITE SPECIFIC REQUIREMENTS. CHANGE ORDERS RELATED TO UTILITY REQUIREMENTS OR REQUESTS WILL NOT BE ALLOWED UNLESS THIS CONDITION HAS BEEN MET.
- D. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY CONTRACTOR.
- E. ALL MATERIALS UTILIZED SHALL BE U.L. LISTED.

SECTION 8: TOWER AND ANTENNA INSTALLATION

- A. IF REQUIRED, ERECT FURNISHED TOWER. PRIOR TO ERECTION, CONTRACTOR MUST VERIFY THAT CONCRETE HAS MET THE MINIMUM STRENGTH REQUIREMENTS AS WELL AS ANY OTHER INSPECTION OR TESTING REQUIREMENTS.
- B. INSTALL ANTENNAS AND LINES AS INDICATED ON THE DRAWINGS AND PER OWNER SPECIFICATIONS.
- C. INSTALL ANTENNA AND COAX MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS OR APPROVED BY THE CONSTRUCTION MANAGER.
- D. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- E. ANTENNA INSTALLATION TO BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- F. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS INCLUDING, BUT NOT LIMITED TO: EIA 222 (LATEST VERSION), FAA ADVISORY CIRCULAR AC70/7460-1A, FCC RULES & REGULATIONS.

SECTION 9: LANDSCAPING & SITE RESTORATION

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS OR REQUIRED IN THE SPECIFICATIONS.

CONTRACTOR SHALL UTILIZE THE SERVICES OF A LANDSCAPE CONTRACTOR TO ENSURE THE LANDSCAPING IS PROPERLY INSTALLED, WATERED, AND OTHERWISE MAINTAINED. CONTRACTOR SHALL GUARANTEE LANDSCAPING FOR A MINIMUM OF 1 YEAR AND SHALL REPLACE ANY DEAD OR VISIBLY DISTRESSED PLANTS WITHIN THIS PERIOD.

9.1 PROTECTION

- A. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM EROSION THROUGH THE USE OF AN EROSION CONTROL MESH OR MULCH NET.

- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE PLAN WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO A STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

9.2 INSTALLATION

- A. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS TO ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- B. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:



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

GENERAL SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	G-003

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VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

- 1.00 PERMITTING

A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING

A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD

A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE

A. CONTRACTOR SHALL INSTALL LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 45'x45'x6' CHAINLINK FENCE FOR MONOPOLE AND GUYED TOWERS. (70'x70'x6' FENCED COMPOUND FOR 250' SST TOWER SITES)
- 5.00 TOWER AND FOUNDATION

A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING

A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.

B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.

C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.

D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION

A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.

B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.

C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.

D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.

E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL MALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE

A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.

B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.

C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.

D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.

E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE

A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES LIT FIBER

B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES DARK FIBER FIBER

C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!

CONTRACTOR NOTES

- A. FIBER COORDINATION IS NOT COMPLETED (PENDING FIBER CONTACT), PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

VERTICAL BRIDGE CM NOTES

- VB STANDARDS

- DESIGN CHANGES VERSION 2026/06/06

- PREFERENCE FOR SECONDARY ELECTRICAL IS ALUMINUM CONDUCTORS

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK CON'T.

- 10.00 VERIZON CIVILS

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVILS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
- 11.00 VERIZON ANTENNA MOUNT(S)

A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.

B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.

VERIZON CONSTRUCTION SCOPE OF WORK

- 1.00 VERIZON ANTENNA AND LINES

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON ANTENNA AND LINES WITH EQUIPMENT UNDER TENANT CIVILS ON BID DOCUMENT. VERIZON TO PROVIDE ALL EQUIPMENT FOR ANTENNA AND LINE INSTALLATION. CONTRACTOR SHALL PROVIDE CONSUMABLE MATERIALS AS NEEDED TO COMPLETED THE CO-LOCATION.

B. CONTRACTOR SHALL SUPPLY AND INSTALL HYBRID CABLES.
- 2.00 STARTUP COMMISSIONING

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.
- 3.00 VERIZON POWER SERVICE

A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.

1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.

2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.

3. PHOTO CONFORMATION REQUIRED.

B. VERIZON POWER SERVICE SHALL BE 200 AMPS

C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.

VERTICAL BRIDGE TIMELINE EXPECTATIONS

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

CONSULTANT:



Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:



LESSEE:



ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

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SCOPE OF WORK
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

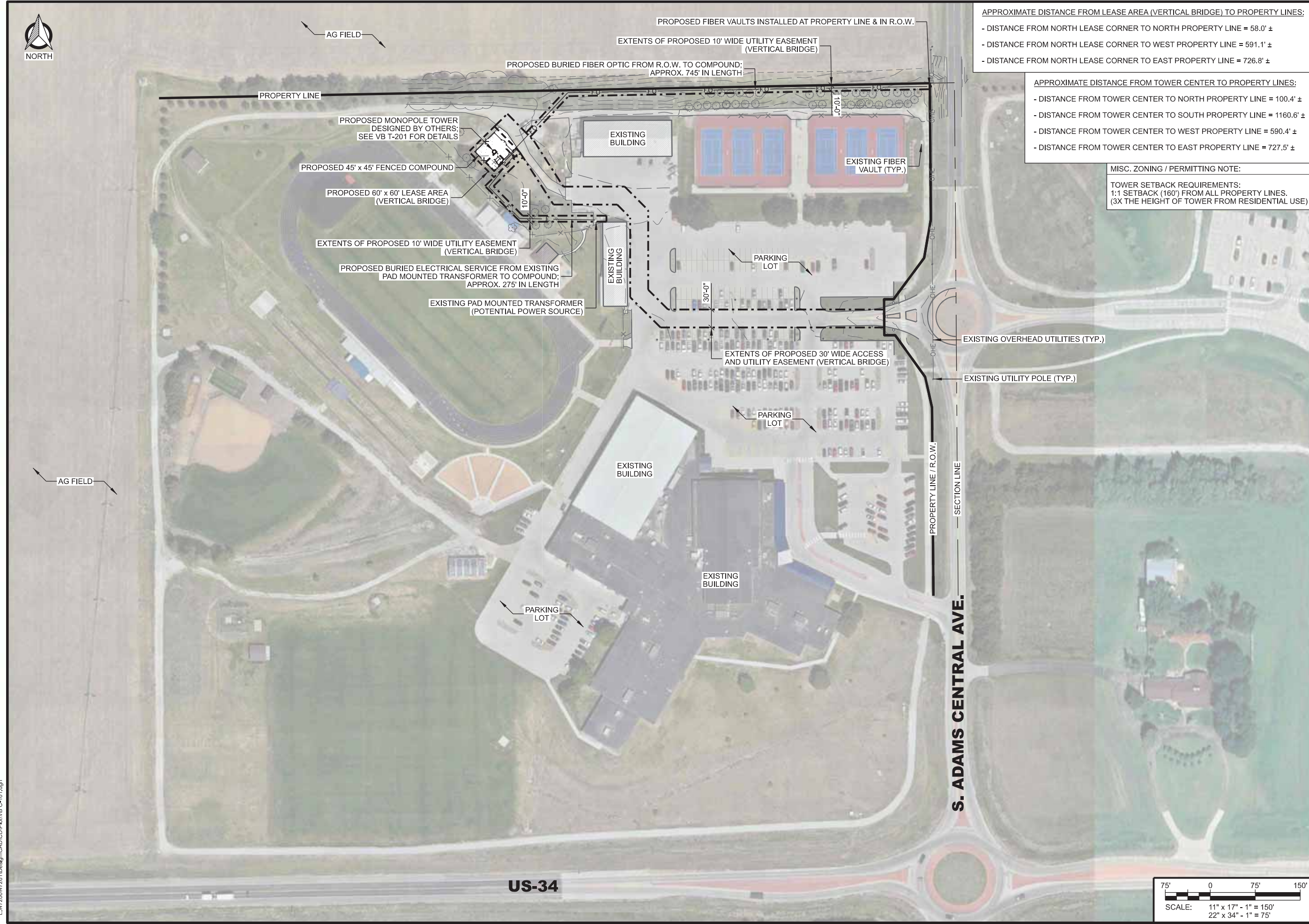
SET TYPE: DRAFT

SHEET NUMBER: SOW-1



NORTH

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APPROXIMATE DISTANCE FROM LEASE AREA (VERTICAL BRIDGE) TO PROPERTY LINES:

- DISTANCE FROM NORTH LEASE CORNER TO NORTH PROPERTY LINE = 58.0' ±
- DISTANCE FROM NORTH LEASE CORNER TO WEST PROPERTY LINE = 591.1' ±
- DISTANCE FROM NORTH LEASE CORNER TO EAST PROPERTY LINE = 726.8' ±

APPROXIMATE DISTANCE FROM TOWER CENTER TO PROPERTY LINES:

- DISTANCE FROM TOWER CENTER TO NORTH PROPERTY LINE = 100.4' ±
- DISTANCE FROM TOWER CENTER TO SOUTH PROPERTY LINE = 1160.6' ±
- DISTANCE FROM TOWER CENTER TO WEST PROPERTY LINE = 590.4' ±
- DISTANCE FROM TOWER CENTER TO EAST PROPERTY LINE = 727.5' ±

MISC. ZONING / PERMITTING NOTE:

TOWER SETBACK REQUIREMENTS:
1:1 SETBACK (160') FROM ALL PROPERTY LINES.
(3X THE HEIGHT OF TOWER FROM RESIDENTIAL USE)

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

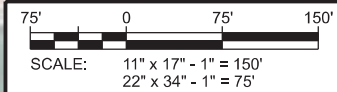
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SITE PLAN
INGSIDE (VB #: VB-NE-5313)
NE09 INGSIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

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SET TYPE	DRAFT
SHEET NUMBER	VB C-101



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verticalbridge
THE TOWERS, LLC

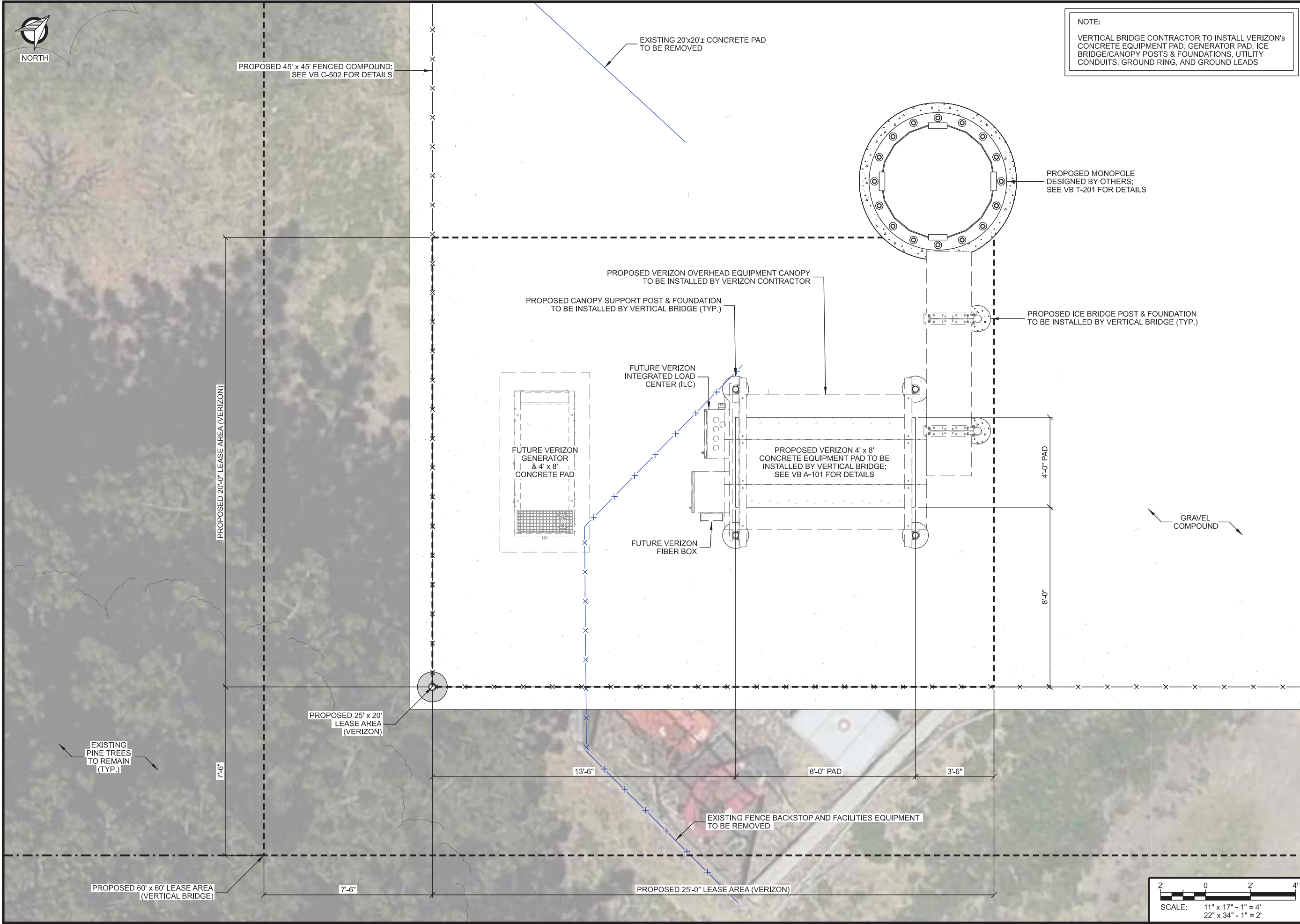


**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	VB C-103	



NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL VERIZON'S
CONCRETE EQUIPMENT PAD, GENERATOR PAD, ICE
BRIDGE/CANOPY POSTS & FOUNDATIONS, UTILITY
CONDUITS, GROUND RING, AND GROUND LEADS

CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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

ENLARGED COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-104

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

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NOTE:

1. THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

PRELIMINARY -
NOT FOR CONSTRUCTION

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LEGEND: (THIS SHEET)

- EXISTING CONTOUR GRADES
PROPOSED CONTOUR GRADES
SPOT ELEVATIONS
PROPOSED DRAINAGE PATH
SILT FENCE
EROSION MAT

GRADING NOTES: (THIS SHEET)

1. CONTOUR INTERVAL IS 1 FOOT.
2. PERIMETER CONTROLS AND STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. INCLUDING CLEARING AND GRUBBING OPERATIONS. STONE TRACKING PAD SHALL BE A 12'X50' MIN. CONSISTING OF 3" BREAKER STONE.
3. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, BEYOND THOSE SHOWN IN THIS PLAN, SUITABLE FOR THEIR MEANS AND METHODS TO KEEP ALL SEDIMENT ON SITE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES IMPLEMENTATION OF SILT FENCE, EROSION BALES, TRACKING PADS, DIVERSION BERMS AND/OR OTHER APPROPRIATE DEVICES.
4. CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING GRADE. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
5. DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL BE LESS THAN 10% (10:1).
6. FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH BOTTOMS AND GRASS SURFACES WITHIN 6 FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (TYPE 2.D - 12 MONTH LONGEVITY, DOUBLE NET EROSION CONTROL BLANKET)
7. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6 INCHES MINIMUM. SEED TO CONSIST OF NATIVE PURE LIVE SEED (PLS) AT 98% PURITY AND 95% GERMINATION. MULCH TO BE WEED-FREE GRAIN STRAW.
8. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE.
9. CONTRACTOR TO REMOVE EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.
10. SEE SURVEY FOR BENCHMARK LOCATIONS.

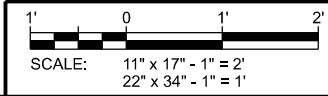
TO BE COMPLETED WHEN LAYOUT IS APPROVED

GRADING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

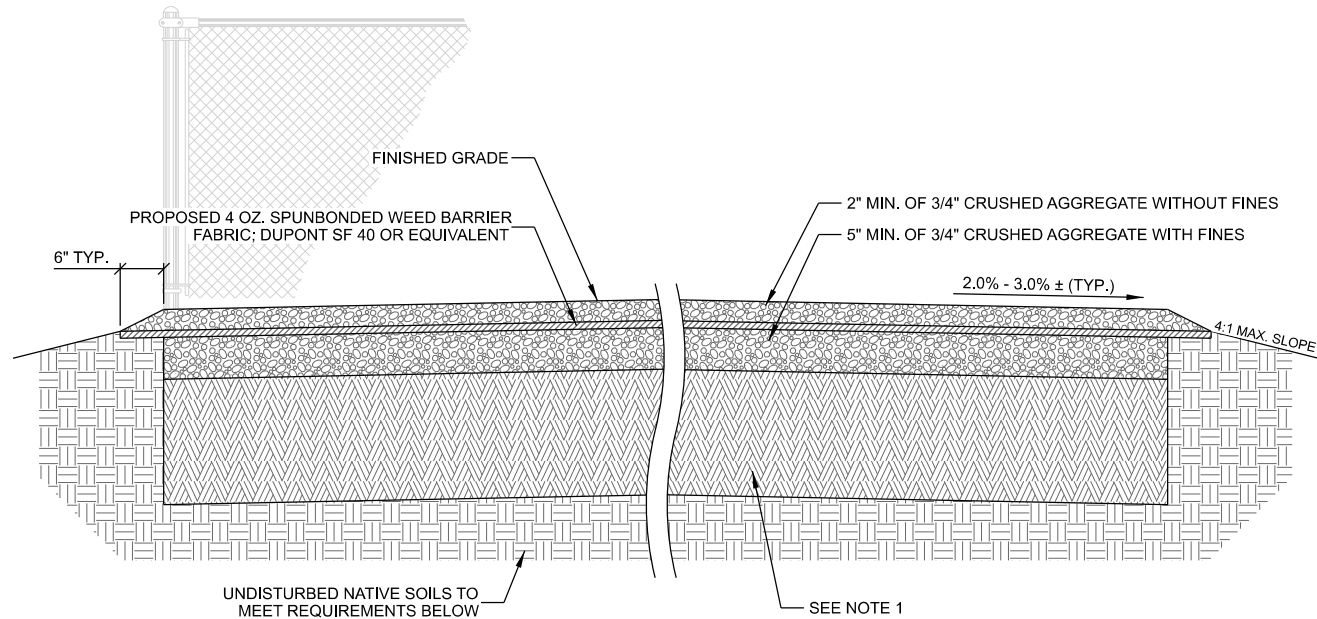
SUBMITTAL:

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NAT	06/29/26	REV. A

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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-105



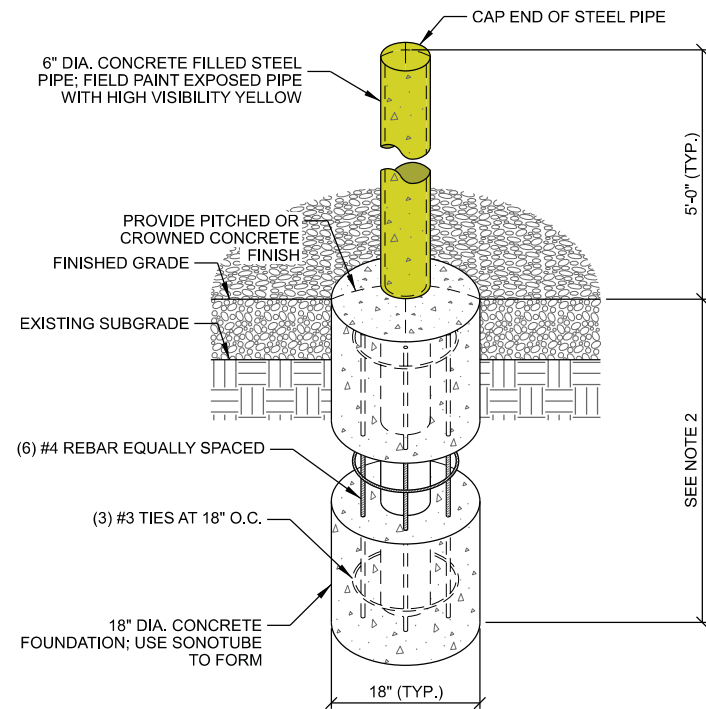
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NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

A COMPOUND CROSS SECTION



NOTES:

1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
3. CONCRETE TO BE A MINIMUM OF 2,500 PSI AT 28 DAYS

B PIPE BOLLARD

L:\472004\7261\Design\CAD\CD\PIBoll\VB C-501.dgn

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

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CONSTRUCTION DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-501



1 VERTICAL BRIDGE ID SIGN

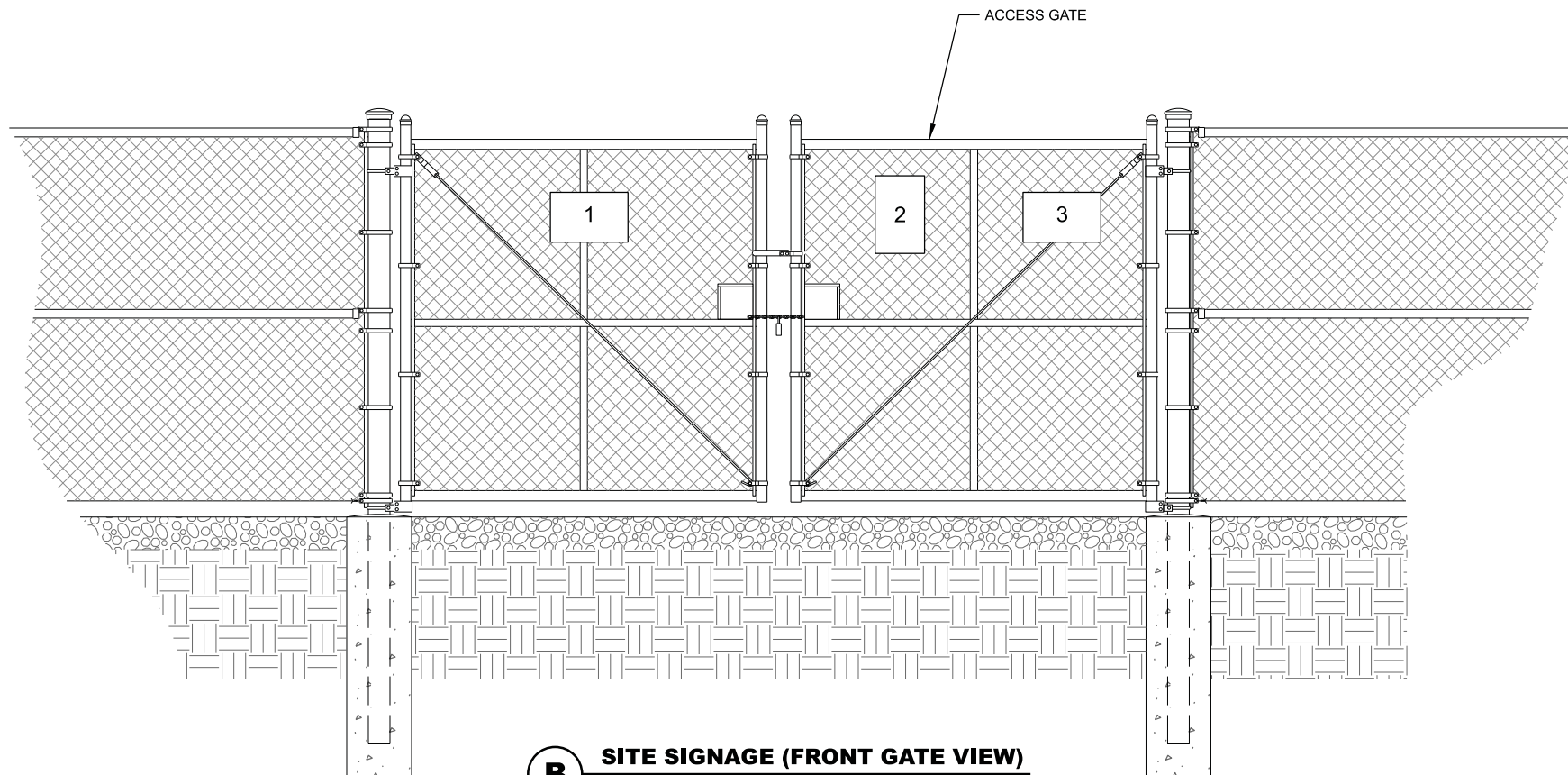


2 CAUTION- RF SIGN (YELLOW)



3 NOTICE- RF SIGN (BLUE)

A TYPICAL SIGNS AND SPECIFICATIONS



B SITE SIGNAGE (FRONT GATE VIEW)

SIGN SPECIFICATIONS: (THIS SHEET)	
1	18" HIGH x 24" WIDE (OPERATIONS PROVIDED)
2	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)
3	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)

SIGNAGE NOTES: (THIS SHEET)	
1.	SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS
2.	SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCING USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

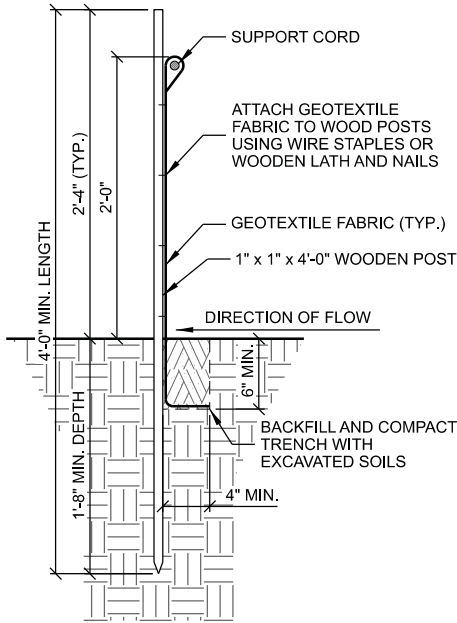
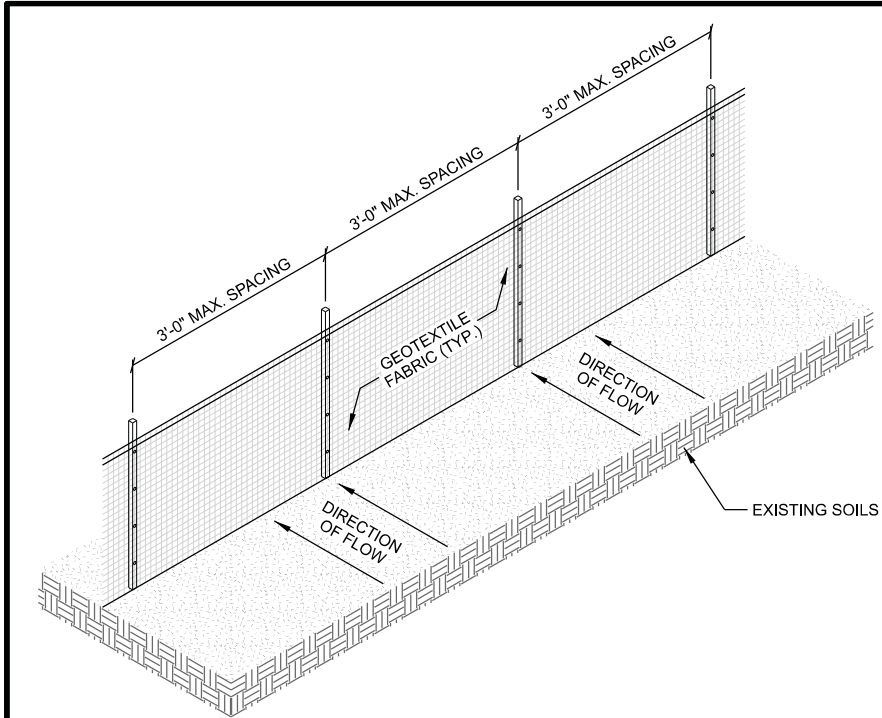
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SITE SIGNAGE
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

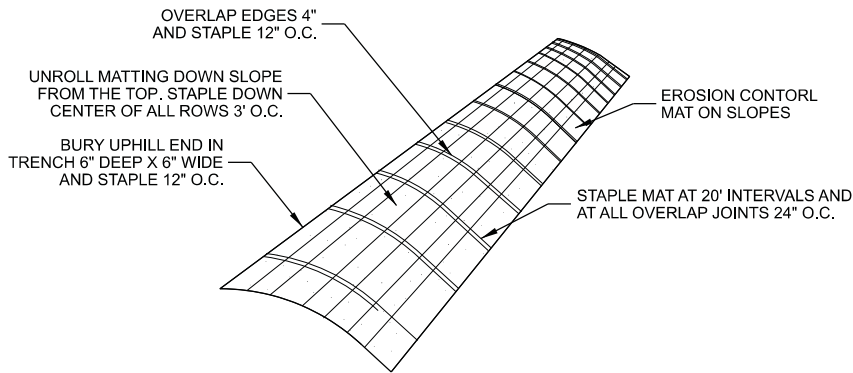
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NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-503



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

A **SILT FENCE**



- NOTES:
1. PREPARE SOIL BEFORE INSTALLING EROSION MAT INCLUDING ALL SOIL PREPARATION AND SEEDING ACCORDING TO SPECIFICATIONS.
 2. BEGIN AT TOP OF SLOPE BY ANCHORING MAT IN 6" WIDE BY 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 3. ROLL THE EROSION MAT DOWN THE SLOPE.
 4. THE EDGES OF PARALLEL EROSION MATS SHALL BE STAPLED WITH A 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES UNLESS SPECIFIED OTHERWISE.
 5. WHEN EROSION MAT MUST BE SPLICED DOWN THE SLOPE, PLACE EROSION MAT END OVER END (SHINGLE STYLE) WITH 6" OVERLAY, STAPLE APPROX. 12" APART.
 6. ALL EROSION MATS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER. SEE EROSION CONTROL PLANS FOR CLASS AND TYPES OF EROSION MAT.
 - 7.

B **EROSION MAT DETAIL**

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc.
608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
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GRADING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-504

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	8
#4	3'-6"	12
#5	2'-0"	4

STANDARD 90° #5 HOOK, 24" IN LENGTH;
(TYP. OF 4)

OVERHEAD CANOPY
SUPPORT POST (TYP. OF 4);
SEE A-201 FOR DETAILS &
REFERENCE

14" DIA. CONCRETE PIER (TYP.);
SEE DETAIL BELOW

A EQUIPMENT PAD FOUNDATION

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

NOTE:

VERTICAL BRIDGE CONTRACTOR TO INSTALL
VERIZON'S EQUIPMENT CABINET PAD

CONSULTANT:

Edge
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608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

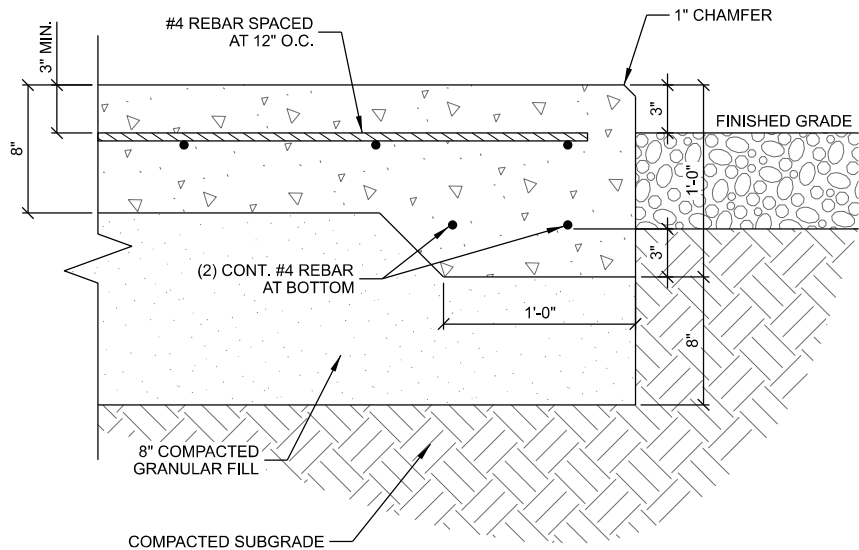
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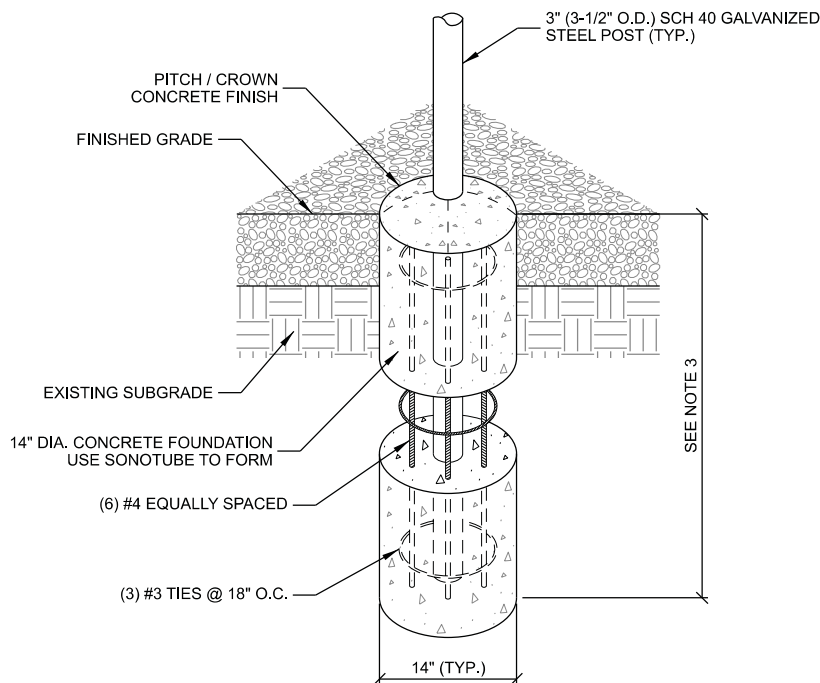
EQUIPMENT PAD DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA



NOTE:

- 3" MIN. CONCRETE COVER OVER BAR AND WIRE.

B THICKENED SLAB FOUNDATION



NOTES:

- MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
- CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS.
- FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

C CANOPY POST PIER FOUNDATION

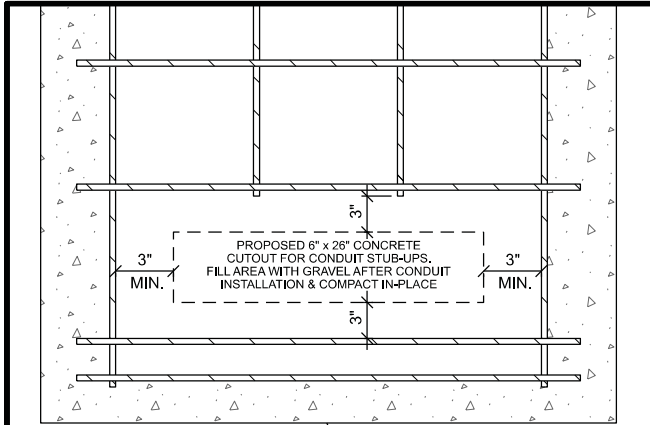
CONCRETE AND REINFORCING NOTES:

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
- ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
- ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.
- REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.
- SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.
- DESIGN BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. NO GEOTECHNICAL REPORT FOR THE EQUIPMENT PAD HAS BEEN COMPLETED.

SUBMITTAL:

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SET TYPE	DRAFT
SHEET NUMBER	VB A-101



STUB-UP REINFORCEMENT

NOTE:
VERIFY EXACT CONDUIT STUB-UP
LOCATIONS WITH GENSET PLANS

GENERATOR CLEARANCE NOTE:

- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

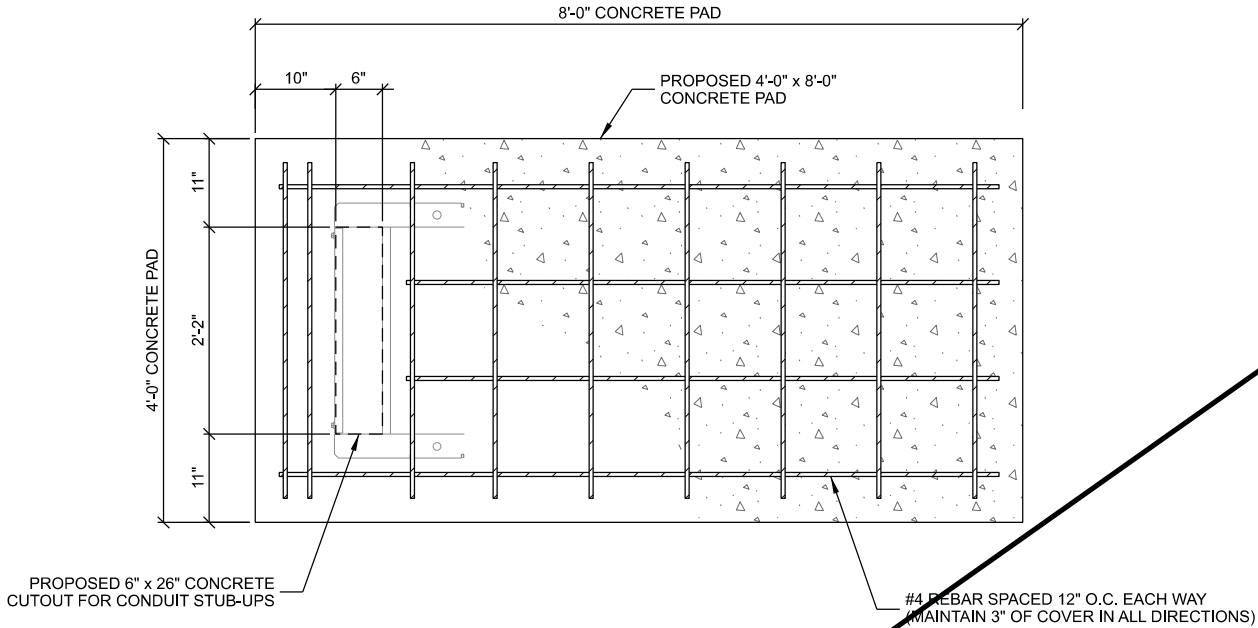
NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:

SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE

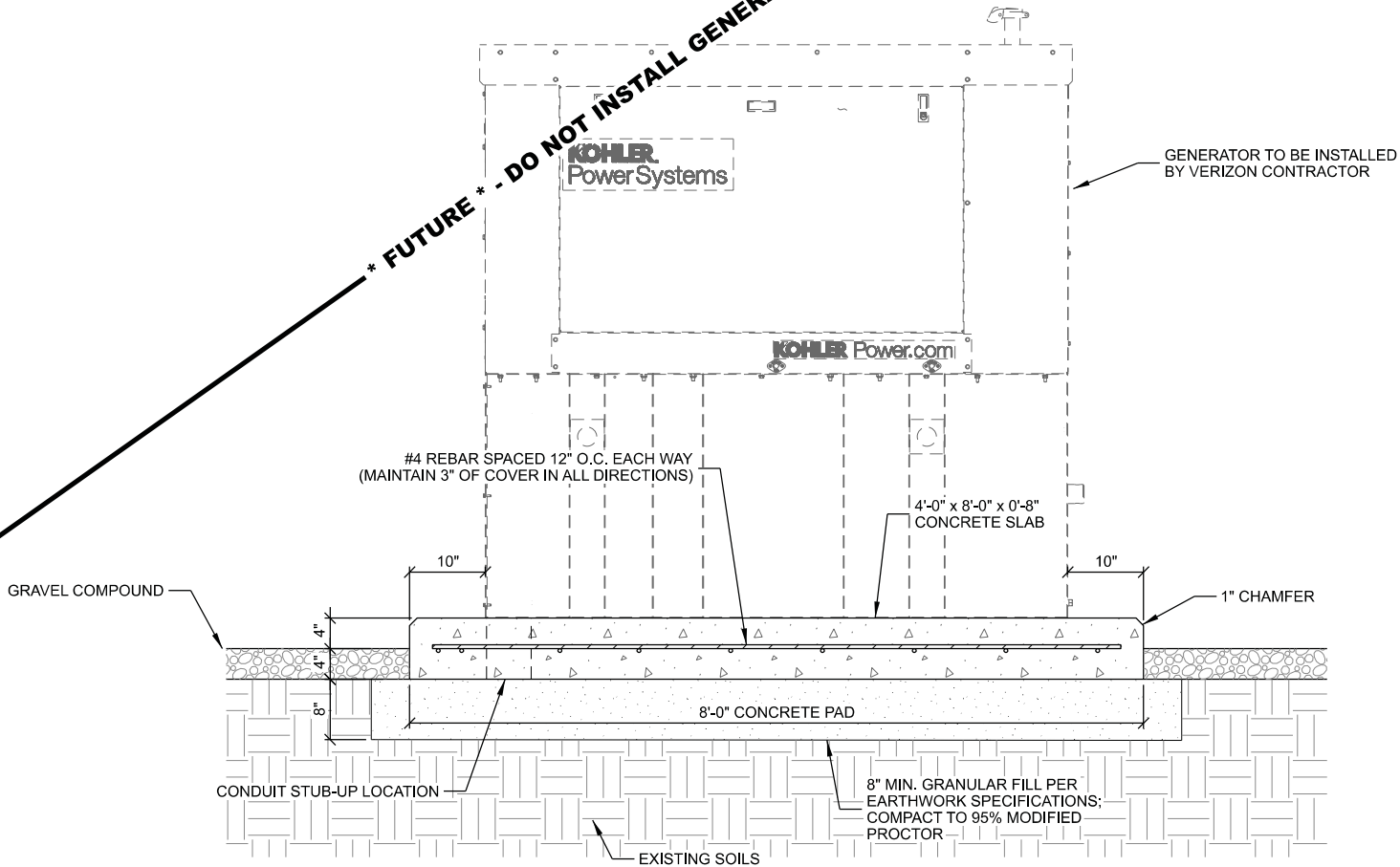
REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



A KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT

NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL
VERIZON'S GENERATOR PAD

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	6'-2"	2



B KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL

CONSULTANT:

608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

LESSEE:

ENGINEER SEAL:

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GENERATOR PAD DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

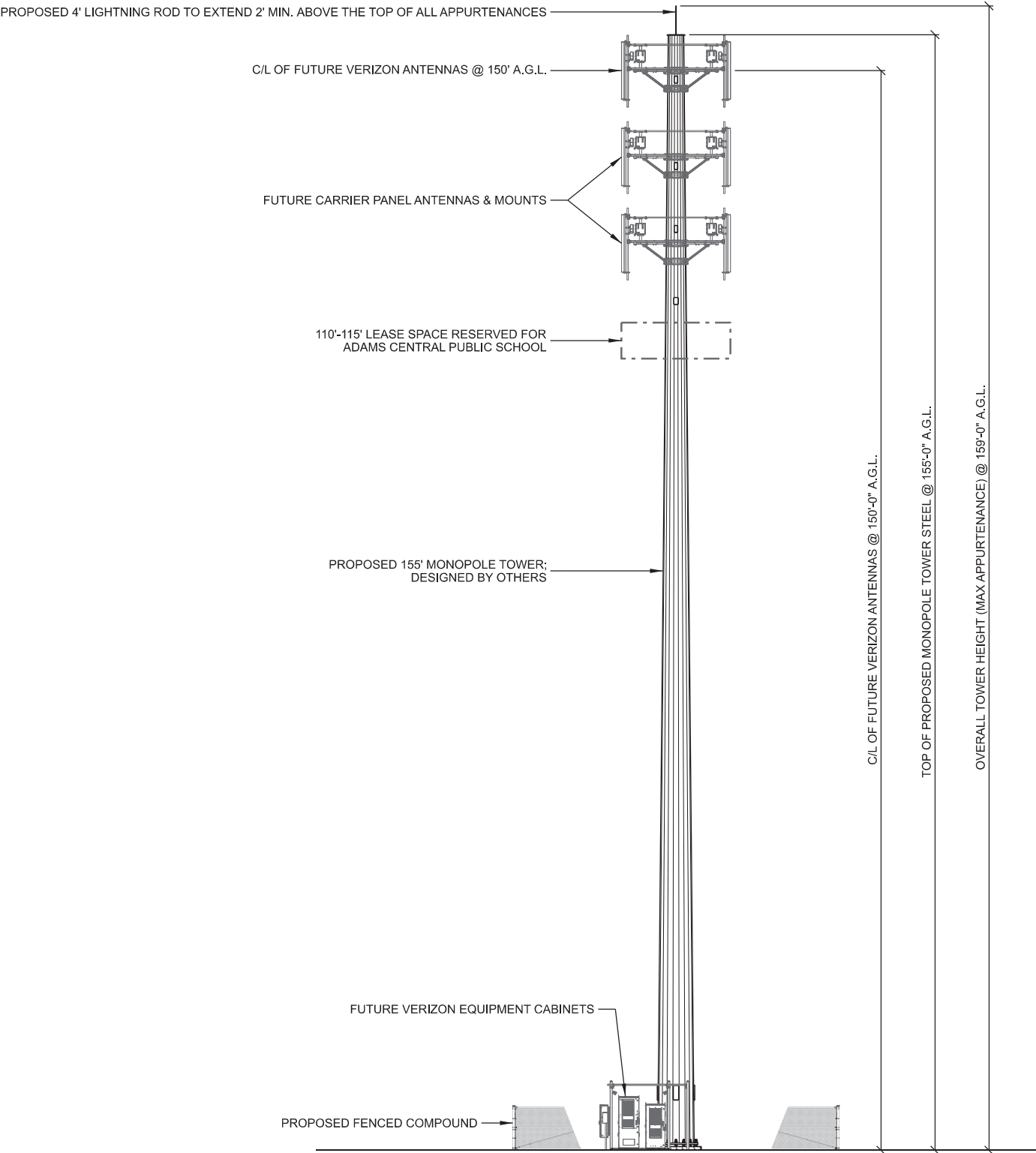
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INT.	DATE:	DESCRIPTION:
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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB A-102

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A SITE ELEVATION
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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TOWER ELEVATION
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

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SHEET NUMBER	VB T-201

- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING, #2 SOLID BARE TINNED COPPER
- (C) GROUND LEADS FROM TOWER STEEL TO GROUND RING (TYP. OF 3) (USE GROUNDING TABS WHEN AVAILABLE), #2 SOLID BARE TINNED COPPER
- (D) TOWER FOUNDATION GROUND, #2 SOLID BARE TINNED COPPER. SEE PAGE VB E-501 FOR DETAILS
- (E) MULTI-METER RACK POST (TYP.)
- (F) GROUND ELECTRIC METER HOUSING TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
- (G) GATE, FENCE FABRIC AND DETERRENT WIRING GROUND; SEE PAGE VB E-501
- (H) PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE, #2 SOLID BARE TINNED COPPER
- (I) FENCE CORNER GROUND LEAD, GROUND FENCE WITHIN 25- FEET OF TOWER. GROUND FENCE POSTS WITHIN 6- FEET OF EQUIPMENT PAD
- (J) 5/8" DIAMETER x 8' LONG COPPER CLAD GROUND ROD; (MAX. 10' SEPERATION)
- (K) INSPECTION WELL (TYP.). SEE PAGE VB E-501
- (L) 4" x 12" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 8' GROUND ROD & CLAMP TO GROUND BAR
- (M) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING, COIL LEADS FOR FUTURE CARRIER CONNECTION TO LOWER ANTENNA GROUND BAR
- (N) EQUIPMENT GROUND RING #2 AWG SOLID TINNED COPPER GROUND LEAD MIN. 4'-6" BURY OR 6" BELOW FROST WHICH EVER IS GREATER
- (O) COIL GROUND LEAD FOR MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (P) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS
- (Q) EQUIPMENT CABINET GROUND LEADS, (TYP. OF 4); SEE E-501 FOR DETAILS
- (R) INTEGRATED LOAD CENTER (ILC) GROUND LEAD; SEE E-501 FOR DETAILS
- (S) FIBER ENCLOSURE GROUND LEAD; SEE E-501 FOR DETAILS
- (T) GENERATOR GROUND LEADS, (TYP. OF 2); SEE E-501 FOR DETAILS (IF APPLICABLE)
- (U) EQUIPMENT PAD REBAR GROUND; SEE E-502 FOR DETAILS
- (V) ICE BRIDGE POST GROUND LEADS; SEE E-501 FOR DETAILS



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

▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION

■ MECHANICAL CONNECTION

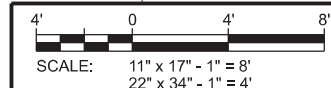
--- GROUND LEAD

⊗ GROUND INSPECTION WELL

⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG)
SPACE @ 10' O.C. MAX.

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

VERIZON CONTRACTOR TO CONNECT GROUND LEADS
TO EQUIPMENT CABINETS, ICE BRIDGE POSTS, MASTER
GROUND BAR, GENERATOR, TOWER GROUND BAR,
CHARLES CUBE & ILC CABINET



Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com



verticalbridge
THE TOWERS, LLC



**- PRELIMINARY -
NOT FOR CONSTRUCTION**

GROUNDING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

[illegible]

CHECKED BY	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-101



UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD
FIBER OPTIC PROVIDER: TBD

CONSULTANT:
Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
**NOT - PRELIMINARY -
NOT FOR CONSTRUCTION**

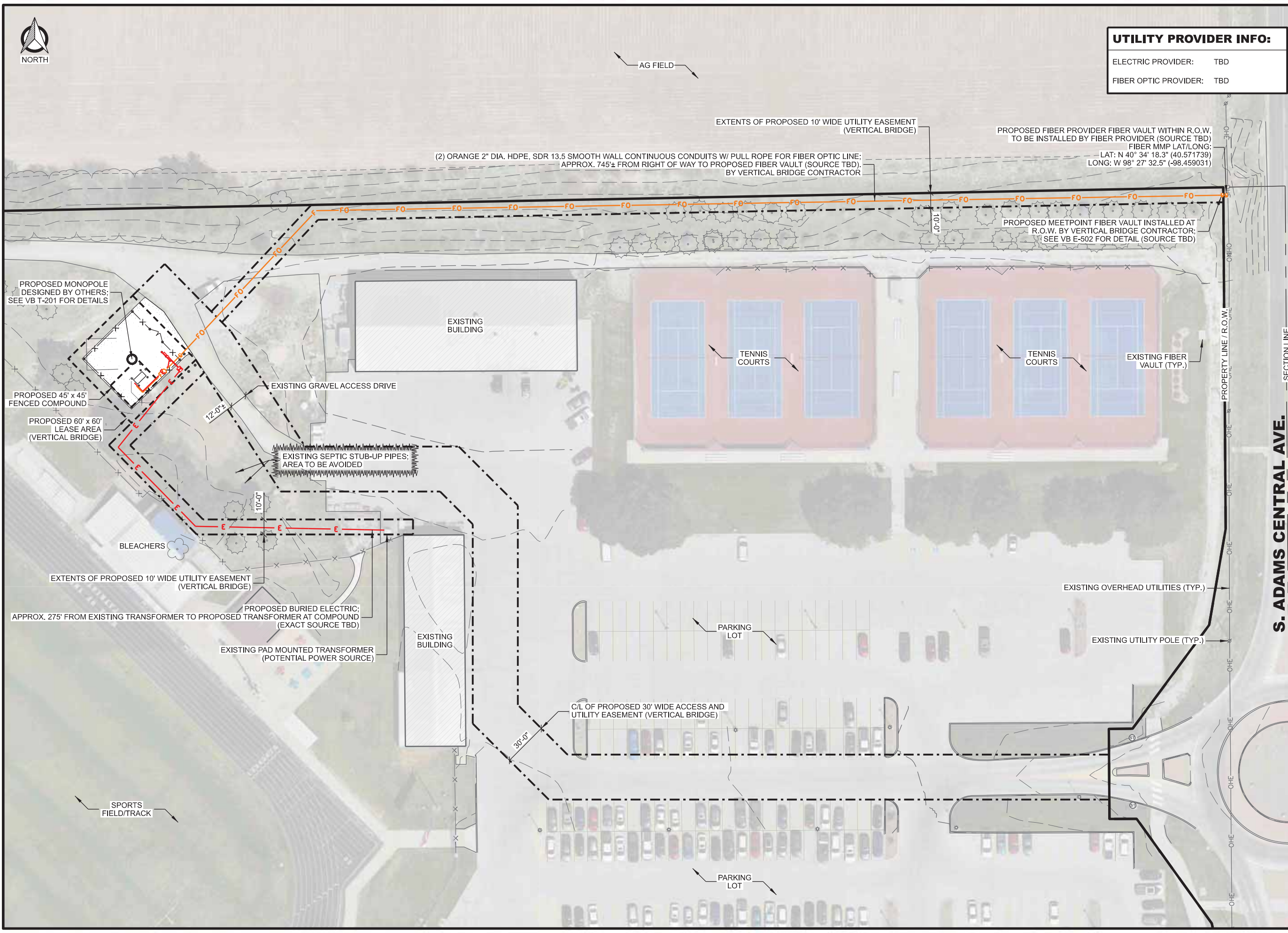
I HEREBY CERTIFY THAT THIS PLAN
SET WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION
OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF NEBRASKA.

UTILITY PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-102

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UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

CONSULTANT:

Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

**PRELIMINARY -
NOT FOR CONSTRUCTION**

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

ENLARGED UTILITY PLAN INGLESIDE (VB #: VB-NE-5313) NE09 INGLESIDE (VzW #: 2541188) HASTINGS, NEBRASKA

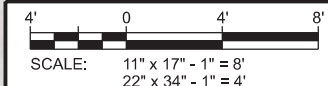
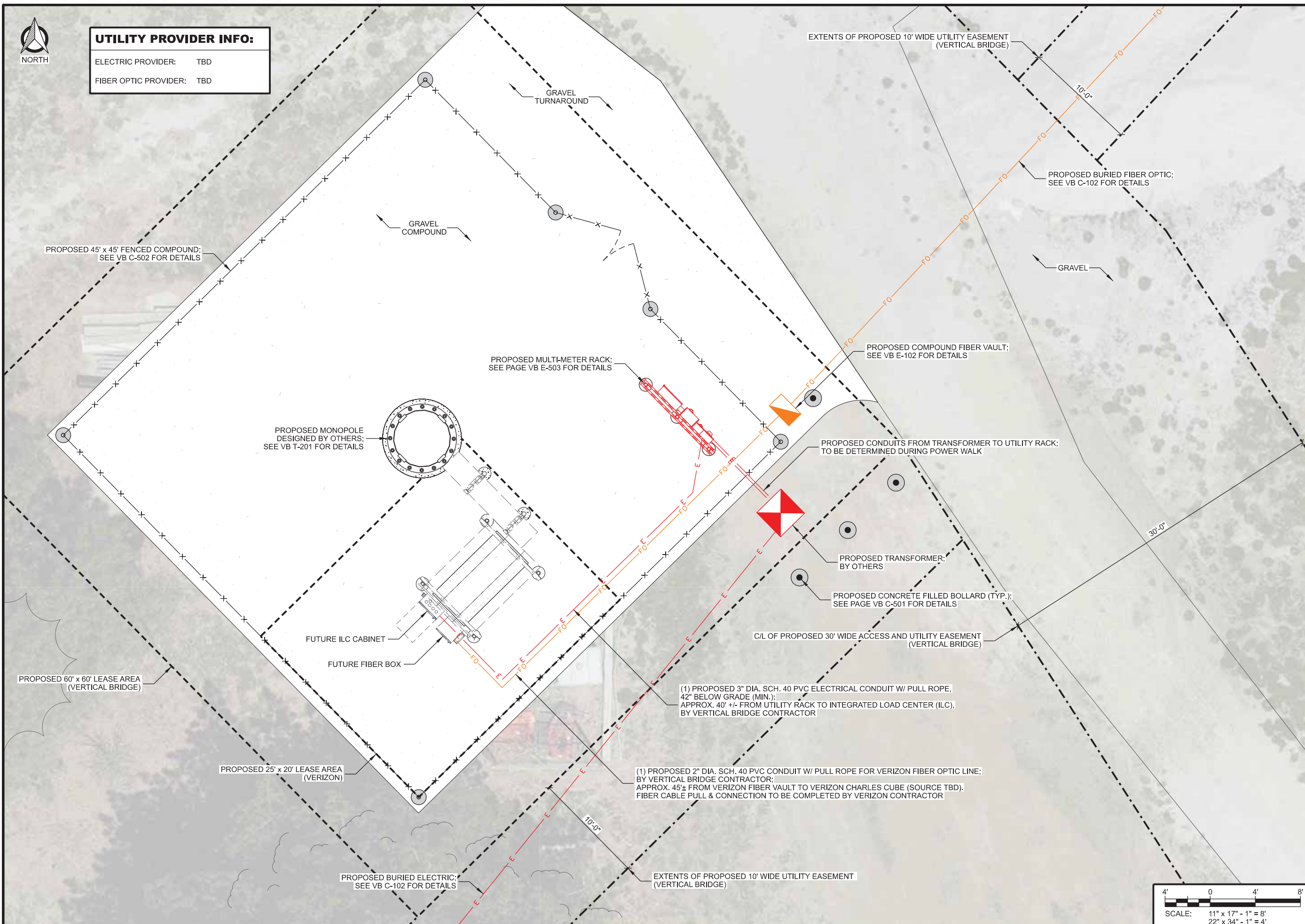
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT

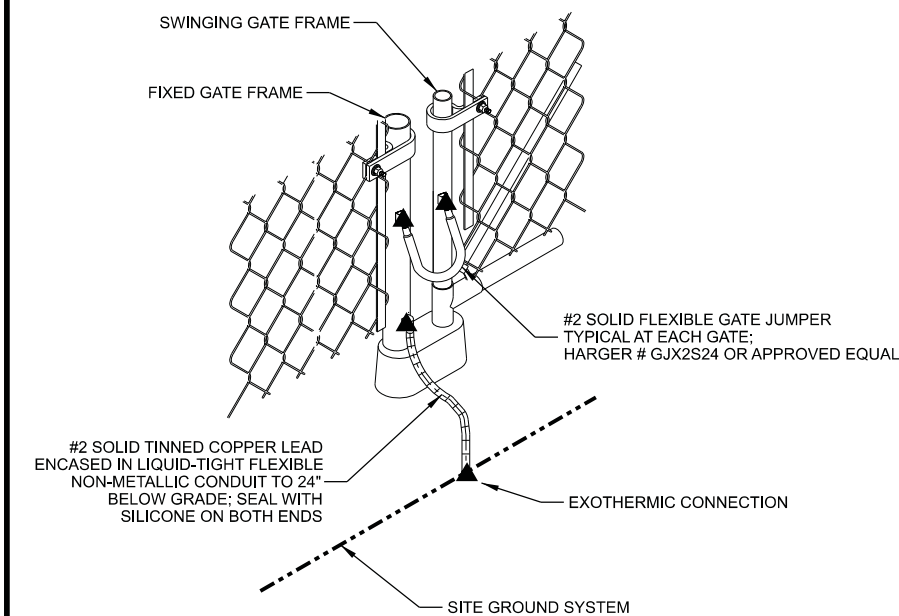
SHEET NUMBER **VB E-103**

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



ANCHOR BOLT (TYP.)

FINISHED GRADE

TOWER GROUND RING

FOUNDATION REINFORCEMENT CAGE

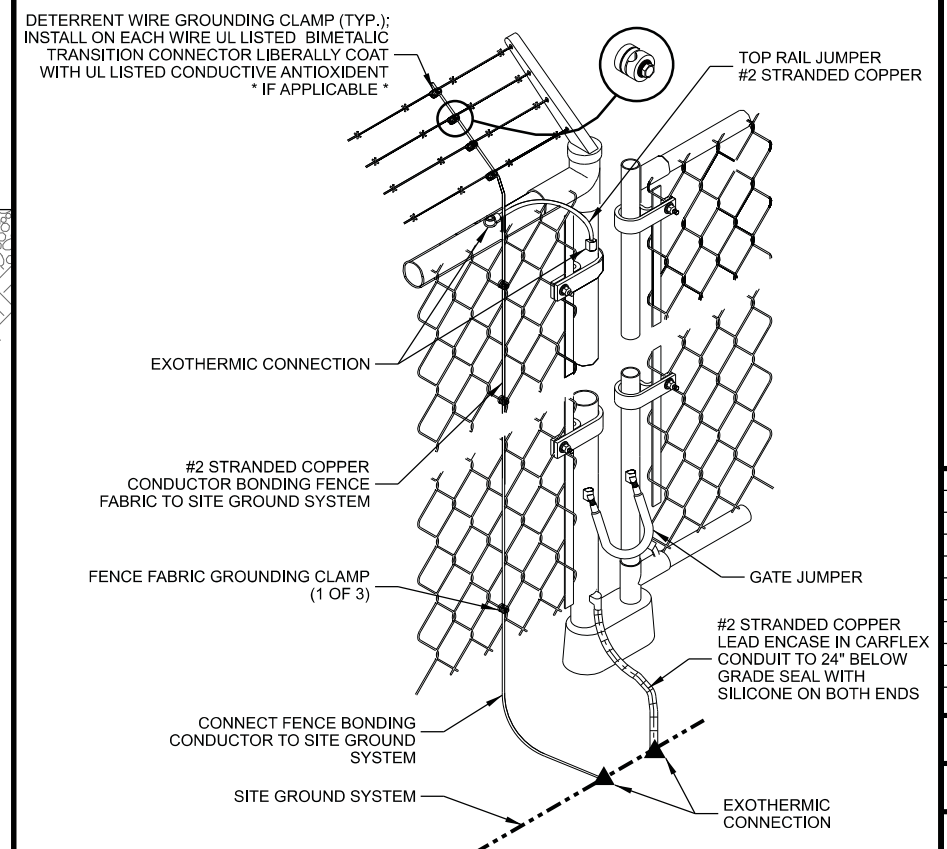
WRAP GROUND LEAD IN HEAT SHRINK TAPE AT CONCRETE / GROUND INTERFACE TO PREVENT CORROSION

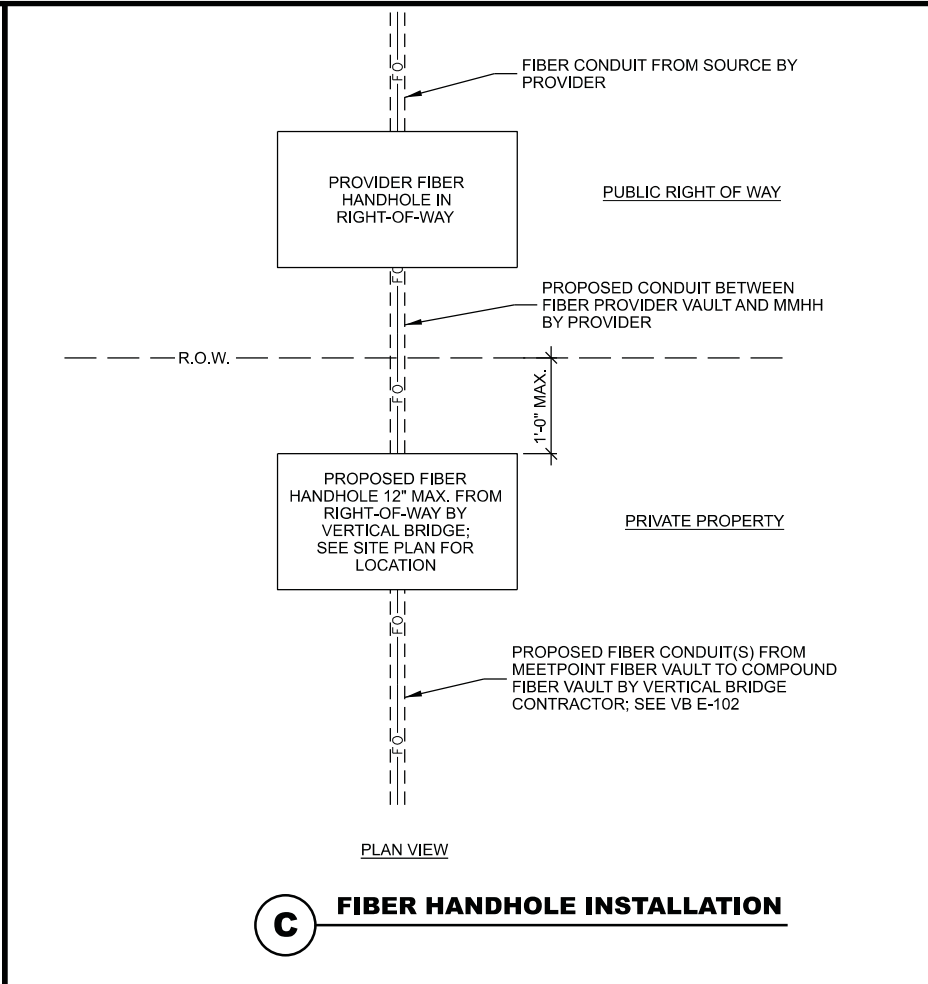
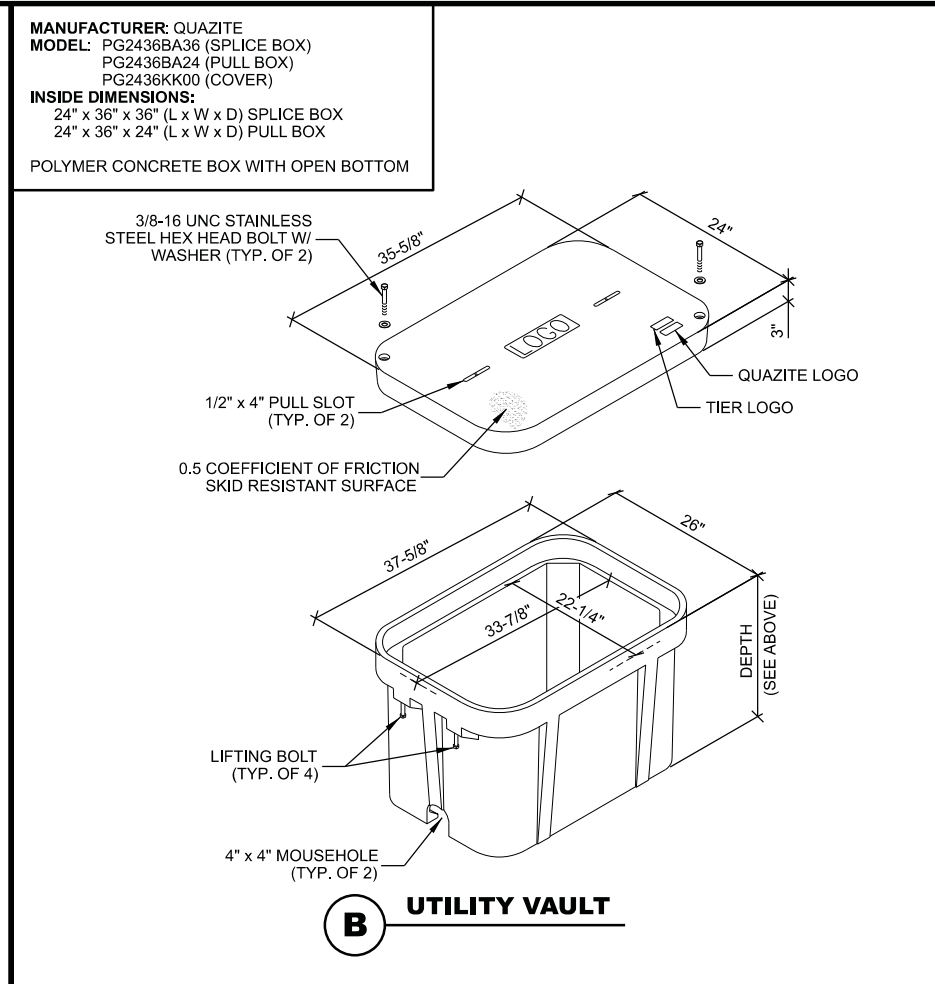
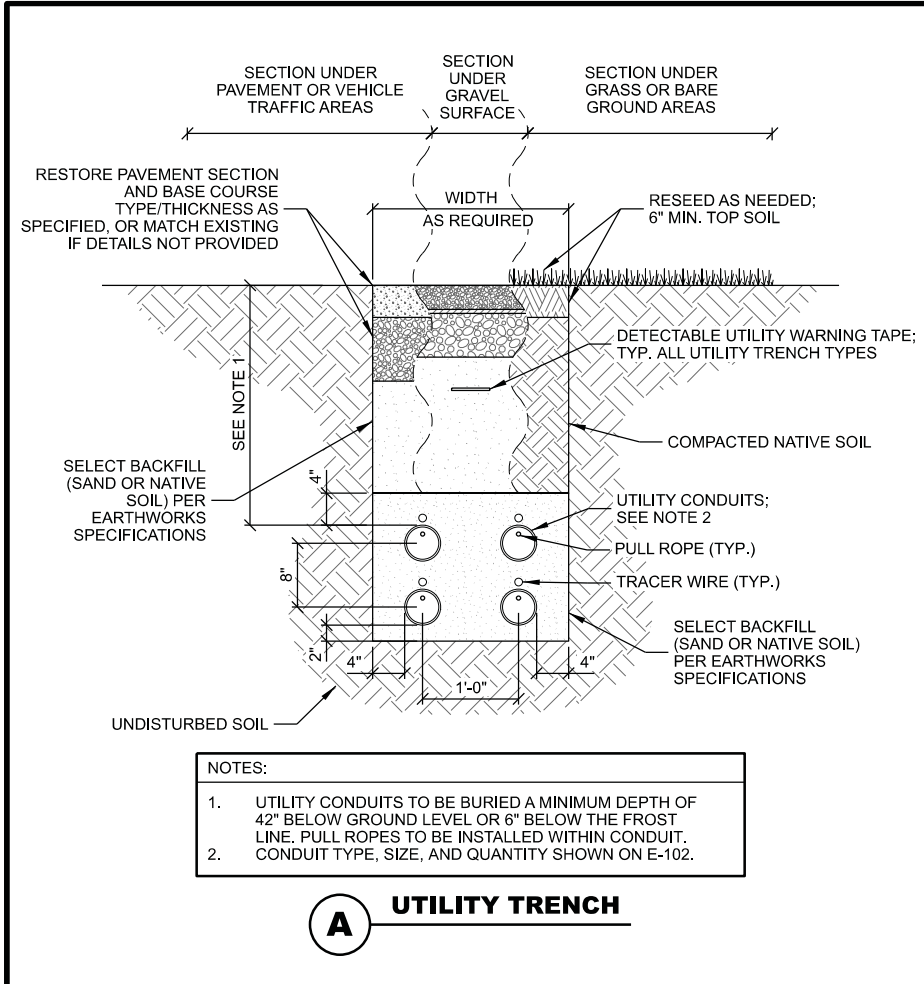
UL RATED GROUNDING CLAMP RATED FOR UNDERGROUND BURIAL OR CONCRETE ENCASEMENT

EXOTHERMIC CONNECTION

#2 SOLID TINNED COPPER LEAD CONNECTED TO REBAR W/ MECHANICAL CLAMP

1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR.





WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

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

CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
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TOWER OWNER:

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THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

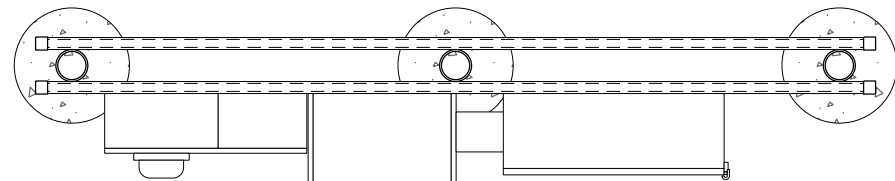
NOT FOR CONSTRUCTION

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

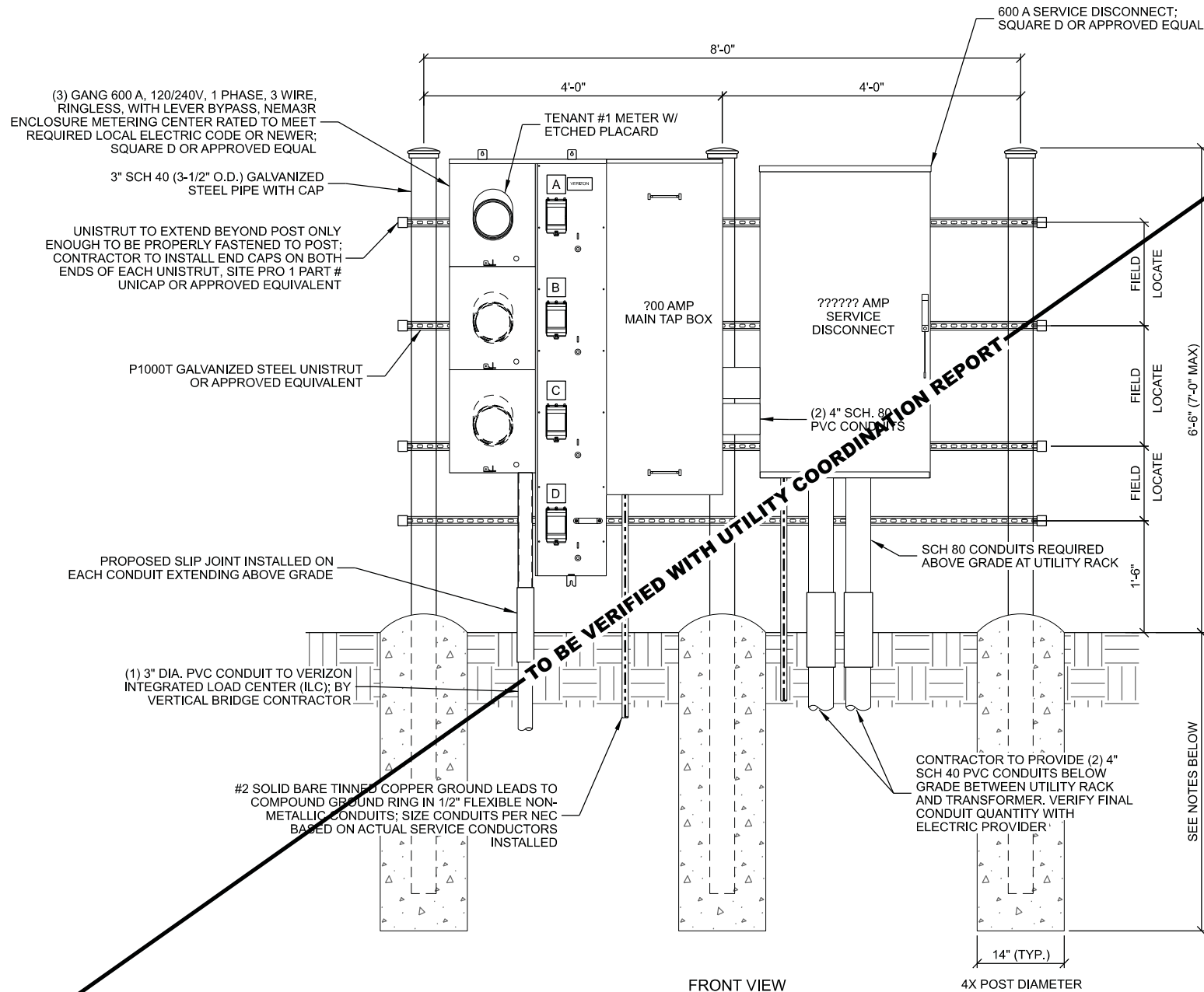
UTILITY DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-502



PLAN VIEW



FRONT VIEW

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE, EQUIP WITH PULL CORD, VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY & MEET NEC 2020 CODE REQUIREMENTS OR LATEST NEC. VERIFY FINAL DESIGN WITH THE CARRIER.
5. CONCRETE FOR PIER TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS.
6. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
7. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.

A

MULTI-METER UTILITY RACK

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

NOTES:

- VERTICAL BRIDGE CONTRACTOR TO ENSURE LOCAL ELECTRIC CODE REQUIREMENTS ARE MET
- VERTICAL BRIDGE CONTRACTOR TO CONTACT ELECTRIC UTILITY TO CONFIRM ALL REQUIREMENTS
- VERTICAL BRIDGE CONTRACTOR RESPONSIBLE FOR INSTALLING VERIZON BREAKER
- SQUARE D PRODUCTS SHOWN FOR CLARITY. APPROVED EQUIVALENTS ARE ACCEPTABLE. VERIFY FINAL ELECTRIC EQUIPMENT WITH APPROVED UTILITY LIST
- A SERVICE DISCONNECT AND MAIN TAP BOX SHOWN IN THIS LAYOUT. VERTICAL BRIDGE CONTRACTOR TO VERIFY ELECTRIC UTILITY WILL ACCEPT A MAIN TAP BOX WITH SERVICE DISCONNECT INCLUDED

CONSULTANT:

Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

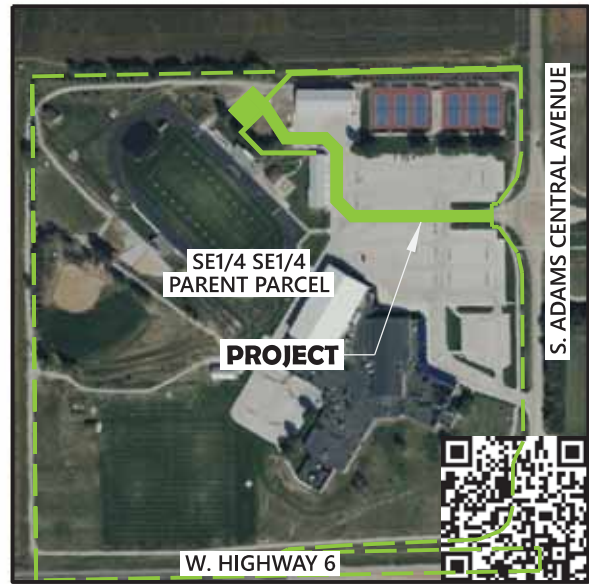
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UTILITY RACK DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

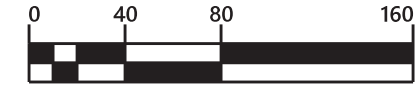
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-503

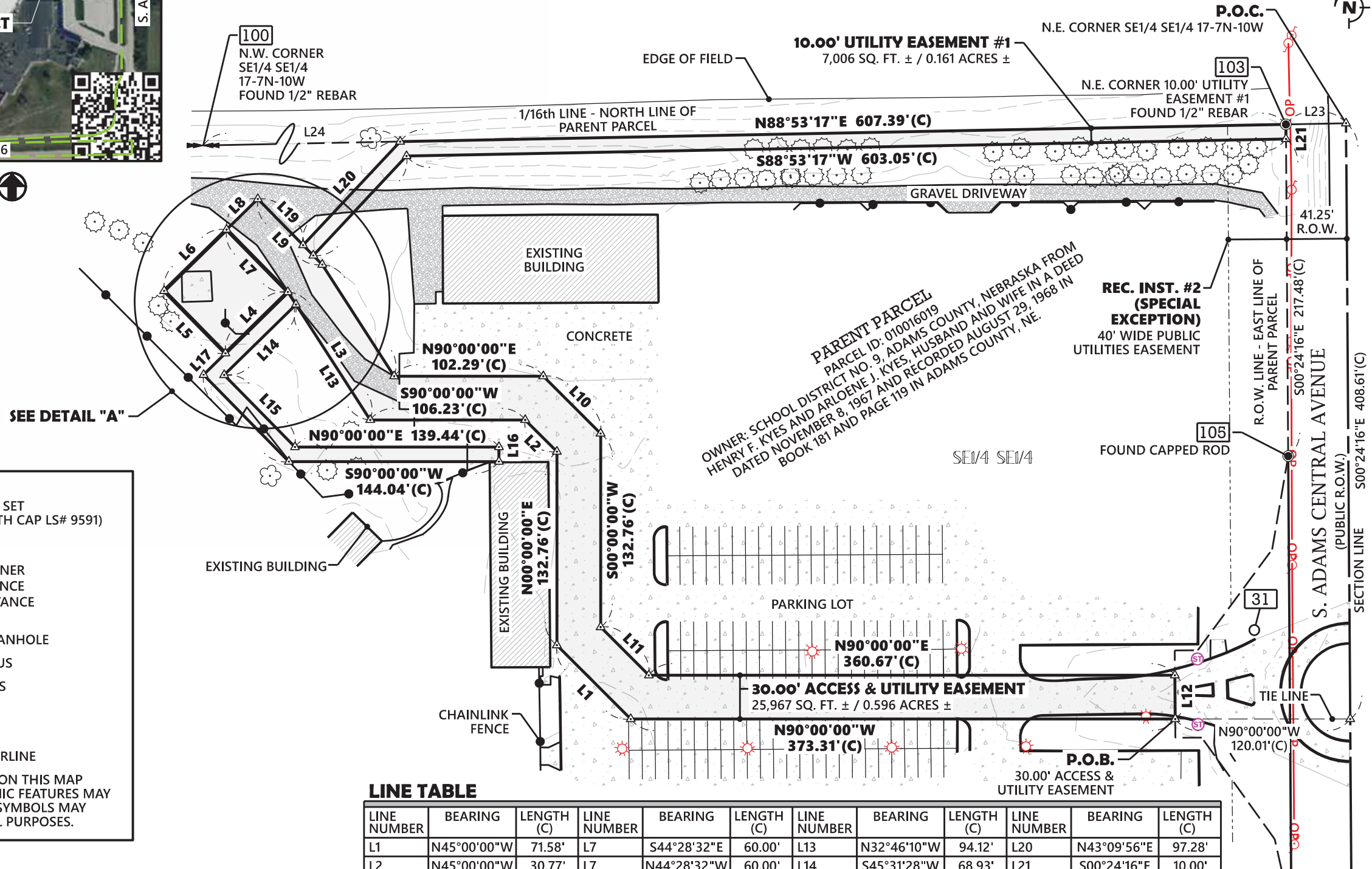
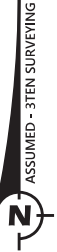


VICINITY MAP
SEC. 17, T 7 N, R 10 W, 6th P.M.
NO SCALE

TOWER SURVEY
OF
US-NE-5313 NE09 INGLESIDE
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
ADAMS COUNTY, NEBRASKA



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UNLESS THIS DOCUMENT BECOMES A MATTER
OF PUBLIC RECORD. ALTERATIONS TO THIS
DOCUMENT ARE NOT PERMITTED.



LINE TABLE

LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)
L1	N45°00'00"W	71.58'	L7	S44°28'32"E	60.00'	L13	N32°46'10"W	94.12'	L20	N43°09'56"E	97.28'
L2	N45°00'00"W	30.77'	L7	N44°28'32"W	60.00'	L14	S45°31'28"W	68.93'	L21	S00°24'16"E	10.00'
L3	N32°46'10"W	104.33'	L8	N45°31'28"E	30.00'	L15	S44°28'32"E	69.27'	L22	N44°28'32"W	10.00'
L4	S45°31'28"W	60.00'	L9	S44°28'32"E	63.08'	L16	S00°00'00"W	10.00'	L23	N88°53'17"E	41.25'
L4	N45°31'28"E	60.00'	L10	S45°00'00"E	55.62'	L17	N45°31'28"E	21.00'	L24	N88°53'17"E	678.77'
L5	N44°28'32"W	60.00'	L11	S45°00'00"E	46.72'	L18	S32°46'10"E	10.21'			
L6	N45°31'28"E	60.00'	L12	S00°24'10"E	30.00'	L19	S44°28'32"E	44.33'			

TOWER PROXIMITY

5597'± FROM TOWER CENTER TO WEST LINE OF PARENT PARCEL (1/16 LINE)
1320'± FROM TOWER CENTER TO SOUTH LINE OF PARENT PARCEL (SECTION LINE)
727'± FROM TOWER CENTER TO EAST LINE OF PARENT PARCEL (R.O.W. LINE)
100'± FROM TOWER CENTER TO NORTH LINE OF PARENT PARCEL (1/16 LINE)

3TEN SURVEYING
CONSULTING PLANNING MAPPING
(712) 258-6844 3TENIS.COM
ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A
DELAWARE LIMITED LIABILITY COMPANY, ITS
SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS
AND/OR ASSIGNS, ITS LENDERS, AND
ADMINISTRATIVE AGENTS AND EACH OF THEIR
RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND
TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT
WAS PREPARED AND THE RELATED SURVEY WORK
WAS PERFORMED BY ME OR UNDER MY DIRECT
PERSONAL SUPERVISION AND THAT I AM A DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF NEBRASKA.

Douglas J. Mordhorst
DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:
TOWER SURVEY

SITE ADDRESS:
1090 S. ADAMS CENTRAL
AVENUE HASTINGS, NE
68901 ADAM COUNTY

TOWER CENTER:
DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:
THE TOWERS, LLC

811 BEFORE YOU DIG
SAFE DIGGING PARTNER
SURVEY DATE: 6/10/26
PROJECT: SC26-0081
DRAWN BY: JIL
PAPER: 11" x 17"
SHEET 1 OF 4
PLOT DATE: 6/29/26
SCALE: 1" = 80'

CONTROL POINTS - BENCHMARKS

NUMBER	LATITUDE (NAD83)	LONGITUDE (NAD83)	NORTHING (LOCAL)	EASTING (LOCAL)	ELEVATION (NAV88)	LOCATION	MATERIAL
30	40°34'17.96725"N	98°27'43.21045"W	272747.813	2067579.544	1948.23	SET CP AT SITE	3 TEN CONTROL CAP
31	40°34'14.90018"N	98°27'32.89288"W	272451.620	2068381.233	1952.75	SET CP AT SITE	3 TEN CONTROL
103	40°34'18.32236"N	98°27'32.53254"W	272798.421	2068402.867	1949.01	N.E. CORNER UTILITY #1	1/2" REBAR
104	40°34'18.30192"N	98°27'49.19753"W	272773.464	2067116.948	1941.45	N.W. CORNER SE1/4 SE1/4	1/2" REBAR

BASIS OF BEARINGS - VERTICAL DATUM

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEBRASKA STATE PLANE AT GROUND, U.S. SURVEY FOOT, USING A COMBINED SCALE FACTOR OF 1.0003030618. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), USING GEOID18. BEARINGS AND ELEVATIONS BOTH DERIVED BY GPS GNSS SOLUTION.

FLOOD ZONE

THE FEMA MAP NUMBER IS 31001C0175C WITH AN EFFECTIVE DATE OF JULY 5, 2018 ON PANEL 175 OF 400 AND A PANEL NUMBER OF 0175C.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD ZONES GRAPHICALLY DEPICTED ON THIS TOWER SURVEY WERE SCALED AND DIGITIZED FROM FEDERAL INSURANCE RATE MAPS. LOCATION IS APPROXIMATE.

UTILITY LOCATE

THE UNDERGROUND UTILITIES WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES.

IOWA 811 LOCATE REQUEST TICKET NUMBER **261591872**. UTILITY COMPANIES POSTED BELOW WERE DETAILED PER TICKET RESPONSE. CONTACT INFORMATION EITHER SUPPLIED OR SEARCHED ONLINE.

SEWER, WATER, ELECTRIC & TRAFFIC
CITY OF HASTINGS.....(402) 453-1371

NATURAL GAS
BLACK HILLS ENERGY.....(800) 482-3208
TALLGRASS ENERGY.....(402) 209-5858

TELECOMMUNICATIONS
ALLO COMM.....(308) 660-8644
GREAT PLAINS COMM.....(888) 343-8014
CHARTER COMM.....(720) 482-4449
WINDSTREAM COMM.....(800) 289-1901

VESTING TITLE

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE A ITEM 2

THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: **SCHOOL DISTRICT NO. 9, ADAMS COUNTY, NEBRASKA**

LEGAL DESCRIPTION: PARENT PARCEL

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE A ITEM 5

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTIONSEVENTEEN (17), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA, EXCEPT THE PORTION THEREOF DEEDED TO ADAMS COUNTY, NEBRASKA, AND TO THE STATE OF NEBRASKA FOR HIGHWAY PURPOSES.

LESS AND EXPECT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTHERLY A DISTANCE OF 60.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 38 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 41.25 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WESTERLY EXISTING ADAMS CENTRAL AVENUE RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 090 DEGREES, 38 MINUTES, 08 SECONDS RIGHT, A DISTANCE OF 281.23 FEET ALONG SAID RIGHT OF WAY LINE; THEN SOUTHWESTERLY DEFLECTING 153 DEGREES, 43 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 45.63 FEET; THENCE SOUTHWESTERLY DEFLECTING 002 DEGREES, 58 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 19.18 FEET; THENCE SOUTHERLY DEFLECTING 022 DEGREES, 28 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 116.12 FEET; THENCE SOUTHERLY DEFLECTING 014 DEGREES, 41 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 40.18 FEET; THENCE SOUTHWESTERLY DEFLECTING 028 DEGREES, 59 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 30.27 FEET; THENCE WESTERLY DEFLECTING 023 DEGREES, 56 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 60.76 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 32 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 349.37 FEET; THENCE WESTERLY DEFLECTING 01 DEGREES, 33 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 155.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 023 DEGREES, 13 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 153 DEGREES, 50 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 639.93 FEET ALONG SAID RIGHT OF WAY LINE AND PARALLEL WITH AND 60.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 0.48 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 17; THENCE NORTHERLY A DISTANCE OF 340.78 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 41.25 FEET TO A POINT ON THE WESTERLY EXISTING SOUTH ADAMS CENTRAL AVENUE RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 063 DEGREES, 43 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 45.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY DEFLECTING 002 DEGREES, 58 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 19.18 FEET; THENCE SOUTHERLY DEFLECTING 022 DEGREES, 28 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 116.12 FEET; THENCE SOUTHERLY DEFLECTING 014 DEGREES, 41 MINUTES, 00 SECONDS RIGHT,

LEGAL DESCRIPTION: PARENT PARCEL
CONTINUED

A DISTANCE OF 40.18 FEET; THENCE SOUTHWESTERLY DEFLECTING 028 DEGREES, 59 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 30.27 FEET; THENCE WESTERLY DEFLECTING 023 DEGREES, 56 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 60.76 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 32 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 349.37 FEET; THENCE WESTERLY DEFLECTING 001 DEGREES, 33 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 155.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 023 DEGREES, 13 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 026 DEGREES, 09 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 647.26 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF TERMINATION. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

LESS AND EXPECT:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE SIXTH (6TH) P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17-T7N-R10W; THENCE ON AN ASSUMED BEARING OF N00°37'16?E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 785.36 FEET; THENCE N89°22'44"W A DISTANCE OF 41.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF ADAMS CENTRAL AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N11°33'59"W A DISTANCE OF 52.55 FEET; THENCE N34°40'14"W A DISTANCE OF 85.73 FEET; THENCE N89°22'44"W A DISTANCE OF 18.13 FEET; THENCE N00°37'16?E A DISTANCE OF 60.00 FEET; THENCE S89°22'44"E A DISTANCE OF 15.82 FEET; THENCE N37°29'06?E A DISTANCE OF 85.84 FEET; THENCE N10°44'46"E A DISTANCE OF 65.02 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE S00°37'16"W, ALONG SAID WEST RIGHTOF WAY LINE, A DISTANCE OF 314.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 10,438.37 SQUARE FEET OR 0.240 ACRES MORE OR LESS.

LESS AND EXPECT:

A TRACT OF LAND COMPRISING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVEN, NORTH, RANGE TEN, WEST OF THE 6TH P.M.. ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING 60.0 FEET NORTH OF THE SOUTH-EAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET, THENCE RUNNING NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING AND CONTAINING 1 19 ACRES MORE OR LESS, WHICH INCLUDES 0.95 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS A PUBLIC HIGHWAY, THE REMAINING 0.24 ACRES, MORE OR LESS, BEING THE ADDITIONAL ACREAGE HEREBY SECURED.

BTEN

SURVEYING

CONSULTING PLANNING MAPPING

(712) 258-6844 3TENIS.COM

ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Douglas J. Mordhorst
DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:

TOWER SURVEY

SITE ADDRESS:

1090 S. ADAMS CENTRAL AVENUE HASTINGS, NE 68901 ADAM COUNTY

TOWER CENTER:

DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAV88)
1948.4'

CLIENT:

THE TOWERS, LLC

CALL 811 BEFORE YOU DIG

SAFE DIGGING PARTNER

SURVEY DATE: 6/10/26

PROJECT: SC26-0081

DRAWN BY: JIL

PAPER: 11" x 17"

SHEET 2 OF 4

PLOT DATE: 6/29/26

SCALE: NONE

SCHEDULE B SECTION 2 EXCEPTIONS

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE B SECTION 2

1. ANY DEFECT, LIEN, ENCUMBERANCE, ADVERSE CLAIM, OR OTEHR MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET. **(NOT A SURVEY ITEM)**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY ITEM)**
3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY ITEM)**
4. ANY ENCUMBERANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE, BOUNDARY LINES OVERLAP, OR ENCROACHMENT THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND. **(NOT A SURVEY ITEM)**
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY ITEM)**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS OF THE PUBLIC RECORDS. **(NOT A SURVEY ITEM)**

SPECIAL EXCEPTIONS:

1. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY **(NOT A SURVEY ITEM)**
2. PUBLIC UTILITIES EASEMENT BETWEEN SCHOOL DISTRICT NO. 9, ADAMS COUNTY, NEBRASKA ; AND THE CITY OF HASTINGS, NEBRASKA, UTILITES DEPARTMENT A MUNICIPAL CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, DATED FEBRUARY 25, 2020 AND RECORDED FEBRUARY 25, 2020 IN (INSTRUMENT) 20200673, IN ADAMS COUNTY, NEBRASKA. **(AS SHOWN)**

NOTES

1. AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE ABOVE GROUND ENCROACHMENTS LOCATED ON THE LEASE OR EASEMENT AREAS OTHER THAN SHOWN ON THIS MAP.
2. THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN THE PARENT PARCEL LEGAL DESCRIPTION SUPPLIED FROM TITLE COMMITMENT NUMBER VTB-233871-C.
3. THE ACCESS AND UTILITY EASEMENT CREATED IN THIS SURVEY TERMINATE AT A CONFIRMED PUBLIC RIGHT-OF-WAY LINE UNLESS STATED.
4. THE ADAMS COUNTY PARCEL ID FOR THIS PROPERTY IS 010016019.
5. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. MISSING PROPERTY CORNERS WERE NOT SET.

LEGAL DESCRIPTION: LEASE SPACE

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET TO THE **POINT OF BEGINNING**;
THENCE S45°31'28"W, A DISTANCE OF 60.00 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 60.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,600 SQUARE FEET OR 0.083 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

30.00' ACCESS & UTILITY EASEMENT

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL AVENUE AND THE **POINT OF BEGINNING**;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 30.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 63.08 FEET;
THENCE S32°46'10"E, A DISTANCE OF 91.04 FEET;
THENCE N90°00'00"E, A DISTANCE OF 102.29 FEET;
THENCE S45°00'00"E, A DISTANCE OF 55.62 FEET;
THENCE S00°00'00"W, A DISTANCE OF 132.76 FEET;
THENCE S45°00'00"E, A DISTANCE OF 46.72 FEET;
THENCE N90°00'00"E, A DISTANCE OF 360.67 FEET TO THE SAID WEST RIGHT-OF-WAY LINE;
THENCE S00°24'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 25,967 SQUARE FEET OR 0.596 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

10.00' UTILITY EASEMENT #1

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 30.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 44.33 FEET TO THE **POINT OF BEGINNING**;
THENCE N43°09'56"E, A DISTANCE OF 97.28 FEET TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N88°53'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 607.39 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE S00°24'16"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;
THENCE S88°53'17"W, A DISTANCE OF 603.05 FEET;
THENCE S43°09'56"W, A DISTANCE OF 93.47 FEET;
THENCE N44°28'32"W, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7,006 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

10.00' UTILITY EASEMENT #2

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 94.12 FEET TO THE **POINT OF BEGINNING**;
THENCE S45°31'28"W, A DISTANCE OF 68.93 FEET;
THENCE S44°28'32"E, A DISTANCE OF 69.27 FEET;
THENCE N90°00'00"E, A DISTANCE OF 139.84 FEET;
THENCE S00°00'00"W, A DISTANCE OF 10.00 FEET;
THENCE S90°00'00"W, A DISTANCE OF 144.04 FEET;
THENCE N44°28'32"W, A DISTANCE OF 83.47 FEET;
THENCE N45°31'28"E, A DISTANCE OF 21.00 FEET;
THENCE CONTINUING N45°31'28"E, A DISTANCE OF 60.00 FEET;
THENCE S32°46'10"E, A DISTANCE OF 10.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,933 SQUARE FEET OR 0.067 ACRES, MORE OR LESS.

BTEN

SURVEYING

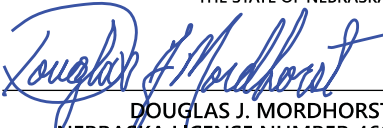
CONSULTING PLANNING MAPPING

(712) 258-6844 3TENIS.COM

ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



DOUGLAS J. MORDHORST

NEBRASKA LICENSE NUMBER 460

DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:

TOWER SURVEY

SITE ADDRESS:

1090 S. ADAMS CENTRAL AVENUE HASTINGS, NE 68901 ADAM COUNTY

TOWER CENTER:

DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:

THE TOWERS, LLC



SURVEY DATE: 6/10/26

PROJECT: SC26-0081

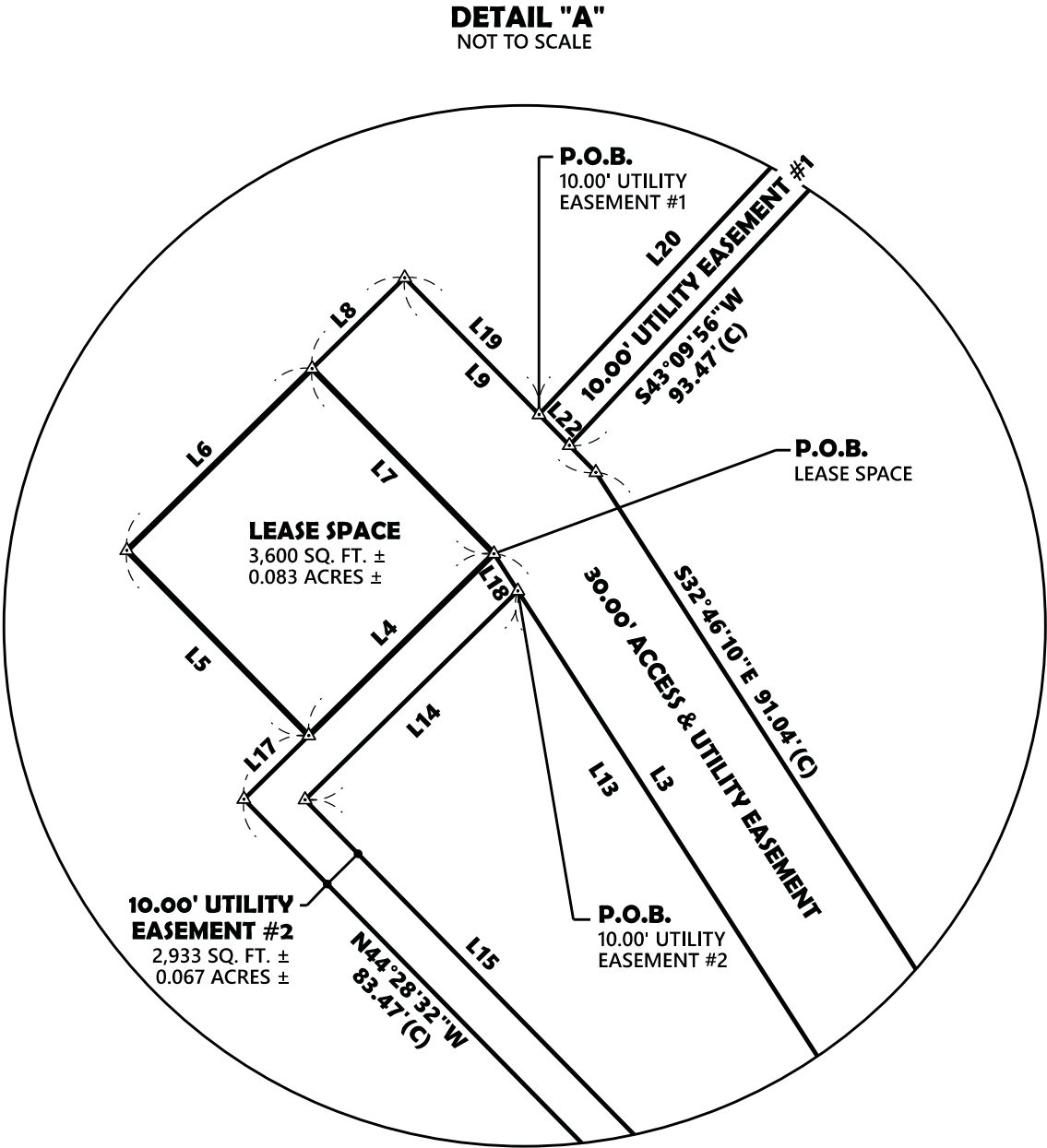
DRAWN BY: JIL

PAPER: 11" x 17"

SHEET 3 OF 4

PLOT DATE: 6/29/26

SCALE: NONE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Douglas J. Mordhorst
DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



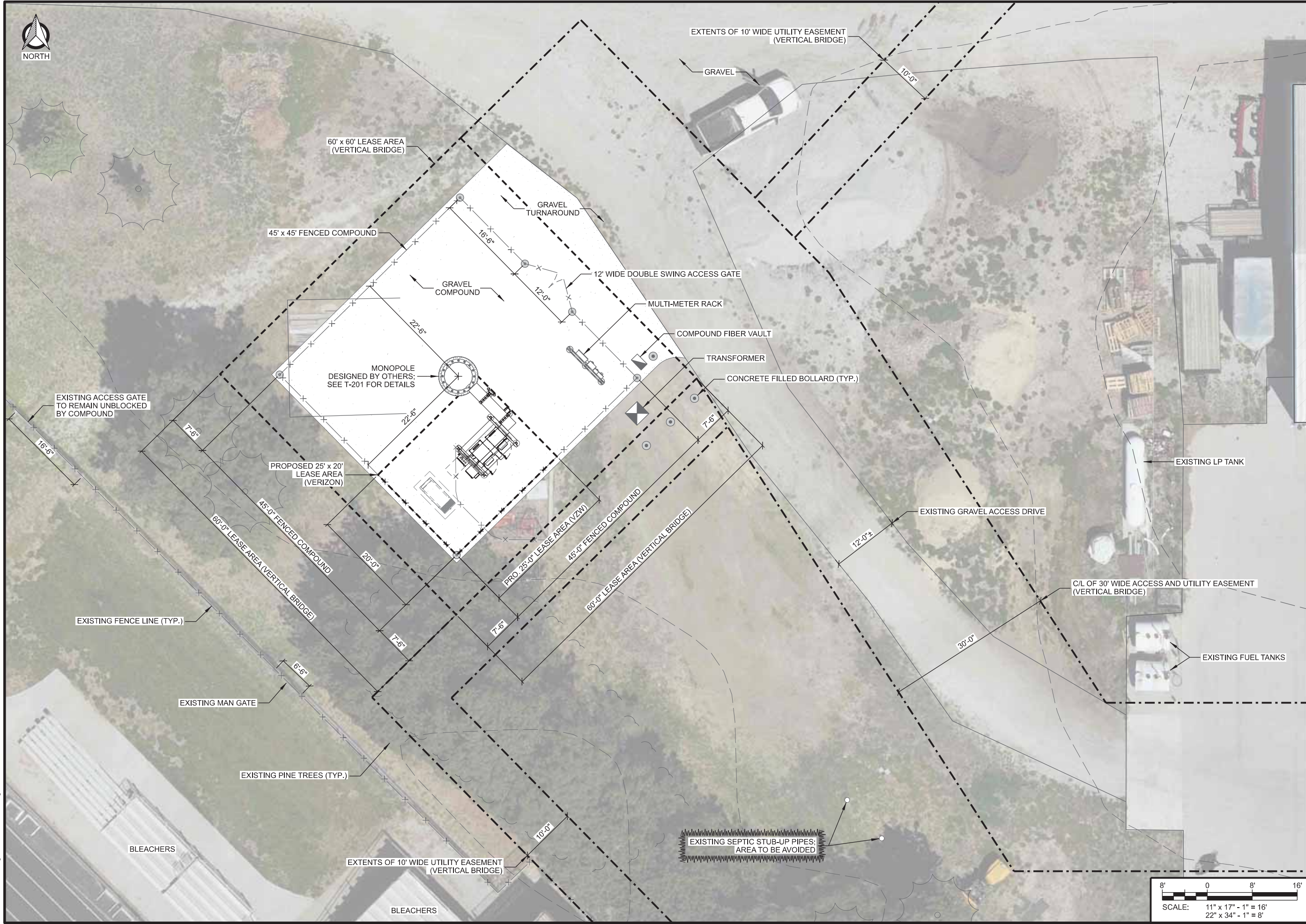
TYPE OF SURVEY:
TOWER SURVEY

SITE ADDRESS:
1090 S. ADAMS CENTRAL
AVENUE HASTINGS, NE
68901 ADAM COUNTY

TOWER CENTER:
DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:
THE TOWERS, LLC

 SURVEY DATE: 6/10/26
PROJECT: SC26-0081
DRAWN BY: JIL
PAPER: 11" x 17"
SHEET 4 OF 4
PLOT DATE: 6/29/26
SCALE: NONE



CONSULTANT:		
 Edge Consulting Engineers, Inc. 608.644.1449 VOICE www.edgeconsult.com		
TOWER OWNER:		
 verticalbridge THE TOWERS, LLC		
LESSEE:		
		
ENGINEER SEAL:		
- PRELIMINARY - NOT FOR CONSTRUCTION		
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.		
COMPOUND PLAN INGLESIDE (VB #: VB-NE-5313) NE09 INGLESIDE (VzW #: 2541188) HASTINGS, NEBRASKA		
SUBMITTAL:		
NT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY:	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	C-101	

GRAVEL
COMPOUND

NOTE:

TOWER OWNER CONTRACTOR TO INSTALL VERIZON's
CONCRETE EQUIPMENT PAD, GENERATOR PAD, CANOPY
SUPPORT POSTS & FOUNDATION, UTILITY CONDUITS,
GROUND RING, AND GROUND LEADS

PROPOSED UTILITY CONDUITS FROM VERIZON ILC
CABINET AND CHARLES CUBE TO EQUIPMENT CABINETS
TO BE INSTALLED BY VERIZON CONTRACTOR

— MONOPOLE
DESIGNED BY OTHERS;
SEE T-201 FOR DETAILS

PROPOSED 10' ± ICE BRIDGE;
SEE C-501 FOR DETAILS

PROPOSED VERIZON GPS ANTENNA
— SECURED TO ICE BRIDGE POST (TYP. OF 2);
SEE C-501 FOR DETAILS

(1) PROPOSED VERIZON RAYCAP SPD
— SECURED TO ICE BRIDGE POST;
SEE T-002 FOR DETAILS

PROPOSED VERIZON OVERHEAD EQUIPMENT CANOPY TO BE INSTALLED BY VERIZON CONTRACTOR;
SEE A-201 FOR DETAILS

PROPOSED VERIZON INTEGRATED LOAD CENTER (ILC);
SEE E-505 FOR DETAILS

FUTURE VERIZON
GENERATOR
& 4' x 8'
CONCRETE PAD

PROPOSED VERIZON CHARLES CUBE FIBER JUNCTION BOX;
SEE E-505 FOR DETAILS

PROPOSED 25' x 20'
LEASE AREA
(VERIZON)

EXISTING
PINE TREES

60' x 60' LEASE AREA
(VERTICAL BRIDGE)

7'-6"

PROPOSED 25'-0" LEASE AREA (VERIZON)

2' 0 2' 4'

SCALE: $11'' \times 17'' - 1'' = 4'$
 $22'' \times 34'' - 1'' = 2'$

CONSULTANT:



608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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

ENLARGED COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)

**INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA**

SUBMITTAL:

[illegible]

CHECKED
BY

PCM

EDGE
SITE ID

S18370

EDGE
PROJ. #

47261

SET
TYPE

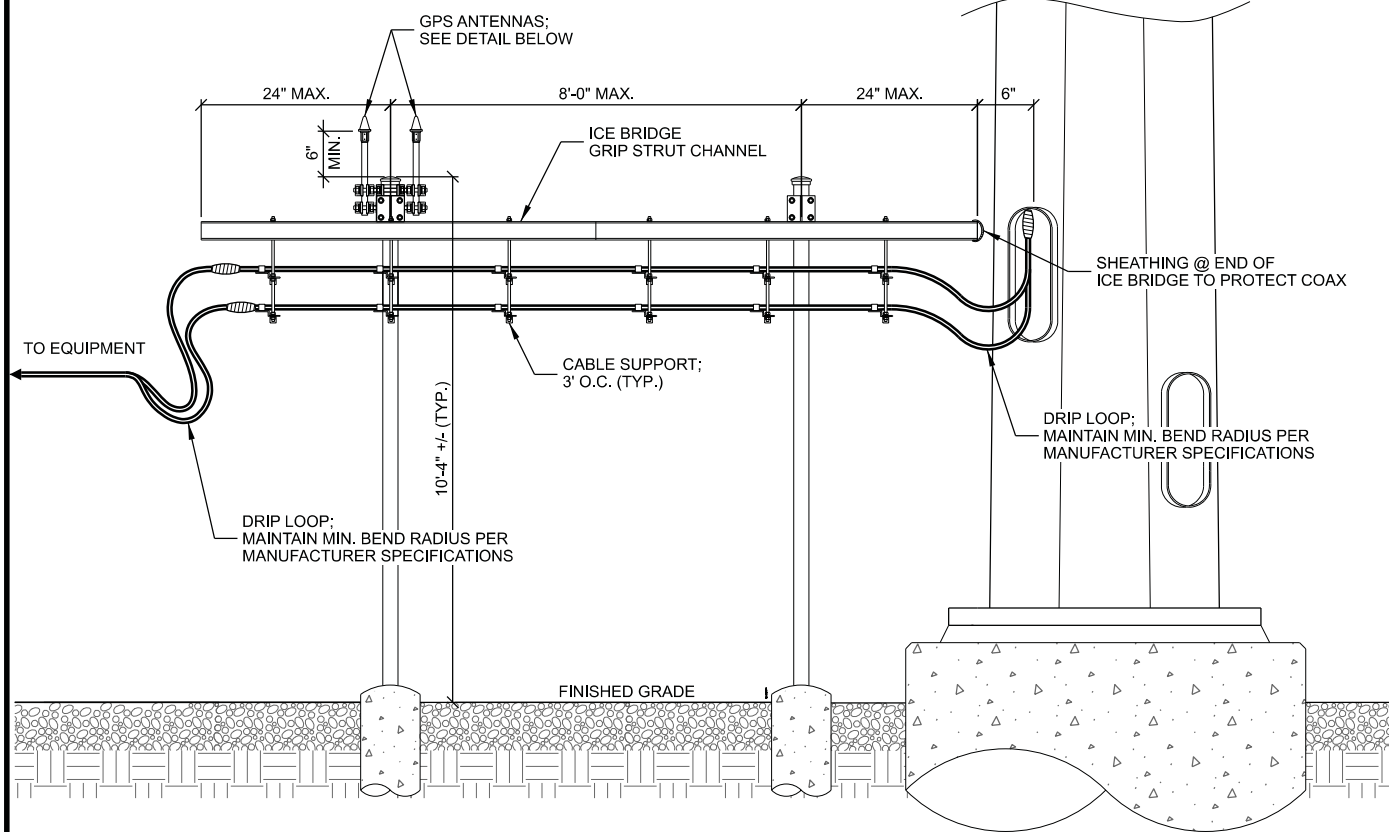
DRAFT

SHEET
NUMBER

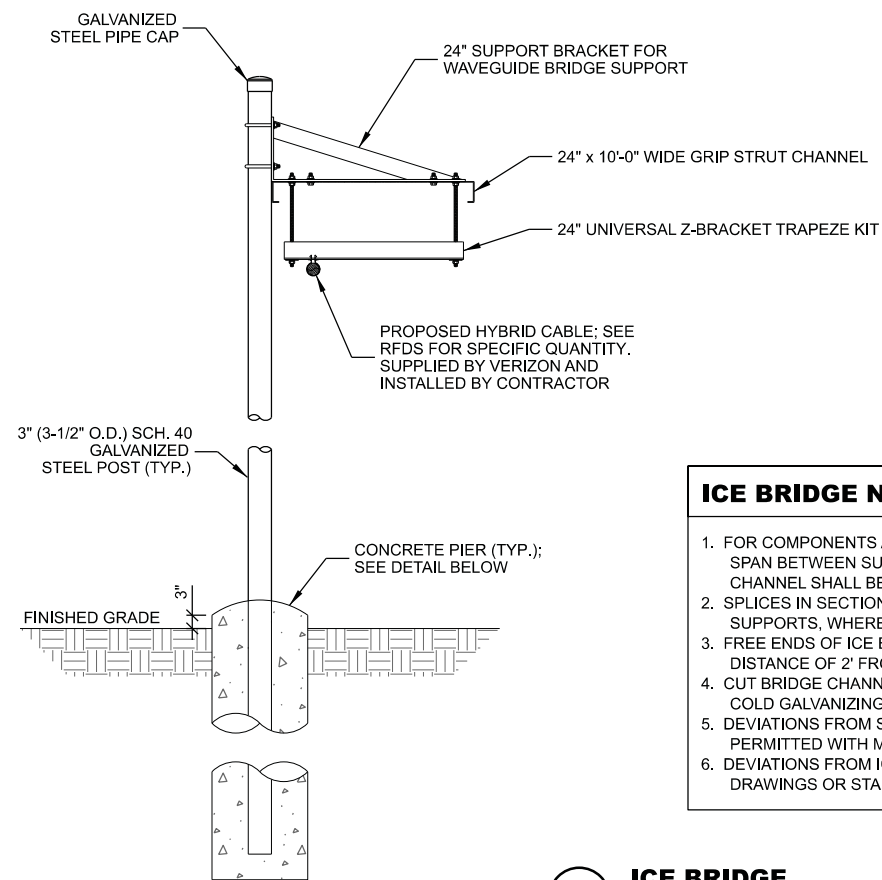
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© EDGE CONSULTING ENGINEERS, INC.



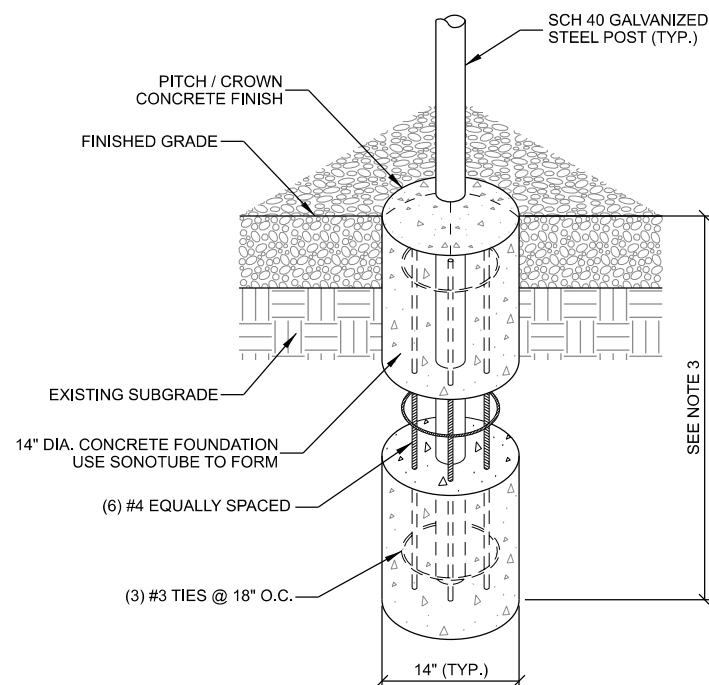
A ICE BRIDGE INSTALLATION



ICE BRIDGE NOTES : (THIS SHEET)

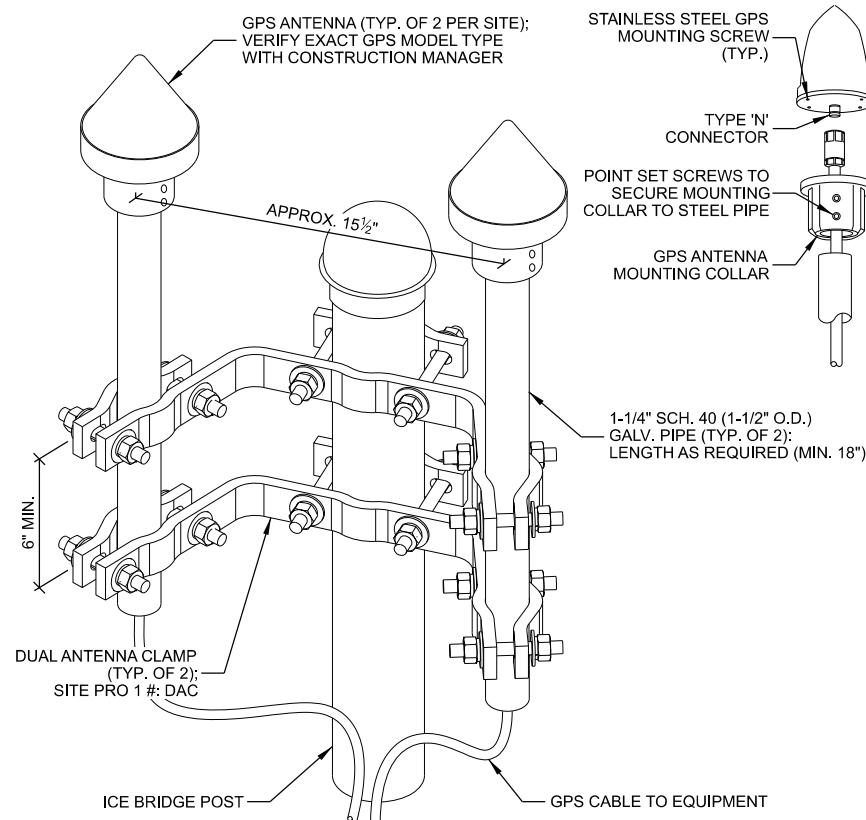
1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

B ICE BRIDGE



ICE BRIDGE POST PIER FOUNDATION

- | | |
|--------|--|
| NOTES: | |
| 1. | MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS. |
| 2. | CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS. |
| 3. | FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM. |



GPS ANTENNA MOUNTING

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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

ICE BRIDGE AND GPS DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED	DATE
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2	BCM
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EDGE

040070

EDGE

47261

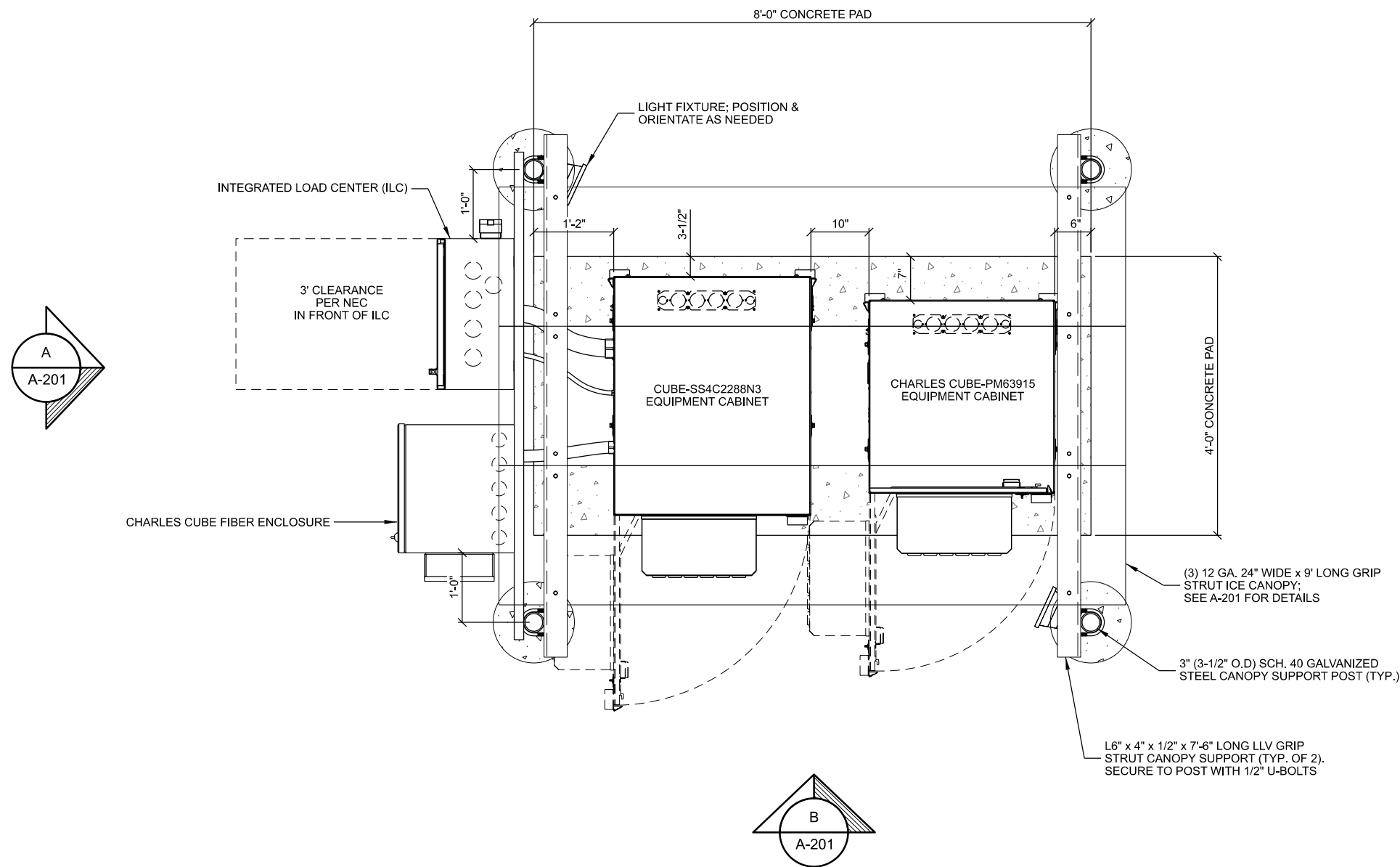
SET

DRAFT

TABLE 1. *Continued*

C-501

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A EQUIPMENT PAD LAYOUT
SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc
608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

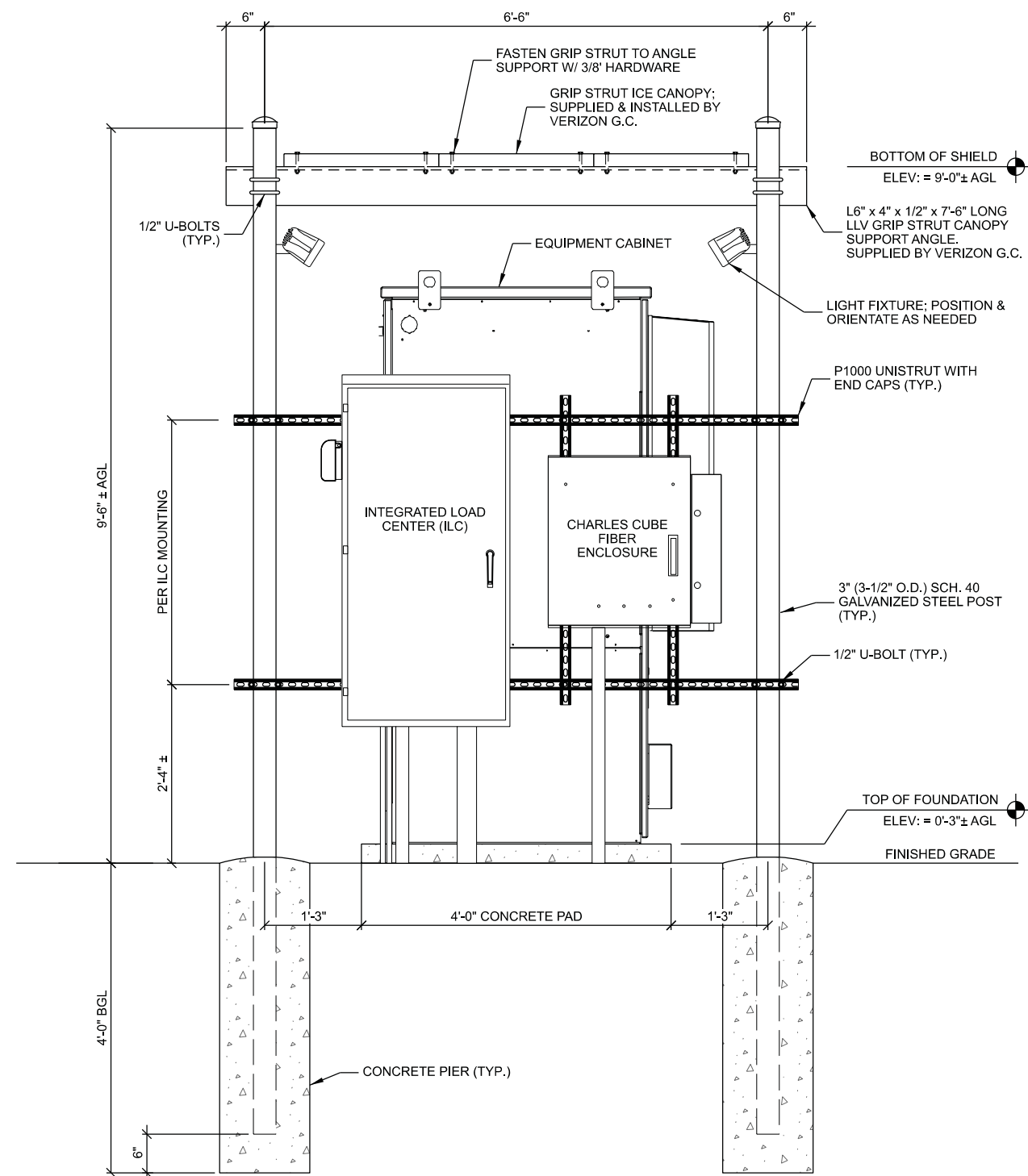
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EQUIPMENT PAD LAYOUT
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

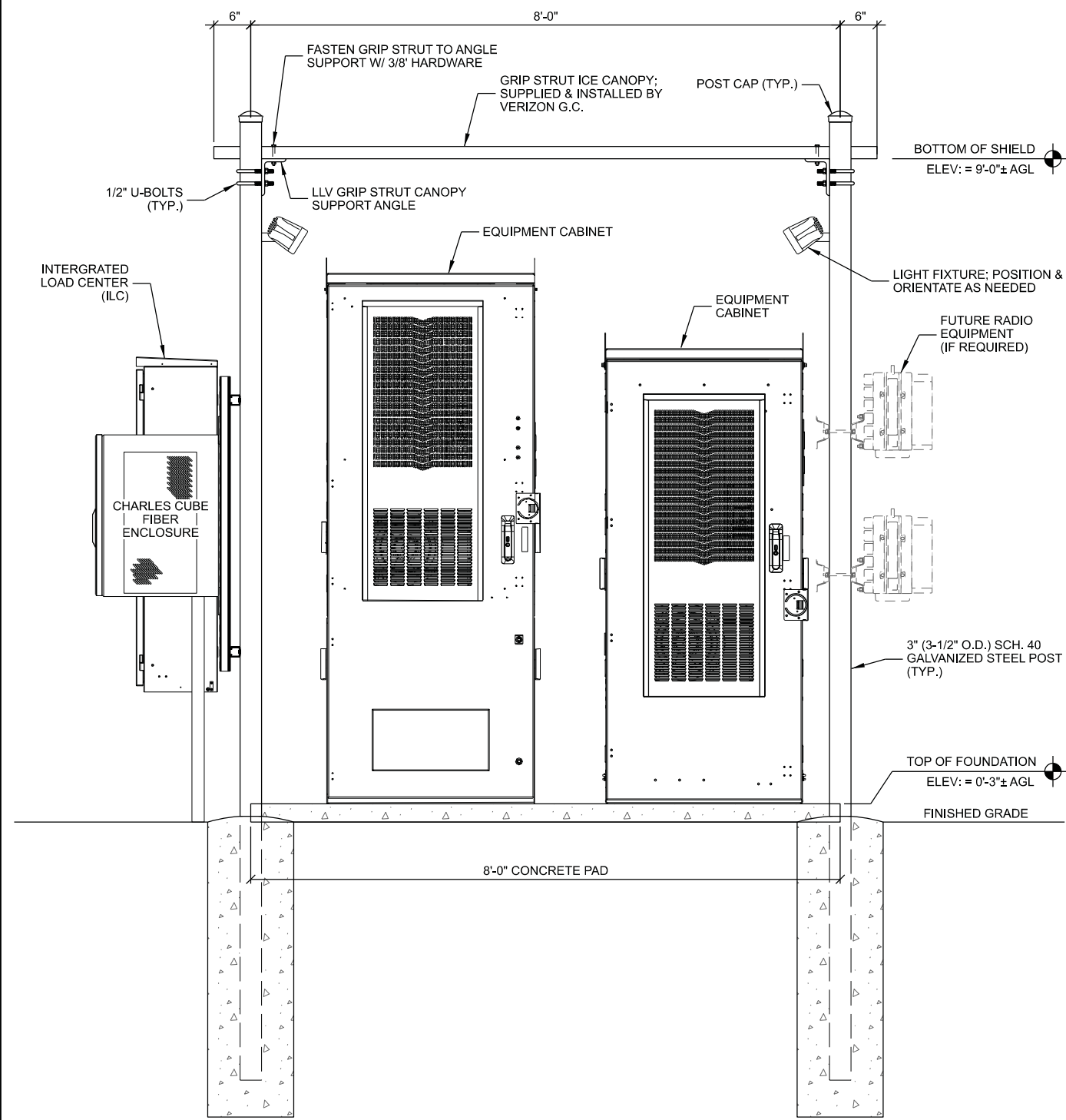
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	A-101



- | | |
|--------|---|
| NOTES: | |
| 1. | CONDUITS AND CABLING NOT SHOWN FOR CLARITY. |
| 2. | ELEVATIONS PROVIDED FOR CONVENIENCE ONLY. |
| 3. | SECURE CABINET(S) TO CONCRETE PAD PER
MANUFACTURERS SPECIFICATIONS |

A EQUIPMENT PAD SIDE ELEVATION



- | | |
|--------|---|
| NOTES: | |
| 1. | CONDUITS AND CABLING NOT SHOWN FOR CLARITY. |
| 2. | ELEVATIONS PROVIDED FOR CONVENIENCE ONLY. |
| 3. | SECURE CABINET(S) TO CONCRETE PAD PER
MANUFACTURERS SPECIFICATIONS |

B EQUIPMENT PAD FRONT ELEVATION



MX08FHG865-BHG

NWAV™ X-Pol 8-Port Antenna

X-Pol 8-Port 8 ft, 65° Form In Tighter High Gain (FHG) with Smart Bias Ts, 698-4200 MHz:

4 ports 698-894 MHz and 4 ports 3400-4200 MHz

- High efficiency macro panel antenna with optimized 4T4R MIMO performance for low and high band with industry-leading high gain for extended coverage
- Enhanced pattern performance with superior cross-pol performance and front-to-back ratio
- Fully integrated (iRETs) with independent RET control for low band and high band
- Optimized CBRS radiation patterns for improved RSRP and maximum EIRP
- Excellent passive intermodulation (PIM) performance reduces harmful interference.
- Suitable for 4G and 5G interface technologies
- Integrated Smart Bias-Ts reduce leasing costs
- Optimized form factor for reduced wind loading



NWAV

Electrical specification (minimum/maximum)	Ports 1, 2, 3, 4	
Frequency bands, MHz	698-806	806-894
Polarization	± 45°	
Maximum gain over all tilts, dBi	17.0	17.3
Average gain over all tilts, dBi	16.7 ± 0.3	17.0 ± 0.3
Horizontal beamwidth (HBW), degrees ¹	67	64
Front-to-back ratio, co-polar power @180°± 30°, dB	>28.0	>28.0
SPR (Sector Power Ratio), %	5	4.5
X-Pol discrimination (CPR) at boresight, dB	>20.0	>20.0
Vertical beamwidth (VBW), degrees ¹	9	8
Electrical downtilt (EDT) range, degrees	0-10	
First upper side lobe (USLS) suppression, dB ¹	≤-18.0	≤-16.0
Cross-polar isolation, port-to-port, dB ¹	25	25
Max VSWR / return loss, dB	1.5:1 / -14.0	
Max passive intermodulation (PIM), 2x20W carrier, dBc	-153	
Max input power per any port, watts	300	
Total composite power all ports, watts	1500	

¹ Typical value over frequency and tilt

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Page1

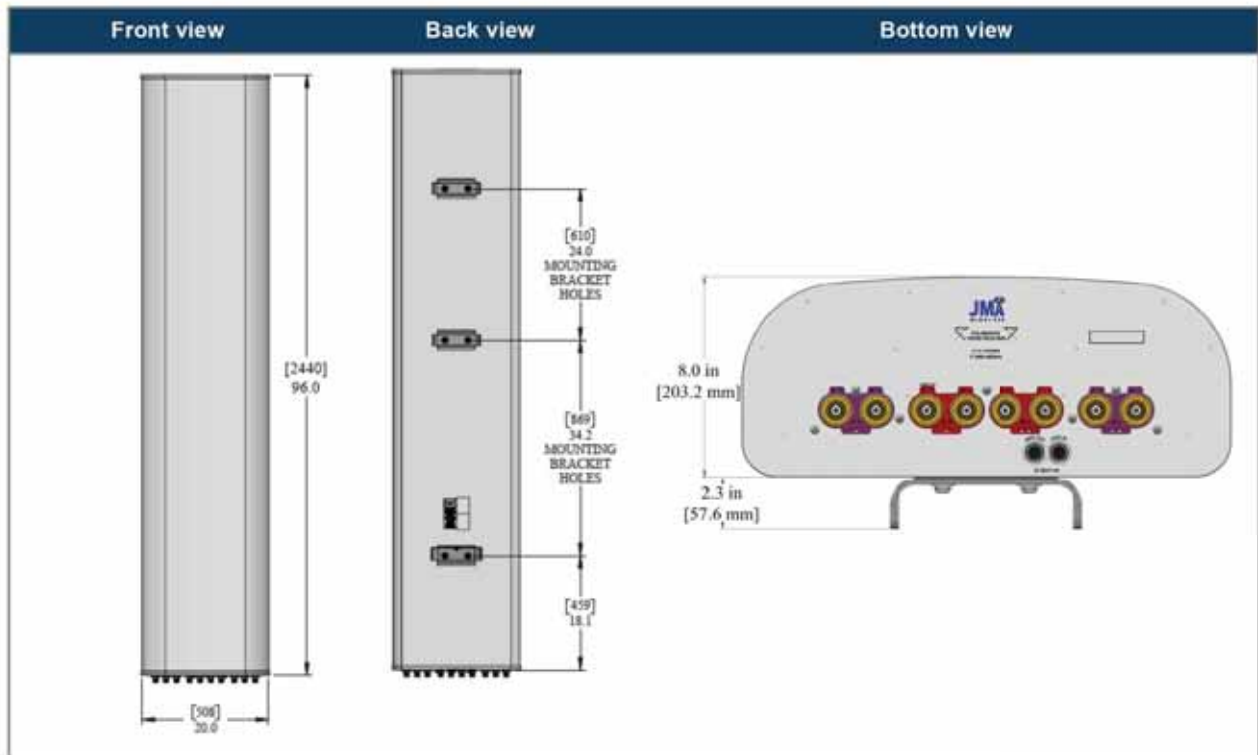
A ANTENNA SPECIFICATIONS



MX08FHG865-BHG

NWAV™ X-Pol 8-Port Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	96/ 20/ 8(2440/ 510/ 203)
Shipping dimensions length/width/height, inches (mm)	100.6/ 23.8/ 14.5(2555/ 605/ 368)
No. of RF input ports, connector type, and location	8 x 4.3-10 female, bottom
RF connector torque	96 lbf-in (10.85 N·m or 8 lbf-ft)
Net antenna weight, lb (kg)	63 (28.6)
Shipping weight, lb (kg)	120 (54.4)
Antenna mounting and downtilt kit included with antenna	91900318, 91900319 (middle bracket)
Net weight of the mounting and downtilt kit, lb (kg)	26 (11.82)
Range of mechanical up/down tilt	-2° to 12°
Rated wind survival speed, mph (km/h)	150 (241)
Frontal and lateral wind loading @ 150 km/h, lbf (N)	172.3 (766.4), 79.8 (355.0)
EPA frontal, ft ² , (m ²)	7.7 (0.72)



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Page 3

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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ANTENNA SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-001



ERICSSON RADIO 4490

PLAN VIEW



PLAN VIEW



THIS SPACE INTENTIONALLY LEFT BLANK

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

EQUIPMENT SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (V2W #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY:	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	T-002	

MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET
INCLUDED WITH RAYCAP SPD.

RAYCAP SURGE PROTECTOR DEVICE (SPD)

METAL MOUNTING FRAME

MOUNTING OPTION 1;
MOUNT BRACKET TO 2" TO 4" DIA. PIPE (HARDWARE INCLUDED)

MOUNTING OPTION 2;
SECURE TO UNISTRUT (NOT INCLUDED)

MOUNTING OPTION 3;
USE 1" STAINLESS STEEL BANDS (NOT INCLUDED) THROUGH SLOTS ON BRACKET

A

RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 109 2064/1 (SWIVEL ANGLE)
SXK 109 2065/1 (SWIVEL ANGLE AND TILT ANGLE)
WEIGHT: 9.7 LBS. (SWIVEL ANGLE)
13.0 LBS. (SWIVEL ANGLE AND TILT ANGLE)

POLE	CICULAR	SQUARE	90° ANGLE
MIN. OUTER DIMENSION	3" DIA.	2" x 2"	2" x 2"
MAX. OUTER DIMENSION	4.5" DIA.	3.15" x 3.15"	3.15" x 3.15"

POLE MOUNT (CIRCULAR)

WALL MOUNT

POLE MOUNT (SQUARE)

POLE MOUNT (90° ANGLE)

20° ~ 0°

20° ~ 0°

30°

0°

30°

B

ERICSSON SWIVEL MOUNT KIT

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.

3.15"

1.18"

4.33"

5.12"

PLATE MOUNTING PATTERN

DUAL RADIO ATTACHMENT

ISOMETRIC VIEW

C

DUAL ERS BRACKET

MANUFACTURER: SITE PRO 1
MODEL: RMQP-496-HK

XLD LOW-PROFILE PLATFORM FOR (12) ANTENNAS PLUS RRU's

COMPLETE KIT INCLUDES (2) RING MOUNTS, (3) SUPPORT ARMS, HANDRAIL KIT, GRATING, ANTENNA MOUNTING PIPES AND ALL HARDWARE

FITS 12" DIA. TO 38" DIA. MONOPOLES

CROSSOVER PLATE KIT (TYP.)

PLATFORM HANDRAIL (TYP.)

12" XLD MONOPOLE ANTENNA PLATFORM

2" SCH. 40 (2-3/8" O.D.) x 96" LONG MAST PIPE (TYP. OF 12)

D

MONOPOLE ANTENNA PLATFORM

NOTE:
1. CONTRACTOR TO VERIFY POLE DIAMETER AND SUITABILITY OF PROPOSED MOUNT FOR SITUATION. IF AN ALTERNATIVE SOLUTION IS PROPOSED, NOTIFY ENGINEER AND OWNER PRIOR TO PROCEEDING.

MANUFACTURER: SITE PRO 1
MODEL: BBPM-K1

CONNECTS 2-3/8" O.D. PIPE TO A 3-1/2" TO 4-1/2" STAND OFF ARM WITH THE USE OF A CROSSOVER PLATE

ALL HARDWARE INCLUDED
MAST PIPES ORDERED SEPARATELY

SECOND MOUNTING PIPE TO BE INSTALLED ONLY WHEN REQUIRED

2" SCH. 40 (2-3/8" O.D.) GALVANIZED PIPE (TYP.) ORDERED SEPARATELY

1/2" GALVANIZED THREADED ROD (TYP.); V.I.F. REQUIRED LENGTH

1/2" GALVANIZED U-BOLT (TYP.)

STAND OFF ARM

CROSSOVER PLATE (TYP. OF 2)

E

CROSSOVER PLATE

CONSULTANT:

Edge

Consulting Engineers, Inc

608.644.1449 VOICE

www.edgeconsult.com

TOWER OWNER:

verticalbridge

THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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MOUNTING SPECIFICATIONS

INGLESIDE (VB #: VB-NE-5313)

NE09 INGLSIDE (VzW #: 2541188)

HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:

PCM

EDGE SITE ID

S18370

EDGE PROJ. #

47261

SET TYPE

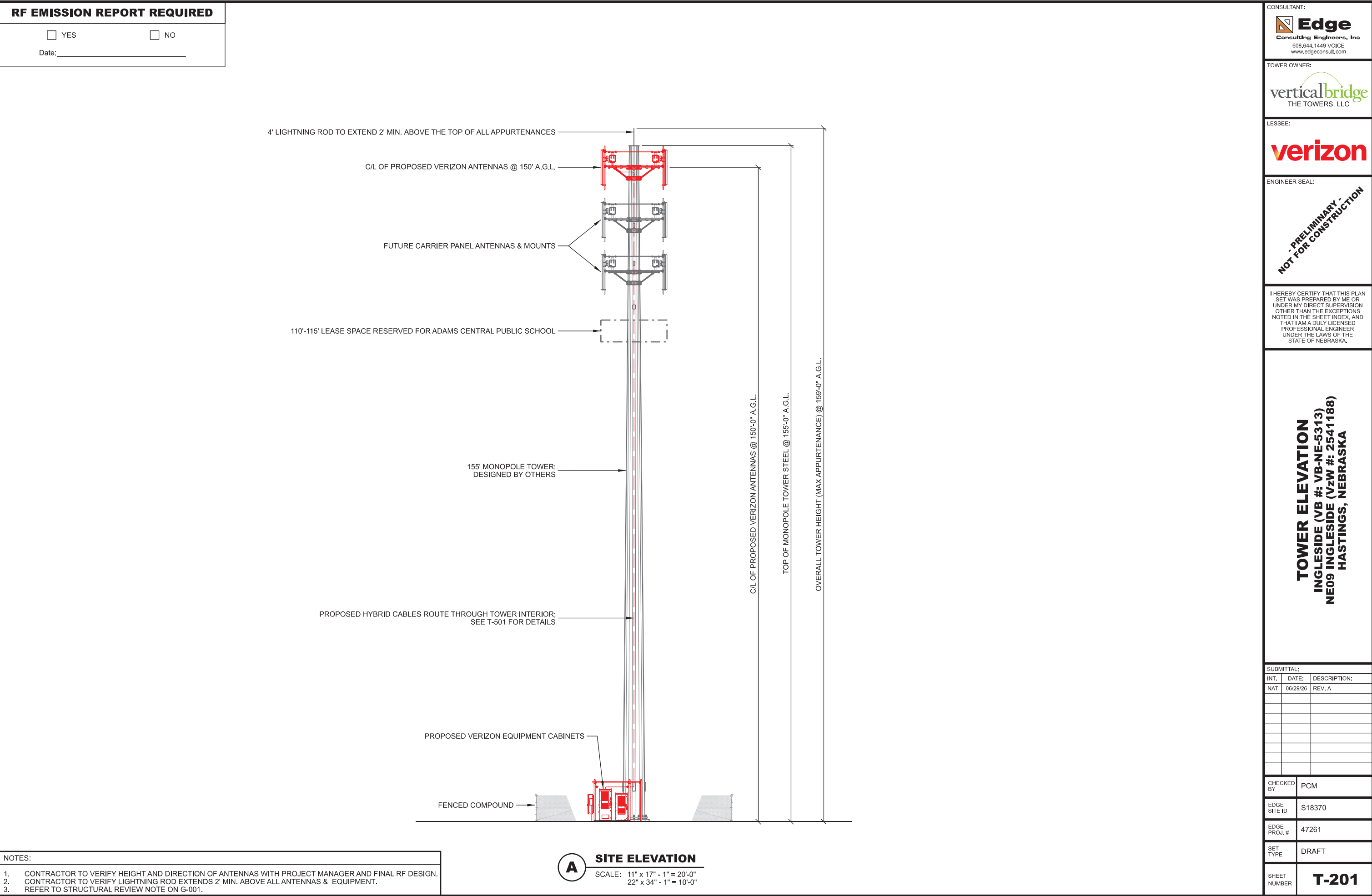
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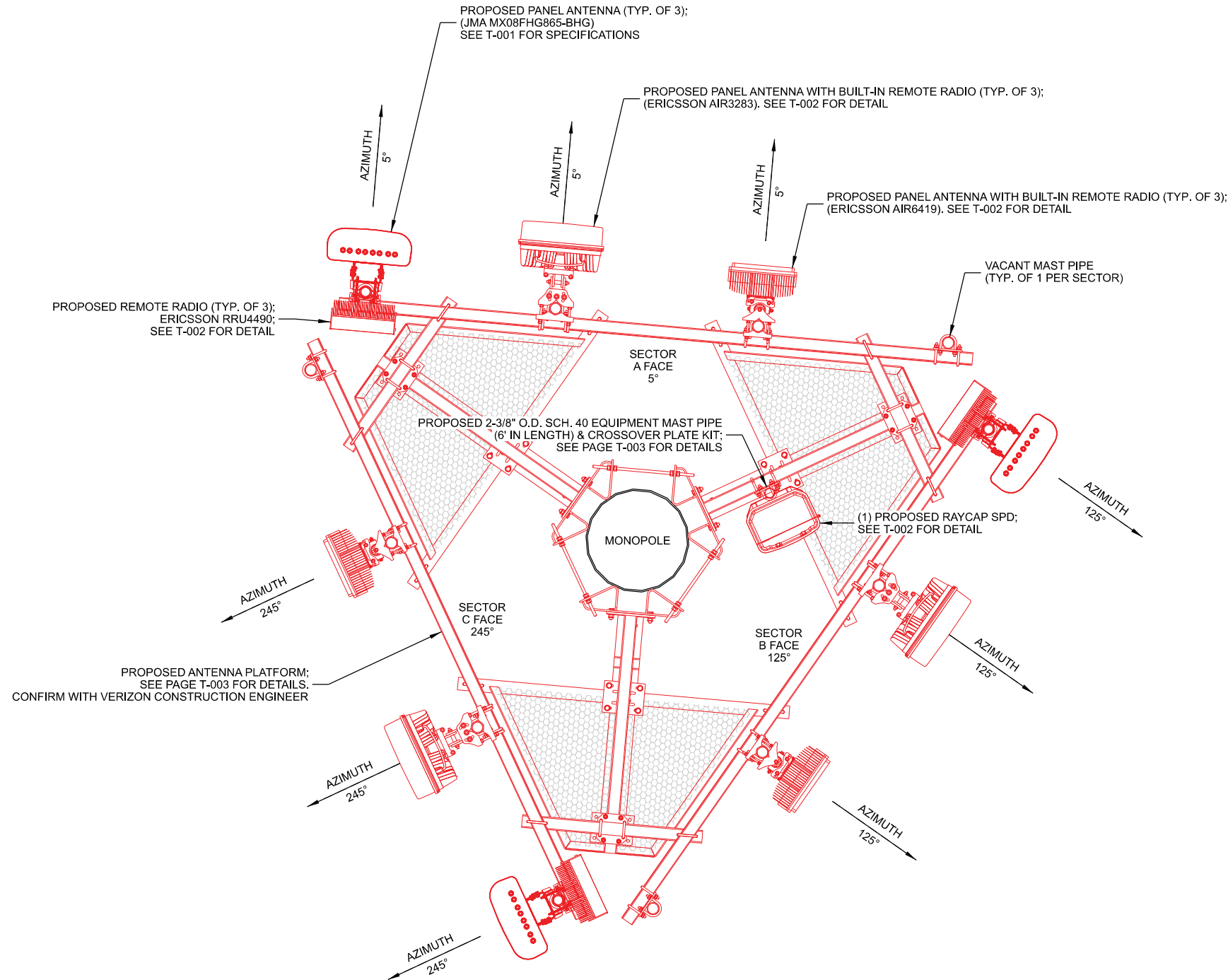
SHEET NUMBER

T-003

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NOTES:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. SEE MOUNT ANALYSIS FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

A ANTENNA AND EQUIPMENT LAYOUT
SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

NOTE:

1. CONTRACTOR SHALL RECORD ALL DIMENSIONS AND MEMBER SIZES REQUESTED IN THE MOUNT GEOMETRY VERIFICATION REQUIREMENTS SECTION OF THE MOUNT ANALYSIS REPORT. CONTRACT EOR IF THESE DOCUMENTS ARE NOT AVAILABLE TO THE GENERAL CONTRACTOR.
2. CONTRACTOR SHALL INSPECT CLIMBING FACILITIES AND SAFETY CLIMB, IF PRESENT, AND ENSURE THEY ARE IN GOOD CONDITION. CONTRACTOR SHALL INSTALL SAFETY CLIMB WIRE ROPE GUIDES IN LOCATIONS WHERE WIRE ROPE IS RUBBING AGAINST THE MOUNT OR MOUNT-TO-TOWER CONNECTION STEEL. WIRE BRUSH CLEAN ANY OBSERVED CORROSION AND PROTECT WITH TWO (2) COATS OF COLD GALVANIZATION (ZINGA OR ZINC KOTE). CONTRACTOR SHALL PROVIDE PHOTOS OF WIRE ROPE GUIDE INSTALLATION AS PART OF PMI DOCUMENTS. CONTRACT EOR IF ADDITIONAL GUIDANCE IS REQUIRED.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL RRU AND ANTENNA MOUNTING HARDWARE AS REQUIRED.
4. CONTRACTOR TO ENSURE MOUNT DOES NOT IMPEDE SAFETY CLIMB
5. VERIZON WIRELESS TO PROVIDE PROPOSED MOUNT. PROPOSED MOUNT TO MEET VERIZON MOUNT STANDARD NSTD-445. GC TO REQUEST MOUNT CLASSIFICATION DOCUMENTATION PRIOR TO CONSTRUCTION TO CONFIRM THE MOUNT MEETS NSTD-445. GC TO BRING ANY CONCERNS OR DISCREPANCIES TO THE ATTENTION OF THE CONSTRUCTION ENGINEER AND ENGINEER OF RECORD.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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ANTENNA CONFIGURATION
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-301

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FINAL ANTENNA SCHEDULE												
LOCATION			ANTENNA SUMMARY							NON ANTENNA SUMMARY		
SECTOR	RAD	AZ	POS	QTY.	ANTENNA	BAND	ELEC D-TILT	MECH D-TILT	STATUS	QTY.	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
A	150'	5°	A1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	5°	A2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	150'	5°	A3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	A4	-	-	-	-	-	-	-	-	-
B	150'	125°	B1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	125°	B2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	1	Raycap SPD RVZDC-9900-PF-48	INSTALL
	150'	125°	B3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	B4	-	-	-	-	-	-	-	-	-
C	150'	245°	C1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	245°	C2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	150'	245°	C3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	C4	-	-	-	-	-	-	-	-	-
ANTENNA TOTAL:				9	NON ANTENNA TOTAL:				4			

PROPOSED HARDWARE					
QTY	MANUFACTURER	MODEL	DESCRIPTION	LOCATION	STATUS
1	RAYCAP	RVZDC-9928-PF-48	DISTRIBUTION BOX	ON ICE BRIDGE POST	INSTALL
1	RAYCAP	RVZDC-9900-PF-48	DISTRIBUTION BOX	ON TOWER	INSTALL
1	RAYCAP	RTF-4575	FIBER MANAGEMENT TRAY	CABINETS	INSTALL
2	HUBER+SUHNER	HFT1206	HYBRID	TRUNK CABLE	INSTALL
5	COMMSCOPE	-	UP-CONVERTER MODULES	CABINETS	INSTALL
1	COMMSCOPE	-	DC-DC UP-CONVERTER	CABINETS	INSTALL

NOTE:

- RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.
- IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED LENGTH CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

A PROPOSED ANTENNA SUMMARY



MIDWEST > Upper Midwest > Great Plains > Greater Nebraska > NE09 INGLESIDE
Smith, Matthew - matthew.smith5@verizonwireless.com - 20260211_110923

HYBRID CABLE LENGTH	
QUANTITY	2
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	25 FT
LENGTH FROM T.O.C. TO TOWER TOP SURGE PROTECTOR C/L	150 FT
TOTAL LENGTH OF HYBRID CABLE(S)	175 FT
** HYBRID CABLE LENGTH NOT TO EXCEED 367'	

JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

CONSULTANT:

608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:

LESSEE:

ENGINEER SEAL:

NOT - PRELIMINARY -
NOT FOR CONSTRUCTION

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ANTENNA & EQUIPMENT SUMMARY
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

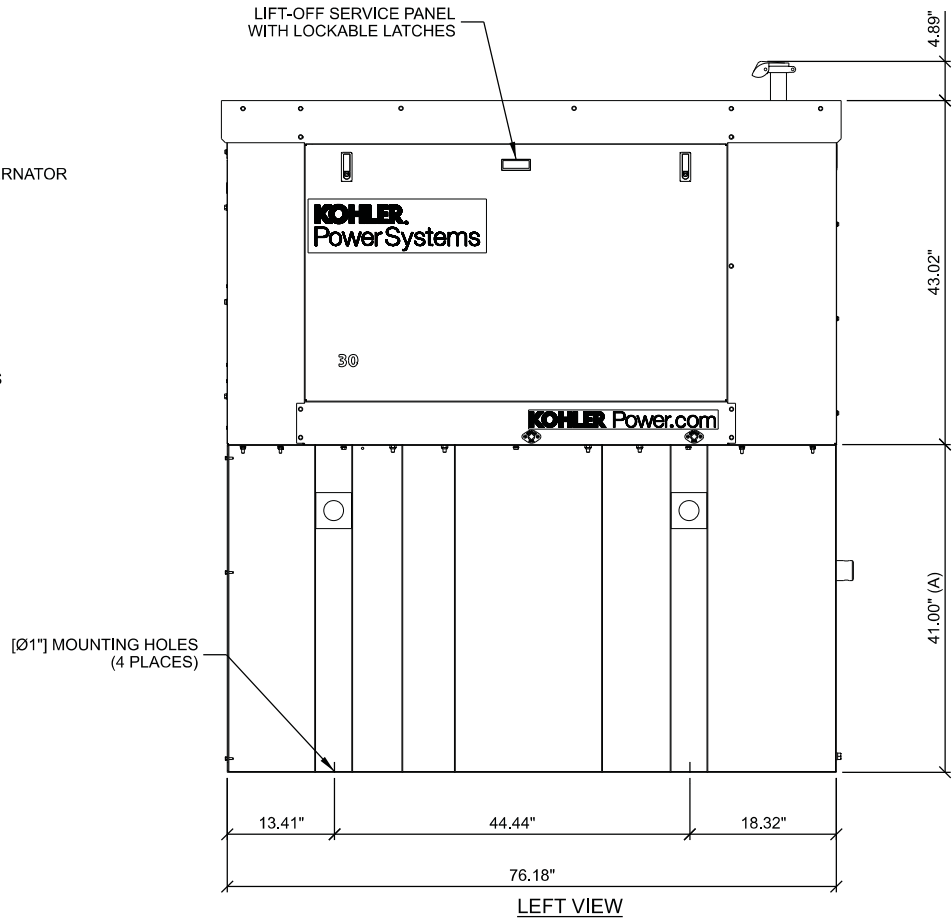
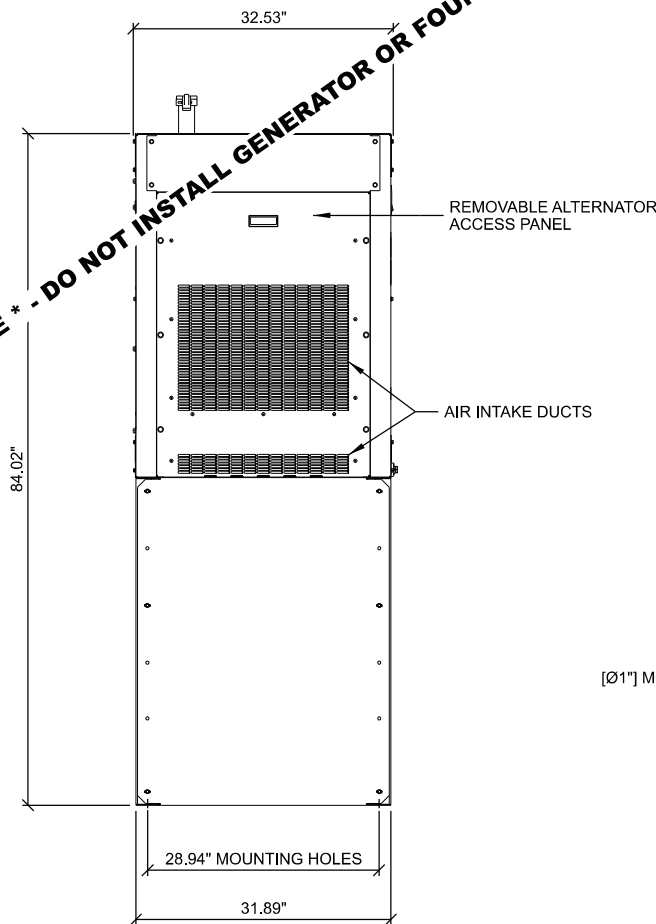
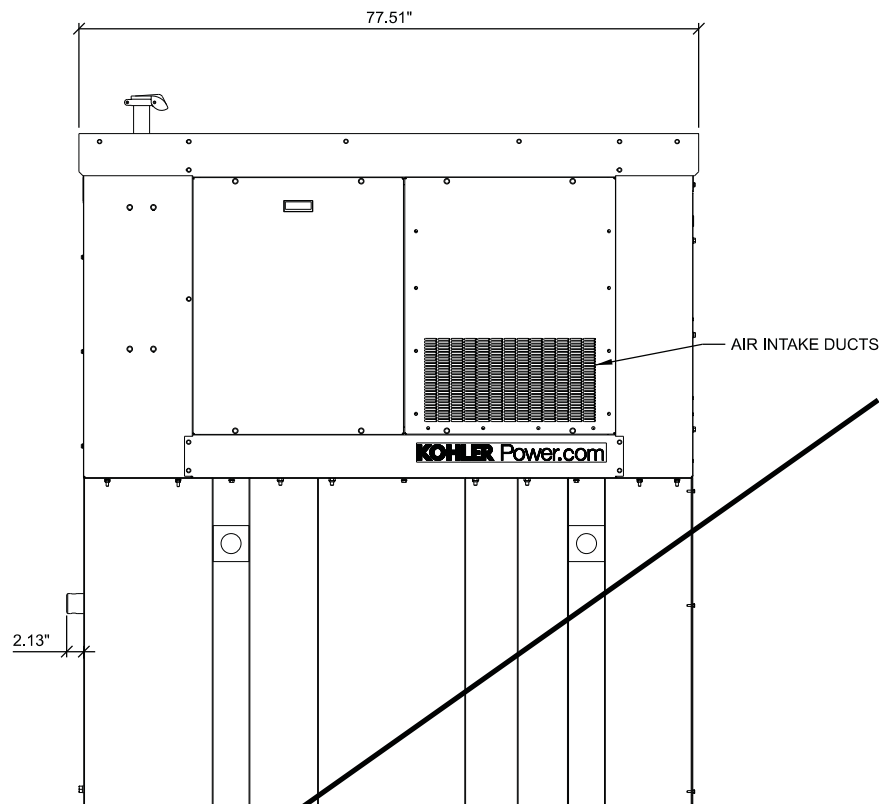
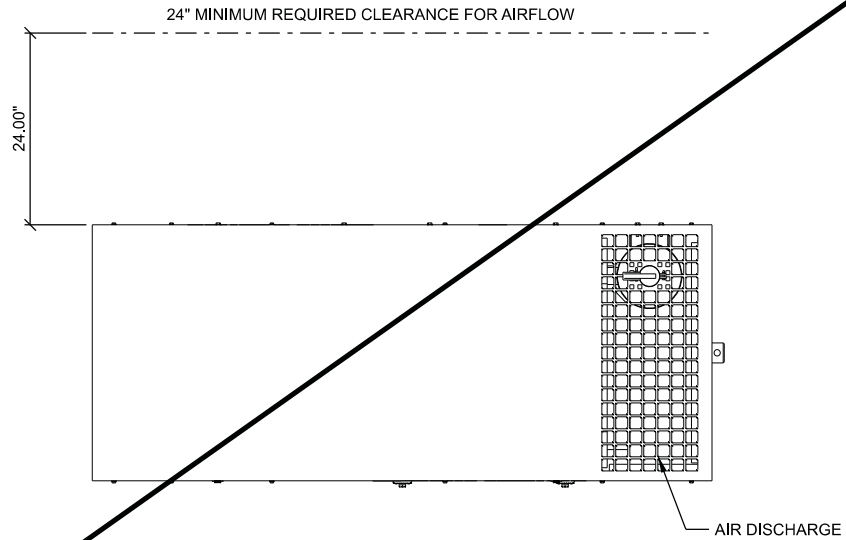
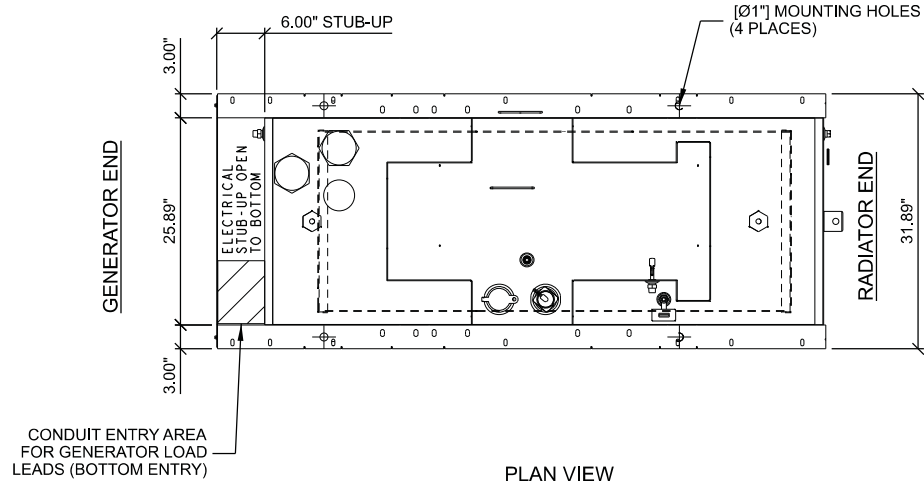
CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-501

GENERATOR SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

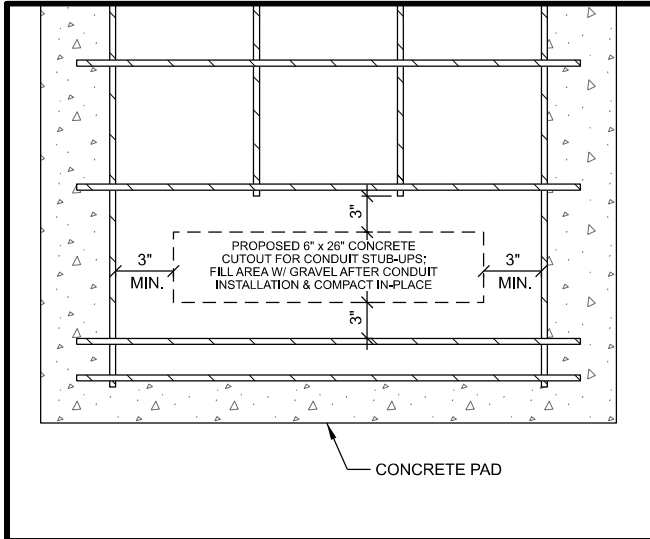
CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-001

- NOTES:
1. THE RIGHT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
 2. 6 AMP BATTERY CHARGER.
 3. 120VAC ENGINE BLOCK HEATER.
 4. GENERATOR MUST BE GROUNDED.
 5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
 6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
 7. MUST ALLOW FREE FLOW OF INTAKE AIR.
 8. EASE ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF GENERATOR ONLY.
 9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN RREAR TANK STUB-UP AREA.
 10. SEE TABLE FOR SUBBASE FUEL TANK CAPACITY.
 11. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
 12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 13. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.



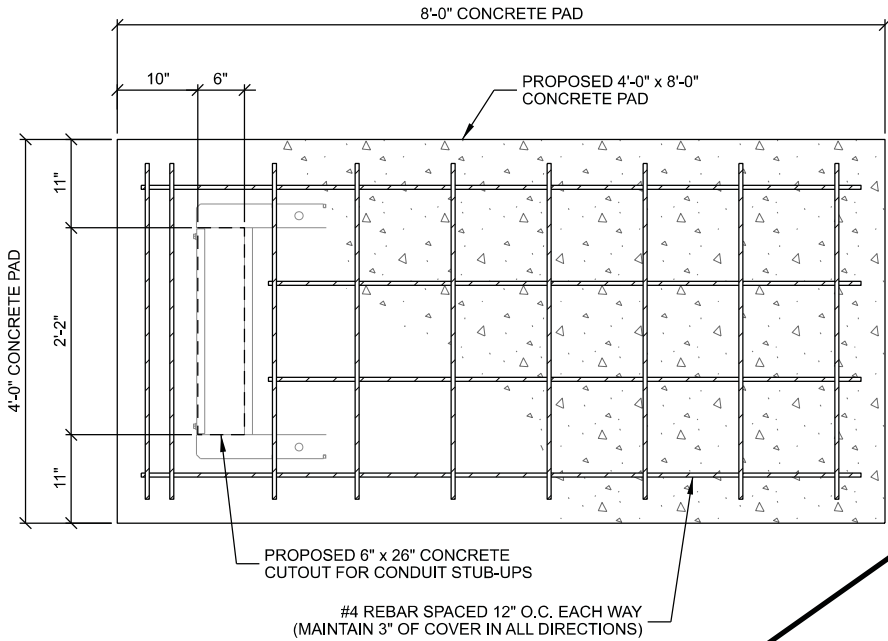
GENSET	TANK P/N	TANK HT (A) IN	DESCRIPTION	ASSY WEIGHT
30REOZK	GM97093-MA2	41.0"	SKID/TANK 203 GAL	2114 LBS
30REOZK	GM97093-MA1	32.0"	SKID/TANK 148 GAL	1969 LBS

A KOHLER 30REOZK DIESEL GENERATOR



STUB-UP REINFORCEMENT

NOTE:
VERIFY EXACT CONDUIT STUB-UP
LOCATIONS WITH GENSET PLANS



A KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	6'-2"	2

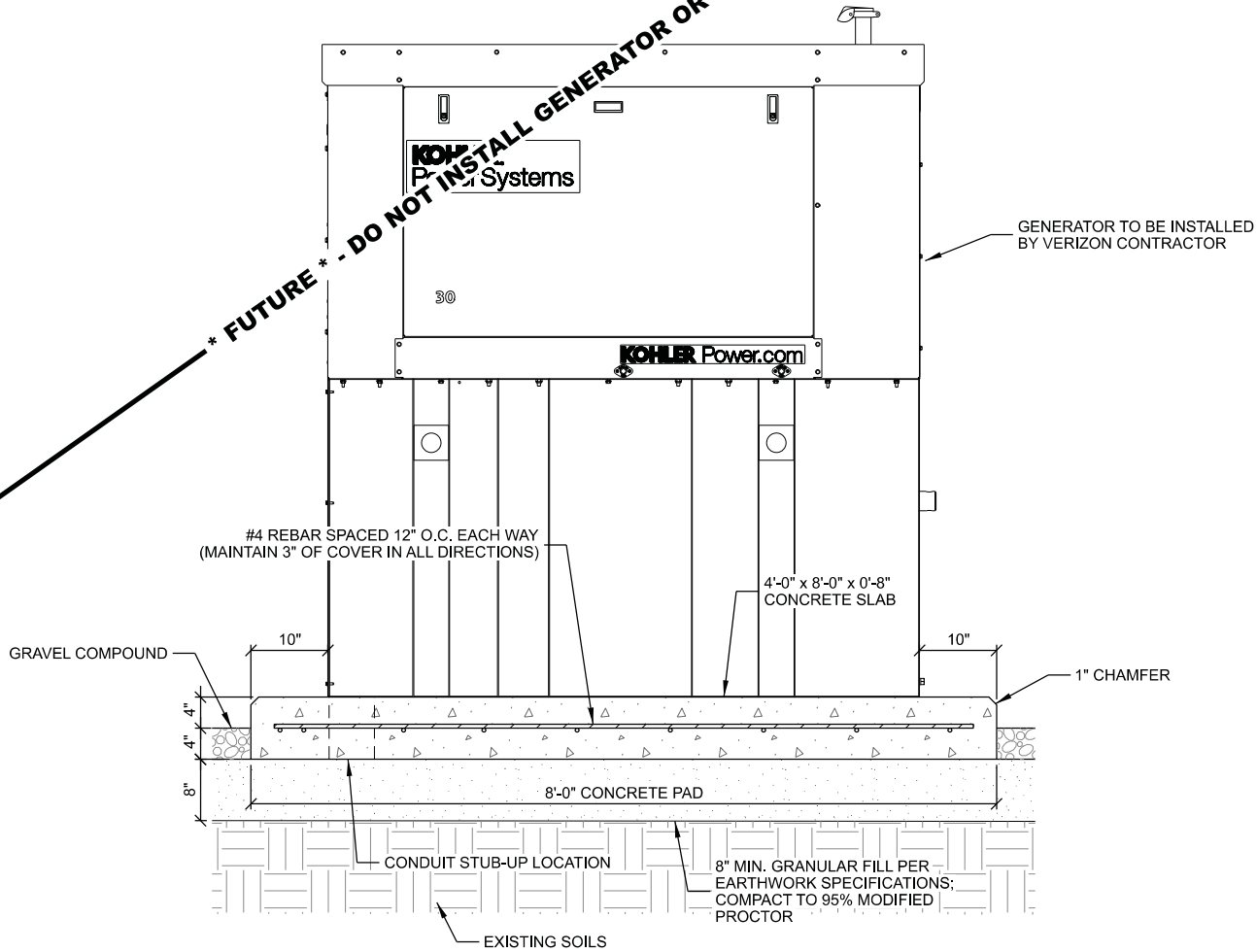
NOTE:
TOWER OWNER CONTRACTOR TO INSTALL
VERIZON'S GENERATOR PAD

GENERATOR CLEARANCE NOTE:
- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

NOTE:
SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:
SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE

REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



B KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL

CONSULTANT:
 Edge
Consulting Engineers, Inc.
608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:
 verticalbridge
THE TOWERS, LLC

LESSEE:
 verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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

GENERATOR SPECIFICATIONS

INGLESIDE (VB #: VB-NE-5313)

NE09 INGLESIDE (VZW #: 2541188)

HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-002

KEYNOTES: (THIS SHEET)

- (A) MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (B) EQUIPMENT CABINET GROUND; SEE E-501 FOR DETAILS
- (C) INTEGRATED LOAD CENTER (ILC) GROUND; SEE E-501 FOR DETAILS
- (D) FIBER ENCLOSURE GROUND; SEE E-501 FOR DETAILS
- (E) GENERATOR GROUND (IF APPLICABLE); SEE E-501 FOR DETAILS
- (F) GPS GROUND TO ICE BRIDGE POST; SEE E-501 FOR DETAILS
- (G) ICE BRIDGE POST GROUND; SEE E-501 FOR DETAILS
- (H) ICE BRIDGE SECTION GROUND; SEE E-501 FOR DETAILS
- (I) ICE BRIDGE SECTION TO POST; SEE E-501 FOR DETAILS
- (J) TOWER GROUND BAR (TGB) INSTALLED ON TOWER; SEE E-501 FOR DETAILS
- (K) RAYCAP SPD GROUND (TYP.) SEE E-501 FOR DETAILS

NOTE:

TOWER OWNER CONTRACTOR TO INSTALL BURIED GROUND RINGS/ LEADS AND COIL ABOVE GRADE THAT WILL BE CONNECTED TO VERIZON'S EQUIPMENT

VERIZON CONTRACTOR TO CONNECT GROUND LEADS TO EQUIPMENT CABINETS, ICE BRIDGE SECTIONS, AND POSTS, MGB, GENERATOR, TOWER GROUND BAR, CHARLES CUBE & ILC CABINET. SEE DETAILS ON E-501 - E-503

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

NOTES:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.
- INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

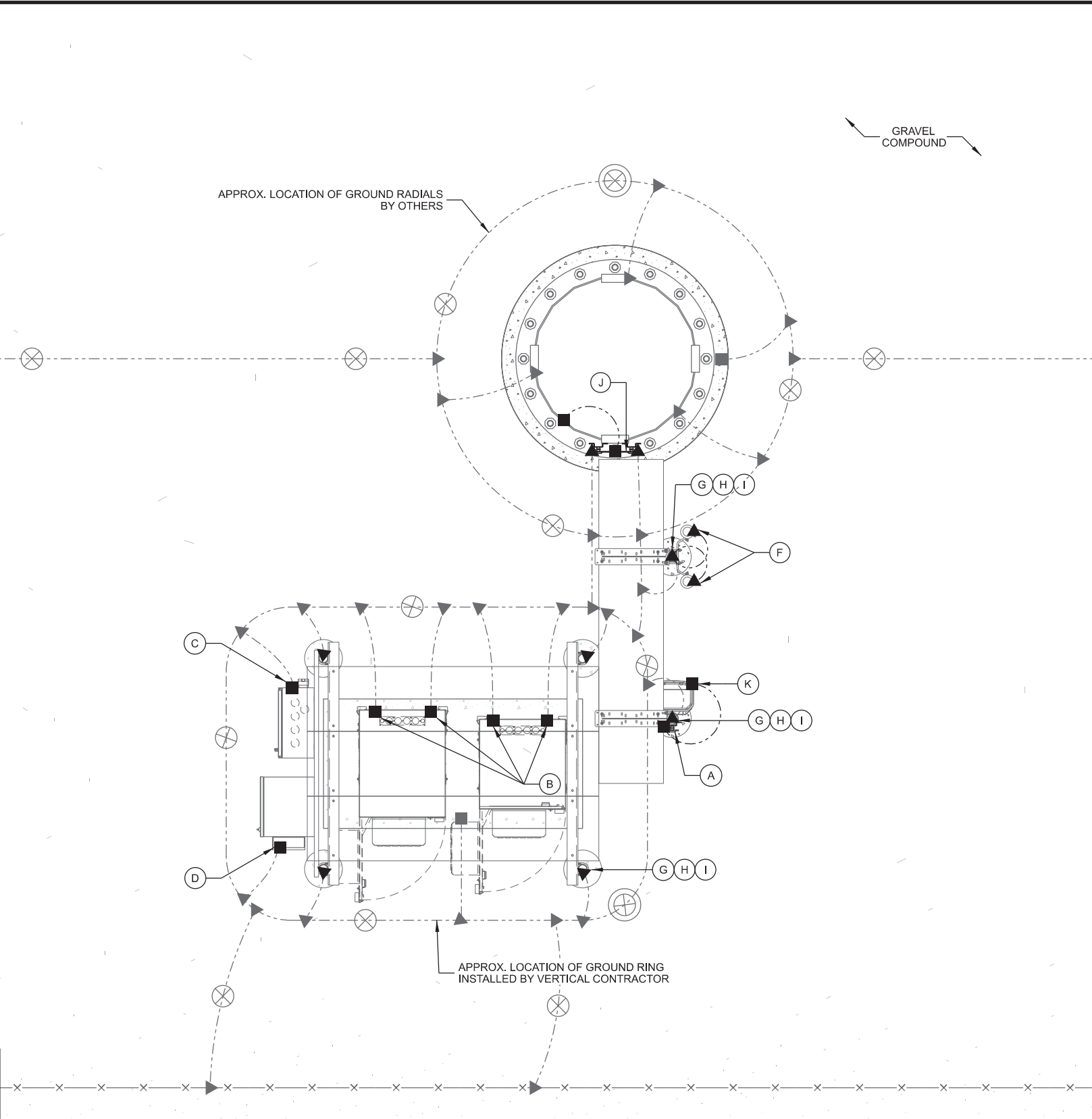
GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ INSPECTION WELL
- ⊗ 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION); TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH
- ⊗ 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)



GROUNDING ELECTRODE SYSTEM NOTES:

- CONNECTIONS:
ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
- ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
- FENCE/GATE:
GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
B. ONE (1) COPY TO THE ENGINEER
C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION

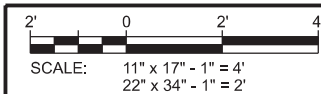
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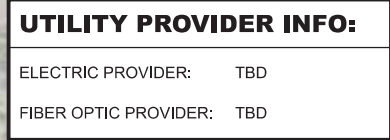
GROUNDING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
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SET TYPE	DRAFT
SHEET NUMBER	E-101





ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

45' x 45' FENCED COMPOUND

GRAVEL
TURNAROUND

GRAVEL COMPOUND —

(1) 3" DIA. SCH. 40 PVC ELECTRICAL CONDUIT W/ PULL ROPE,
42" BELOW GRADE (MIN.);
APPROX. 40' +/- FROM UTILITY RACK TO INTEGRATED LOAD CENTER (ILC),
BY VERTICAL BRIDGE CONTRACTOR

MONOPOLE
DESIGNED BY OTHERS;
SEE T-201 FOR DETAILS

PROPOSED (1) 3" & (1) 3/4" LIQUID-TIGHT FLEXIBLE CONDUITS
ROUTED ABOVE GRADE FROM ILC TO EQUIPMENT CABINET;
BY VERIZON CONTRACTOR. SEE E-505 FOR DETAILS

PROPOSED ILC CABINET;
SEE E-505 FOR DETAIL

PROPOSED CHARLES CUBE;
SEE E-505 FOR DETAIL

(1) PROPOSED 3" LIQUID-TIGHT FLEXIBLE CONDUIT ROUTED ABOVE GRADE FROM CHARLES CUBE TO EQUIPMENT CABINET; BY VERIZON CONTRACTOR

CONDUITS FROM TRANSFORMER TO UTILITY RACK;
TO BE DETERMINED DURING POWER WALK

TRANSFORMER;
BY OTHERS

CONCRETE FILLED BOLLARD (TYP.)

DIA. SCH. 40 PVC CONDUIT W/ PULL ROPE FOR VERIZON FIBER OPTIC LINE;
 VERTICAL BRIDGE CONTRACTOR;
 ROX. 45± FROM VERIZON FIBER VAULT TO VERIZON CHARLES CUBE (SOURCE TBD).
 R CABLE PULL & CONNECTION TO BE COMPLETED BY VERIZON CONTRACTOR

BURIED ELECTRIC;
SEE VB C-102 FOR DETAILS

EXTENTS OF 10' WIDE UTILITY EASEMENT
(VERTICAL BRIDGE)

EXTENTS OF 10' WIDE UTILITY EASEMENT
(VERTICAL BRIDGE)

BURIED FIBER OPTIC;
SEE VB C-102 FOR DETAILS

— GRAVEL

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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UTILITY PLAN
INGLESIDE (VB #: VB-NE-5313)
LINE09 INGLESIDE (V2W #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

[illegible]

CHECKED BY	PCM
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EDGE SITE ID	S18370
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EDGE PROJ. #	47261
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SET TYPE	DRAFT
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SHEET
NUMBER

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT).
PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

4' 0 4'

SCALE: $11" \times 17" - 1" = 8'$
 $22" \times 34" - 1" = 4'$

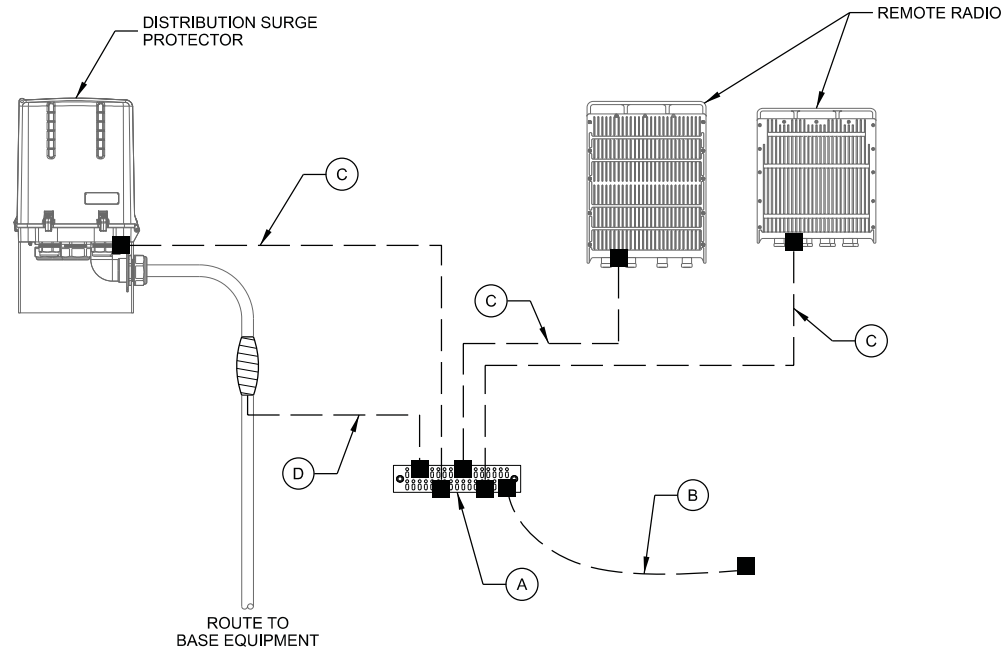
KEYNOTES: (THIS SHEET)

- (A) 1/4" x 4" x 12" COLLECTOR GROUND BAR (CGB) FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL
- (B) CGB GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO TOWER STEEL AND/OR MOUNT STEEL
- (C) ANCILLARY EQUIPMENT GROUND KIT #2 AWG STRANDED INSULATED LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (D) CABLE GROUND #2 AWG STRANDED INSULATED TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) 1/4" x 4" x 20" MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (F) EQUIPMENT CABINET GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2 PER CABINET)
- (G) INTEGRATED LOAD CENTER (ILC) GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (H) FIBER ENCLOSURE GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (I) GENERATOR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2). (IF APPLICABLE)
- (J) CANOPY POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP. OF 4)
- (K) CANOPY TO POST GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.);
- (L) EQUIPMENT PAD REBAR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- (M) CONDUIT GROUND #2 AWG SOLID TINNED COPPER LEAD

- (N) GPS GROUND TO ICE BRIDGE POST #2 AWG GREEN-INSULATED STRANDED COPPER LEAD
- (O) ICE BRIDGE POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (P) ICE BRIDGE SECTION GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- (Q) ICE BRIDGE SECTION TO POST GROUND #2 AWG SOLID TINNED COPPER LEAD (TYP.); ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- (R) 1/4" x 4" x 20" TOWER GROUND BAR (TGB) INSTALLED ON TOWER; FOR LATTICE TOWERS, MOUNT TGB DIAGONALLY AT 12" ABOVE ICE BRIDGE FOR EASIER HOOK-UP OF GROUNDING KIT LEADS
- (S) TGB GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TGB TO TOWER GROUND RING (TYP. OF 2)
- (T) TBG GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO FLAT METAL
- (U) SECURE GROUND LEADS TO TOWER WITH BAND STRAPS OR SNAP-IN HANGERS AT GENERAL CONTRACTOR'S DISCRETION. USE MULTIPLE LEVELS OF ATTACHMENT IF GROUND BAR IS ATTACHED HIGH ABOVE GRADE.

GROUNDING LEGEND: (THIS SHEET)

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



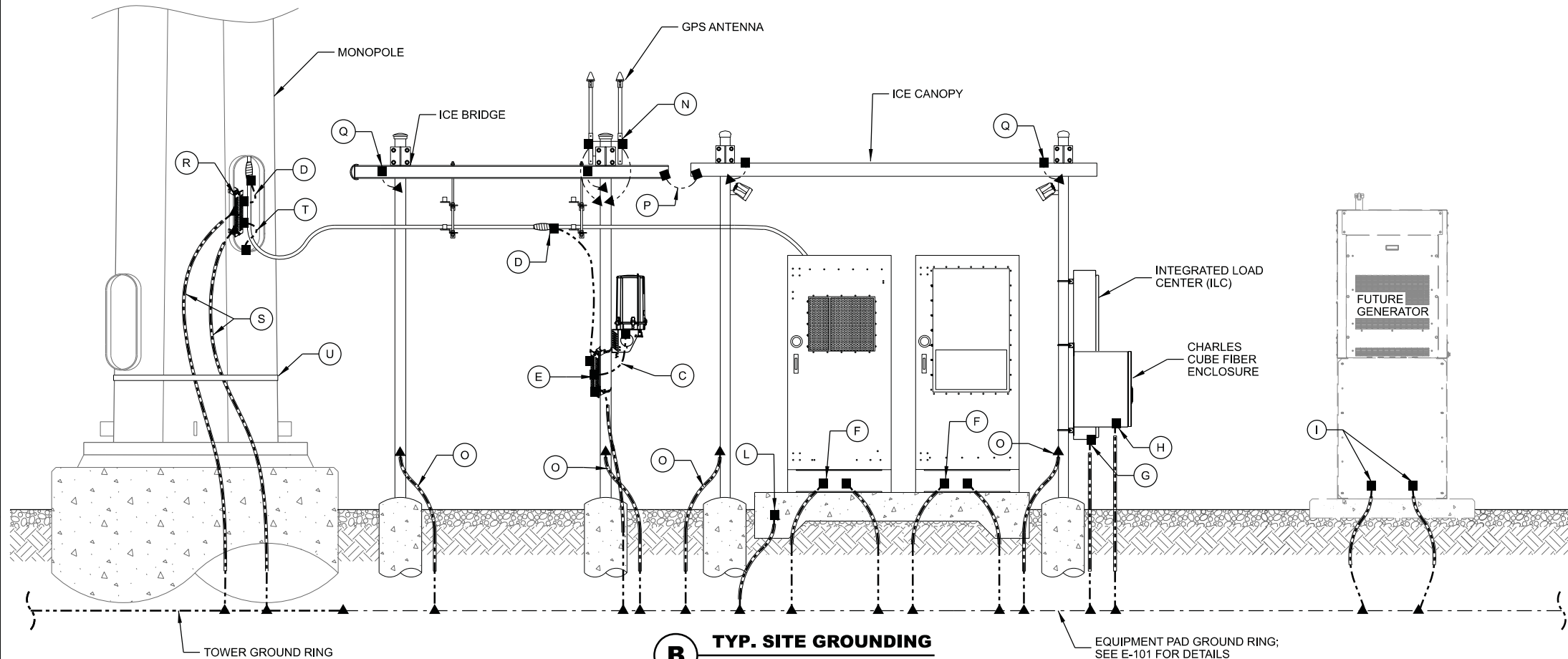
NOTES:

1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
4. ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.

A ANTENNA LEVEL GROUNDING

NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE, MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL



B TYP. SITE GROUNDING

EQUIPMENT PAD GROUND RING;
SEE E-101 FOR DETAILS

CONSULTANT:

Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

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THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

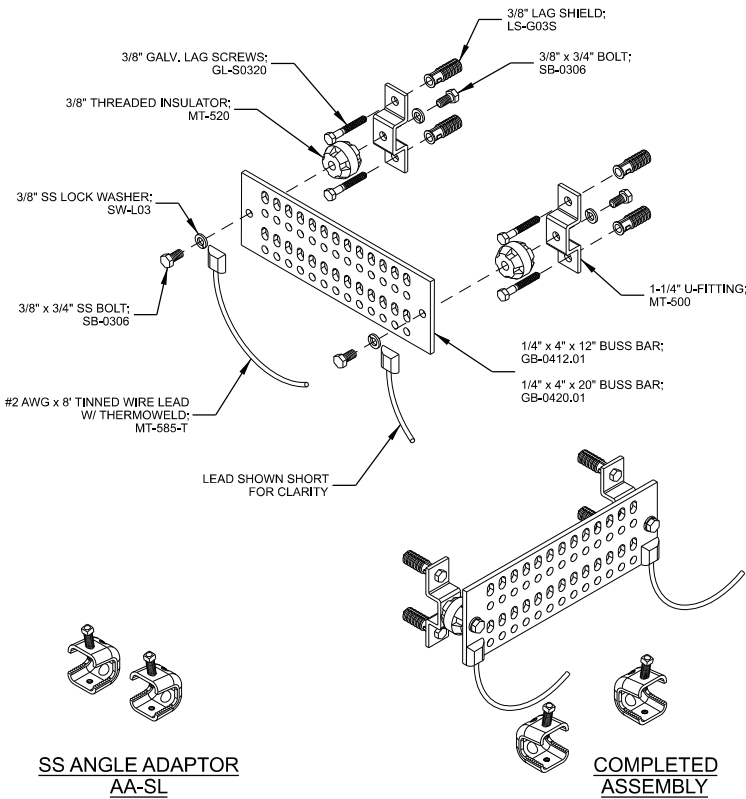
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GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

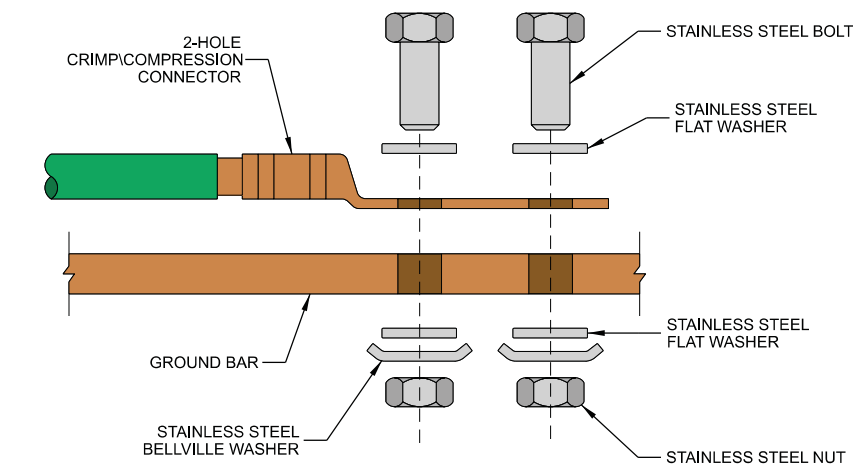
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-501

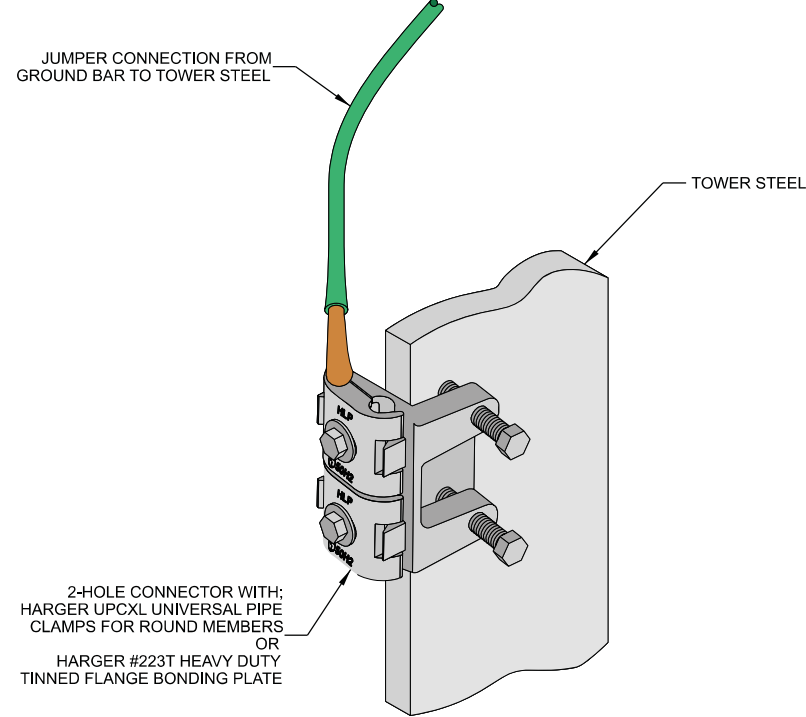


A GROUND AND BUSS BAR



- NOTES:
1. ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
 2. CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
 3. BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
 4. AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
 5. IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
 6. USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
 7. WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.

B GROUNDING LUG

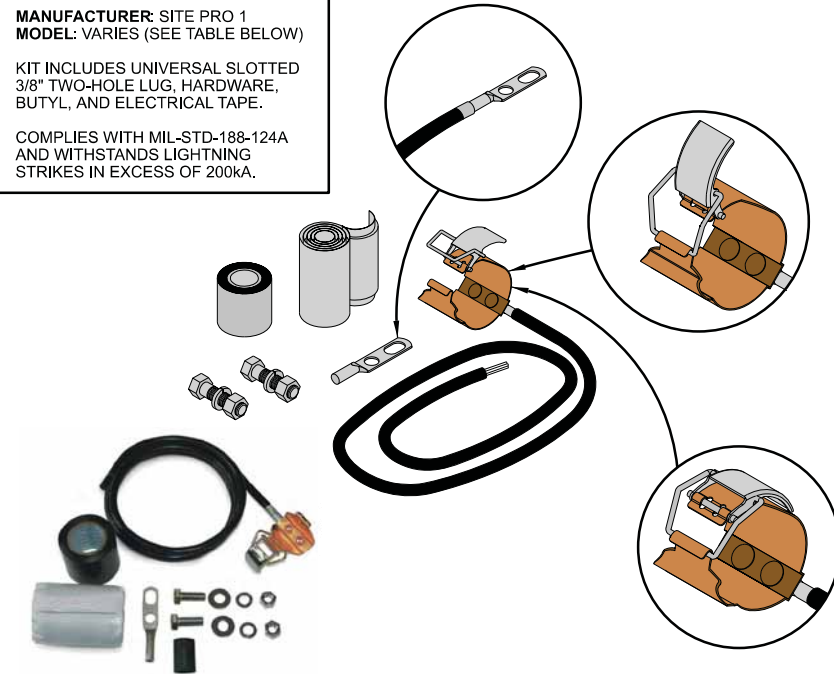


C GROUND BAR CONNECTION TO TOWER STEEL

MANUFACTURER: SITE PRO 1
MODEL: VARIES (SEE TABLE BELOW)

KIT INCLUDES UNIVERSAL SLOTTED
3/8" TWO-HOLE LUG, HARDWARE,
BUTYL, AND ELECTRICAL TAPE.

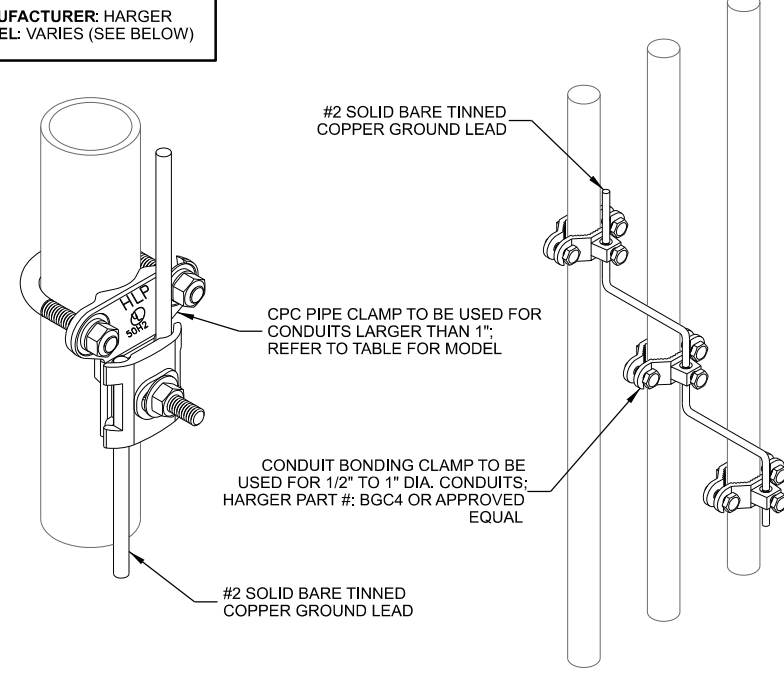
COMPLIES WITH MIL-STD-188-124A
AND WITHSTANDS LIGHTNING
STRIKES IN EXCESS OF 200kA.



PART #	CABLE SIZE & TYPE	LENGTH	LUG	WEIGHT
GK-C12	1/2" CORRUGATED	5'	UNATTACHED	1.50 LB.
GK-C78	7/8" CORRUGATED	5'	UNATTACHED	1.65 LB.
GK-C114	1-1/4" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C158	1-5/8" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C214	2-1/4" CORRUGATED	5'	UNATTACHED	1.80 LB.

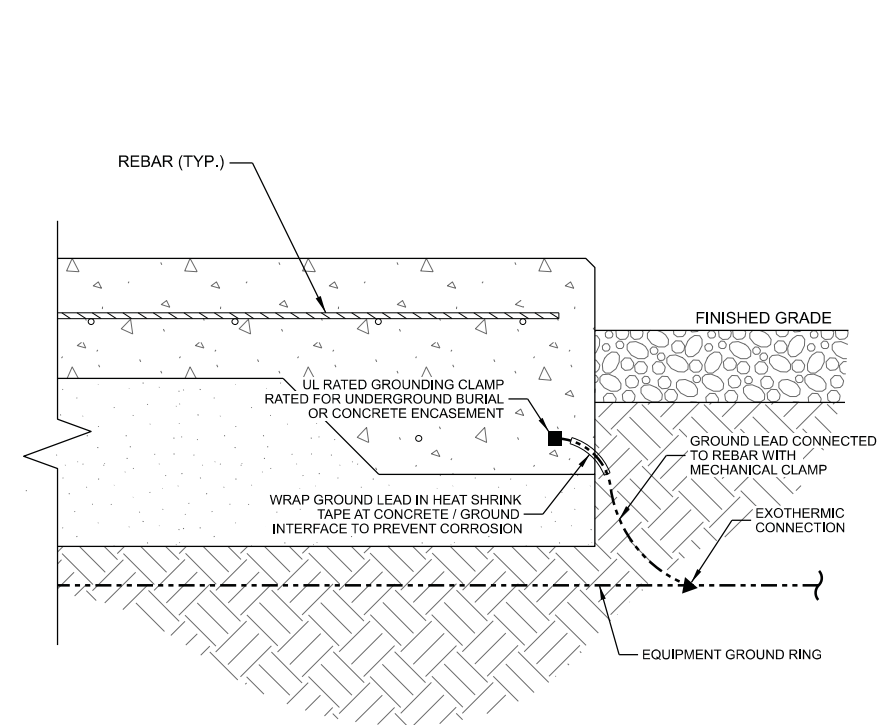
D CLIP ON GROUND KIT

MANUFACTURER: HARGER
MODEL: VARIES (SEE BELOW)



PART #	NOMINAL PIPE SIZE RANGE	PIPE OUTSIDE DIAMETER
CPC1/1.25	1" - 1.25"	0.9375" - 1.7"
CPC1.5/2	1.5" - 2"	1.25" - 2.4"
CPC2.5/3	2.5" - 3"	2.5" - 3.5"
CPC3.5/4	3.5" - 4"	3.375" - 4.5"
CPC5/6	5" - 6"	4.75" - 6.63"

E CONDUIT GROUNDING



- NOTES:
1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.

F EQUIP. PAD FOUNDATION GROUNDING

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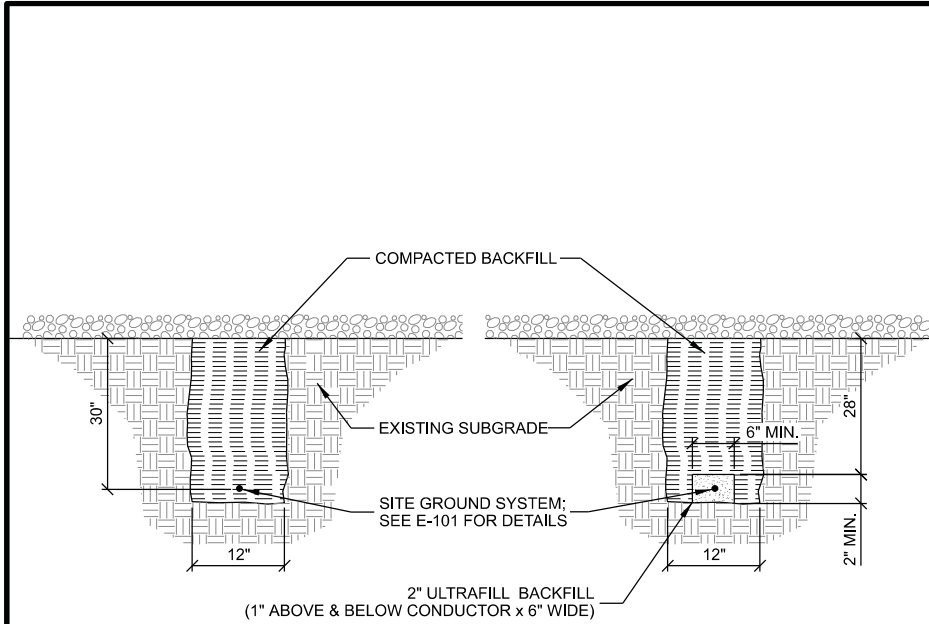
ENGINEER SEAL:
NOT FOR CONSTRUCTION

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THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF NEBRASKA.

GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
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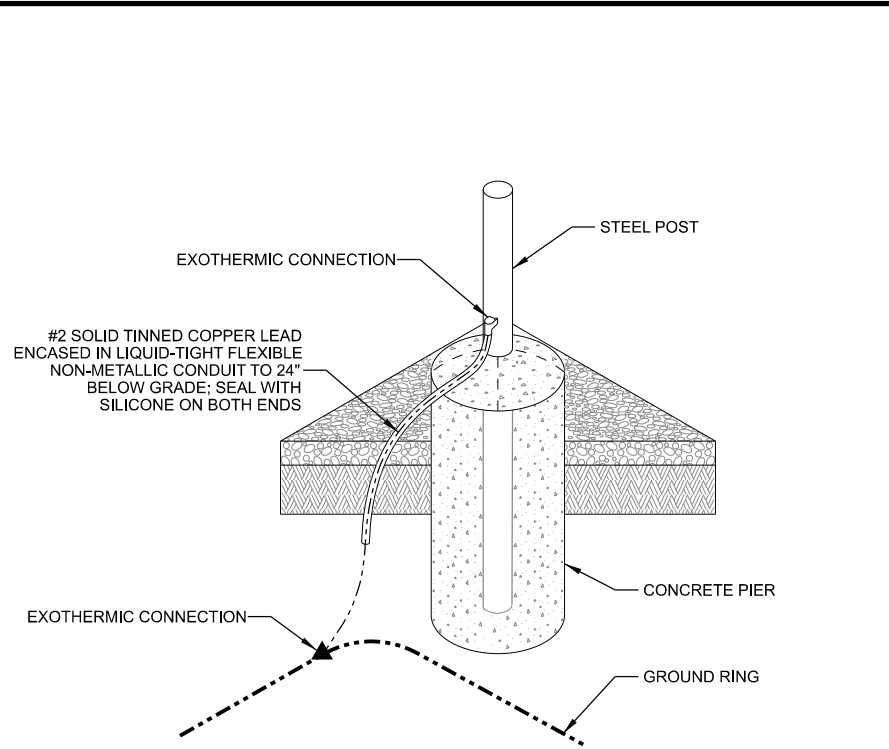
CHECKED BY:	PCM
EDGE SITE ID	S18370
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SET TYPE	DRAFT
SHEET NUMBER	E-502



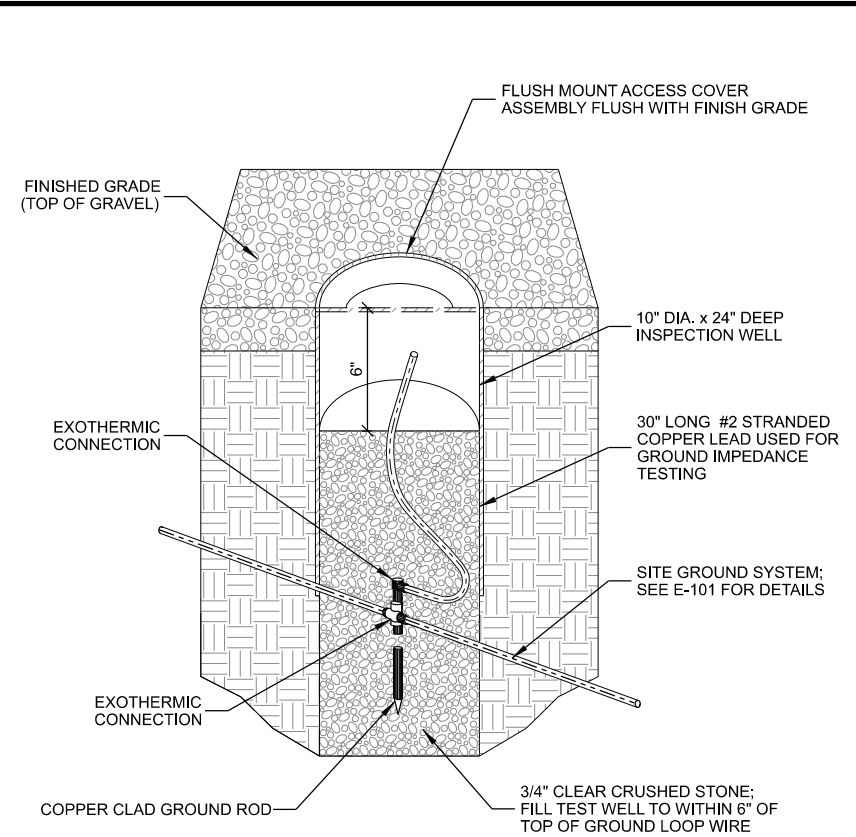
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

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

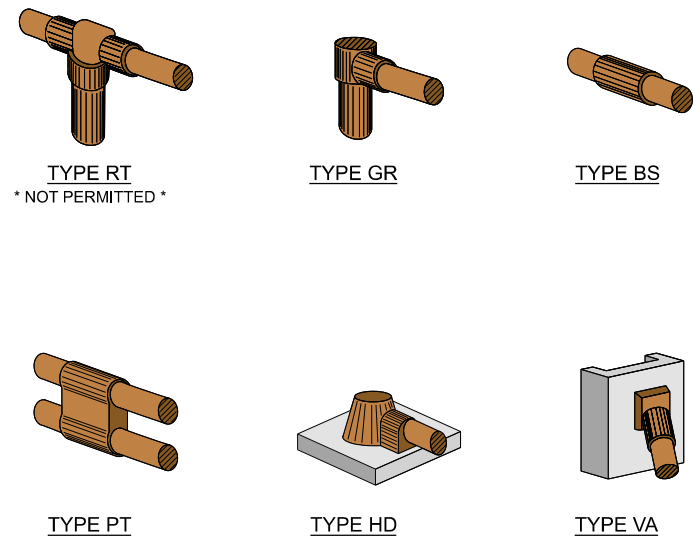
A **GROUND TRENCH**



B **POST GROUNDING**

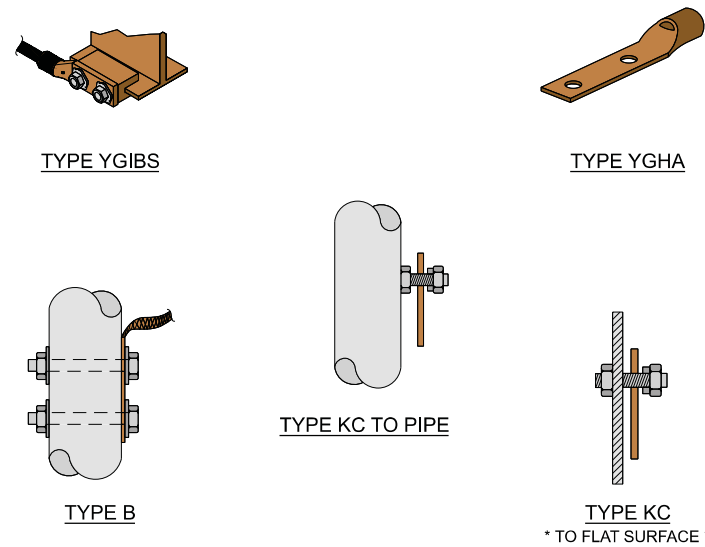


C **INSPECTION WELL**



- NOTES:
- EXOTHERMIC "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF EXOTHERMIC CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
 - CONTRACTOR TO PROVIDE ALL REQUIRED EXOTHERMIC CONNECTIONS.

D **EXOTHERMIC CONNECTIONS**



- NOTES:
- MECHANICAL "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF MECHANICAL CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
 - CONTRACTOR TO PROVIDE ALL REQUIRED MECHANICAL CONNECTIONS.

E **MECHANICAL CONNECTIONS**

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CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

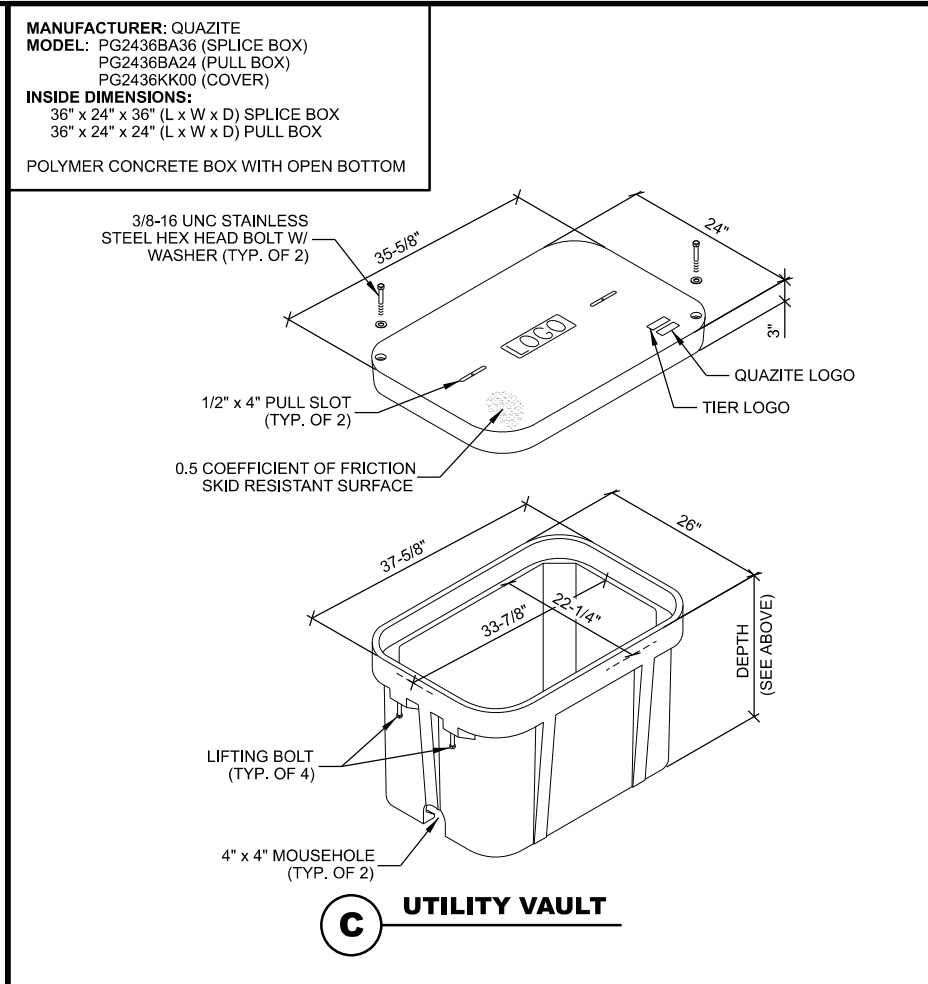
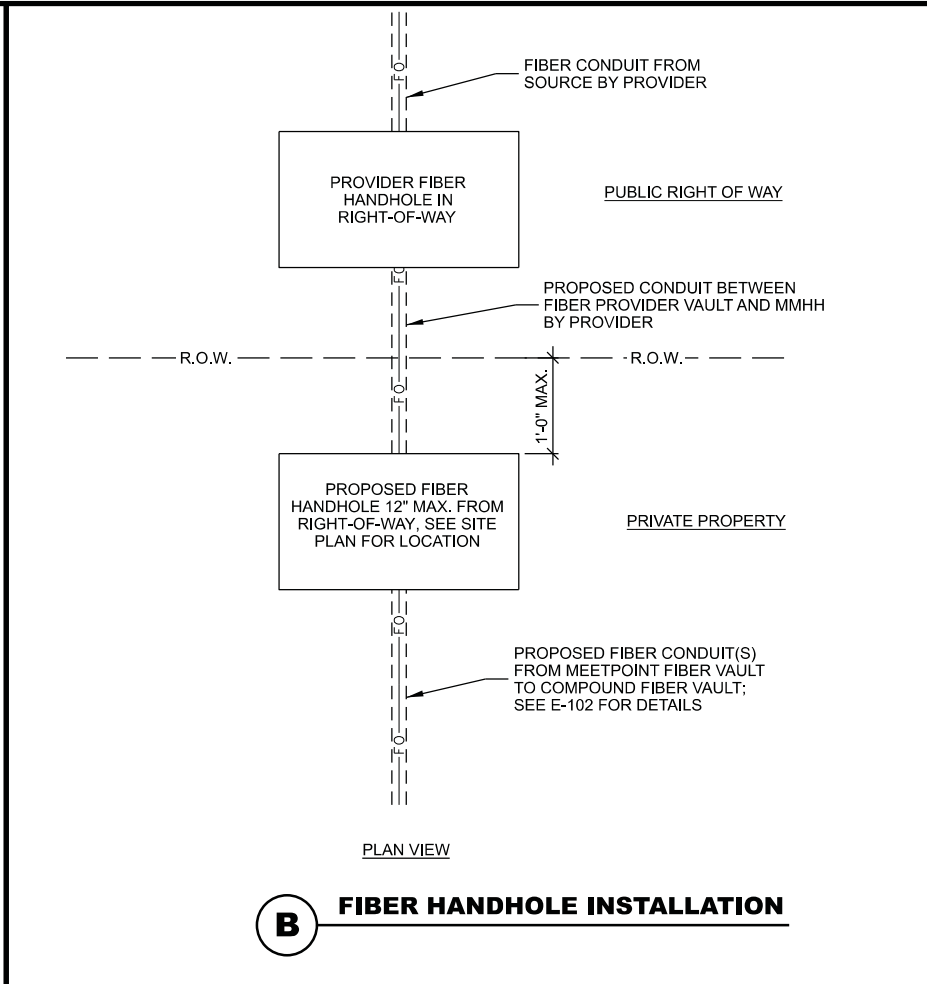
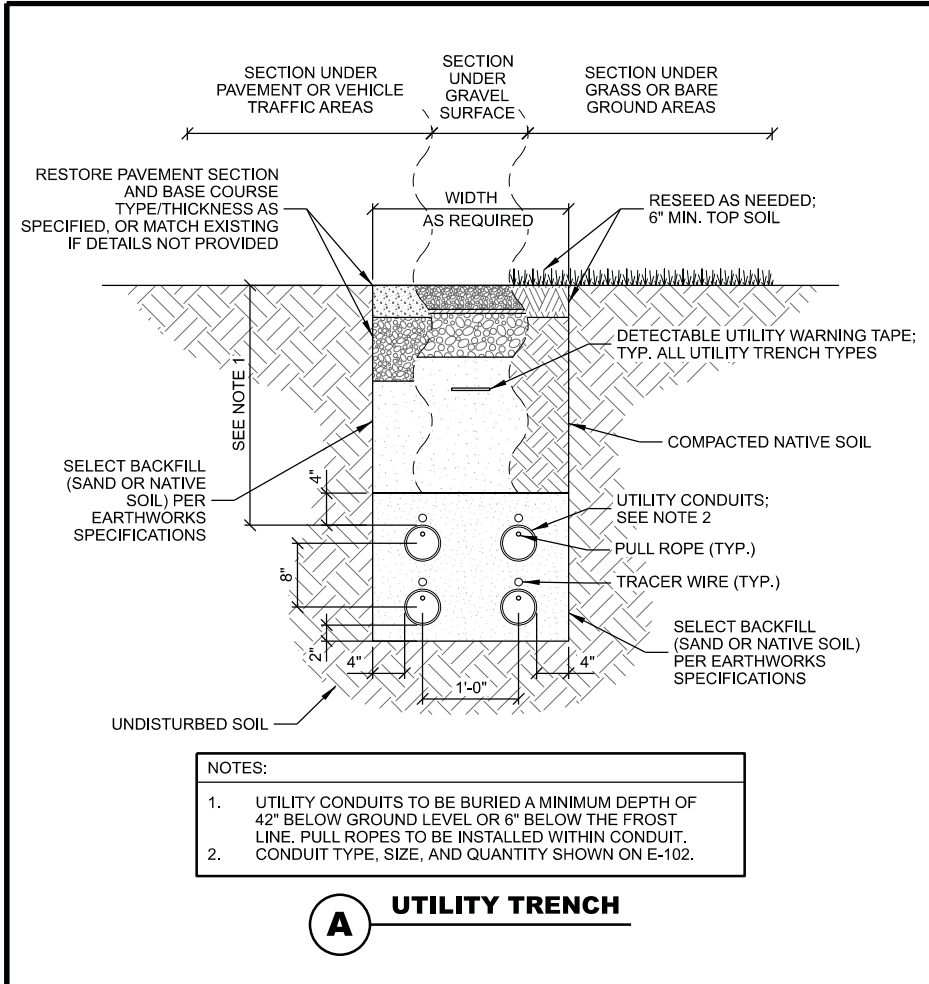
ENGINEER SEAL:

NOT FOR CONSTRUCTION

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

GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY:	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	E-503	



WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

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

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CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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UTILITY DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

SHEET NUMBER: **E-504**



INTEGRATED LOAD CENTER (ILC)



MANUFACTURER: INTERSECT, INC.
MODEL: 112200-30-42-ATS-3R
DIMENSIONS: 54.33" x 26.0" x 12.0" (H x W x D)
 TYPE 3R ENCLOSURE
 ATS 1-PHASE, 42 POSITION LOAD CENTER



FIBER ENCLOSURE



SHOWN WITH OPTIONAL SLIDE OUT TRAY

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GENERAL NOTE:

1. CONTRACTOR SHALL PERFORM WORK (ELECTRICAL, GROUNDING, & BONDING) IN ACCORDANCE WITH ALL APPLICABLE GOVERNING STATE & LOCAL CODES AND O.S.H.A. REGULATIONS
2. ALL CONDUCTORS SHALL BE TYPE THHN/ THWN-2. CONDUCTORS MUST BE RATED FOR THE APPLICATION PER NEC.
3. LABEL METER & DISCONNECT PER NEC.
4. EQUIPMENT AND MATERIALS SHOWN (OR APPROVED EQUAL) TO BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE
5. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL ELECTRICAL ROUTING, WIRE SIZING, CONDUCTOR SIZING, END FUSING SIZING, ETC. WITH UTILITY COMPANY PRIOR TO INSTALLATION.



1. STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE ONLY.
2. ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.

GENERATOR ALARM WIRING

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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

ELECTRICAL DETAILS
INGLESIDE (VB #: VB-NE-5313)
INE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

[illegible]

CHECKED	
BY	

D	PCM
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EDGE
SITE ID

	S18370
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EDGE
PROJ #

47261

SET	
TYPE	

DRAFT

SHEET NUMBER	
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E-505

June 12, 2026

Pete Ryner
The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject:	Fall Certification Letter	
Arcosa Designation:	Arcosa Project Number:	C500
	Arcosa Site Name:	Ingleside (US-NE-5313)
Engineering Firm Designation:	B+T Group Project Number:	26-003396
Site Data:	Ingleside (US-NE-5313)	
	160' Monopole	

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of VB BTS, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 160' Monopole to be constructed at the **Ingleside (US-NE-5313)** site.

This pole will be designed in accordance with the TIA 222-H standard for Adams County, NE. The pole will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 111 mph 3-sec gust (no ice), 50 mph 3-sec gust (1.0" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

155'—Wireless Carrier 1 (CaAa= 25,000 sq in w/ (18) 1 5/8" transmission lines
145'—Wireless Carrier 2 (CaAa= 25,000 sq in w/ (12) 1 5/8" transmission lines
135'—Wireless Carrier 3 (CaAa= 25,000 sq in w/ (12) 1 5/8" transmission lines
113'—Wireless Carrier 4 (CaAa= 5,000 sq in w/ (9) 1 5/8" transmission lines

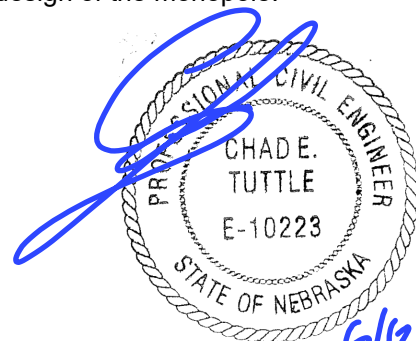
It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 95' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 95' from the base of the pole.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Angela Ashwood

Submitted by: B+T Engineering, Inc.
Chad Tuttle, P.E.



6/12/26

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SECTION 1: GENERAL REQUIREMENTS

1.1 PURPOSE AND INTENT

A. THE DRAWINGS ARE SUPPLEMENTAL TO ANY WRITTEN SPECIFICATIONS OR REQUIREMENTS. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED IN ONE AND NOT THE OTHER, OR IF ANY DISCREPANCIES OR DISAGREEMENTS ARE IDENTIFIED, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER.

B. THE CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SHOWN ON THE PLANS. CONTRACTOR MUST SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS TO OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO ASSESS CONDITIONS PRIOR TO BIDDING. IN ADDITION, CONTRACTOR SHALL PERFORM TESTING AND ADDITIONAL INVESTIGATION AS DEEMED NECESSARY TO SUBMIT A FIXED BID. IGNORANCE OF THE SITE OR PROJECT CONDITIONS WILL NOT BE GROUNDS FOR CHANGE ORDERS OR ALTERING THE SCHEDULE.

1.3 CLEANUP

A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS. LEAVE THE SITE CLEAN AND READY FOR USE.

B. IF CLEARING IS REQUIRED, ALL BRUSH, STUMPS, AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE OWNER SHALL BE CONSULTED FOR SPECIFICATIONS ON TREE PLACEMENT AND DISPOSAL. IF REQUIREMENTS ARE NOT SPECIFIED, A CONSERVATIVE ASSUMPTION SHALL BE UTILIZED FOR BIDDING PURPOSES.

C. THE SITE SHALL BE LEFT IN A CONDITION EQUIVALENT TO THE PRE-CONSTRUCTION CONDITION AND SATISFACTORY TO THE OWNER.

1.4 CODES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND RULES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THE DRAWINGS OR WRITTEN SPECIFICATIONS.

B. IN ADDITION TO ALL CODES, CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND APPLICABLE STANDARDS (ACI, IBC, NEC, ETC.).

1.5 QUALITY ASSURANCE

A. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE PRIOR TO COMMENCING ANY WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN. THE CONTRACTOR SHALL PROVIDE 48-HOUR ADVANCE NOTICE OF SPECIFIC INSPECTION MILESTONES (SUCH AS FOUNDATION POURING). ADVANCE NOTICE WILL ALLOW FOR COORDINATION WITH INSPECTION COMPANIES.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REQUEST A LIST OF INSPECTIONS FROM THE OWNER OR ENGINEER. AT A MINIMUM THIS WILL TYPICALLY INCLUDE THE FOUNDATION, GROUNDING, SUBSTANTIAL COMPLETION, AND FINAL.

B. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF ALL COMPLETED WORK AND PROVIDE THESE TO THE OWNER ON A WEEKLY BASIS. PHOTOGRAPHS SHALL INCLUDE DOCUMENTATION OF ALL SUBGRADE WORK THAT CANNOT BE VISIBLY INSPECTED UPON COMPLETION (GROUNDING, FOUNDATION, UTILITIES, ETC.).

C. THE CONTRACTOR IS THE GUARANTOR OF ALL WORK. FAILURE TO IDENTIFY A DISCREPANCY/DEFECT OR IMMEDIATELY NOTIFY THE CONTRACTOR OF SAID DEFECT DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES IN THIS REGARD.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSPECTIONS OCCUR PRIOR TO COMPLETION OF WORK. IF AN ITEM IS COMPLETED WITHOUT THE REQUESTED INSPECTION, THE OWNER WILL HAVE THE RIGHT TO ASSUME THAT THE WORK WAS NOT COMPLETED PROPERLY AND MUST BE REPLACED.

1.6 BUILDING PERMITS

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AT THE JOB SITE, COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM THE OWNER OF ANY REQUIREMENTS THAT MAY DEViate FROM THE CONSTRUCTION DOCUMENTS.

1.7 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL. THE CONTRACTOR SHALL ENSURE THAT ANY FAA ELEVATION LIMITATIONS ARE NOT EXCEEDED.

1.8 TOWER SECURITY

THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE CONSTRUCTION PHASE. THE SITE MUST BE SECURELY FENCED (PERMANENTLY OR TEMPORARILY) WITHIN 24 HOURS OF TOWER ERECTION.

1.9 SITE CONTROL

A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. IF WETLANDS ARE PRESENT IN THE PROJECT VICINITY THE CONTRACTOR IS RESPONSIBLE TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THEY ARE NOT DISTURBED IN ANY MANNER. IF DISTURBANCE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND CONSEQUENCES, INCLUDING FINES (EVEN IF ASSESSED TO THE OWNER).

C. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPINSIBILITY OF CONTRACTOR.

D. THE CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION ACTIVITIES, MATERIALS, EQUIPMENT, ETC. TO THE LEASED AREA AND LEGAL EASEMENTS UNLESS PERMISSION TO DO OTHERWISE IS GRANTED BY THE PROPERTY OWNER.

1.10 CHANGE ORDER PROCEDURE

THE CONTRACTOR MUST PROVIDE NOTICE IN WRITING ON PROPER FORMS OF ANY POTENTIAL CLAIM FOR CONCEALED OR UNKNOWN CONDITIONS, OR ANY OTHER ITEM (EVEN IF A REQUEST BY OWNER) THAT MAY RESULT IN A TIME DELAY OR COST CHANGE WITHIN 1 DAY OF FIRST KNOWLEDGE. ANY CLAIM (CHANGE ORDER) MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING OR INCURRING ANY COSTS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR AND ANY ASSOCIATED COST INCURRED WILL NOT BE PAID.

SECTION 2: EARTHWORK

2.1 SCOPE OF WORK

REFER TO THE SURVEY AND SITE PLAN FOR EXISTING GRADES AND FINAL ELEVATIONS.

2.2 SITE PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM COMPOUND, ACCESS DRIVE, AND UTILITY PATH AS REQUIRED. SEE SITE PLAN FOR APPROPRIATE AREA TO BE CLEARED. REMOVE STUMPS, ORGANIC SOIL, AND OTHER DETRIMENTAL MATERIAL COMPLETELY UNDER ENTIRE COMPOUND AND DRIVE. ALL WASTE MATERIALS INCLUDING, BUT NOT LIMITED TO, STUMPS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.

B. STRIP ALL ORGANIC MATERIAL FROM COMPOUND AND ACCESS DRIVE. IF SITE CONTAINS WET SOIL, CONTRACTOR SHALL OVER EXCAVATE A MINIMUM OF 18 INCHES OF MATERIAL FROM THE ENTIRE COMPOUND AND ACCESS DRIVE.

C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, CONTRACTOR SHALL REMOVE ALL TOPSOIL, ORGANIC MATERIALS AND WET OR POOR SOILS. IF MORE THAN 2'-0" OF POOR SOILS ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY CONTACT CONSTRUCTION MANAGER AND/OR ENGINEER FOR GUIDANCE.

D. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS CONTAINED IN PLANS AND GEOTECHNICAL REPORT.

2.3 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO DEPTH, AND GRADES SHOWN ON THE PLANS.

MINIMUM COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% MAXIMUM DRY DENSITY UNDER STRUCTURAL ELEMENTS. AREAS OF SETTLEMENT IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE OF FINAL CONSTRUCTION BY OWNER WILL BE EXCAVATED, FILLED, AND RECOMPACTED AT CONTRACTOR'S EXPENSE.

B. CONTRACTOR SHALL REVIEW THE GRADING PLANS, GEOTECHNICAL REPORT, AND TOWER FOUNDATION PLANS THOROUGHLY PRIOR TO BIDDING. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

C. IT IS RECOMMENDED THAT THE OWNER HIRE AN INDEPENDENT GEOTECHNICAL ENGINEER TO REVIEW SOIL CONDITIONS AND AN ACI CERTIFIED INSPECTOR TO REVIEW ALL FOUNDATION ELEMENTS.

D. REGARDLESS OF THE ABOVE RECOMMENDATION, THE CONTRACTOR IS RESPONSIBLE TO OBSERVE SITE AND SOIL CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS AND COMPARE THE ABOVE TO THE GEOTECHNICAL REPORT, THE PLANS, AND THE TOWER DRAWINGS. ANY INCONSISTENCIES, DISCREPANCIES, OR ASSUMPTIONS THAT PROVE TO BE INCORRECT, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2.4 SITE GRADING

ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL REPORT, SITE DRAWINGS, TOWER PLANS, AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STRICTER REQUIREMENT.

A. CONTRACTOR SHALL USE ON-SITE MATERIALS OR IMPORTED FILL TO MATCH THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS. HOWEVER, IN NO CASE SHALL ORGANIC MATERIALS, WET SOIL, FROZEN SOIL, OR POOR SOIL BE USED AS ON-SITE FILL. IN ADDITION, ALL FILL (ON-SITE OR IMPORTED) SHALL BE ADEQUATELY COMPACTED PER THE EARTHWORK SPECIFICATIONS.

B. IF DISCREPANCIES ARE IDENTIFIED BETWEEN THE GRADING PLAN AND ACTUAL SITE CONDITIONS, THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. ANY CHANGES TO THE GRADING PLAN CONTOURS MUST BE PREAPPROVED.

C. THE CONTRACTOR SHALL LIMIT ALL SITE GRADING AND CONSTRUCTION ACTIVITIES TO THE LEASED AREA AND ASSOCIATED EASEMENT. IF THIS IS NOT POSSIBLE, CONTACT THE PROJECT MANAGER AND OBTAIN OWNER APPROVAL PRIOR TO WORKING OUTSIDE THE ABOVE LIMITS.

D. REGARDLESS OF THE CONTOURS DEPICTED IN THE PLANS, ALL REQUIREMENTS IN THE TOWER FOUNDATION DRAWINGS (INCLUDING THE MINIMUM SOIL COVER) MUST BE ADHERED TO STRICTLY.

E. ALL FINISHED SURFACES SHOULD BE GRADED TO DRAIN FROM FOUNDATION, PROVIDE PROPER DITCHING AND ROUTING OF SURFACE WATER, AND AVOID PONDING AND EROSION.

F. ALL EXPOSED SOIL SHALL BE PROPERLY SEEDED AND PROTECTED FROM EROSION.

G. THE FINISHED GRADE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE COMPOUND FENCE.

2.5 GRAVEL SURFACING

A. CONSTRUCT GRAVEL DRIVE AND COMPOUND AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. PLACE FILL OR STONE IN MAXIMUM EIGHT INCH LIFTS AND COMPACT TO SPECIFIED DENSITY PRIOR TO PLACING NEXT LIFT.

2.6 RETAINING WALLS

A. RETAINING WALLS TO BE INSTALLED BY AN EXPERIENCED CONTRACTOR FAMILIAR WITH AT LEAST TEN (10) PROJECTS OF SIMILAR SIZE AND SCOPE.

B. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER DESIGN CHARTS AND INSTALLATION GUIDELINES.

C. ALL BACKFILLED MATERIAL SHALL BE QUALITY SOILS (SAND, GRAVEL, OR SILTY SAND) WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. LL BACKFILLED MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN MAXIMUM 8" LIFTS.

D. DRAINAGE TILE SHALL BE USED BEHIND THE RETAINING WALL. THE DRAINAGE TILE SHALL RUN TO DAYLIGHT AT A MAXIMUM INTERVAL OF 20'. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" CRUSHED AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN.

E. RETAINING WALL EMBEDMENT SHALL BE AT LEAST THE MINIMUM SPECIFIED IN THE DRAWINGS. IN ADDITION, MINIMUM EMBEDMENT MUST EXCEED ANY MANUFACTURER DESIGN GUIDELINES.

F. ALL GEOGRID MATERIAL IS TO BE COATED POLYESTER WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF LTDS = 1350 PK.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:



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

GENERAL SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	G-002

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SECTION 3: TRENCHING

3.1 MATERIALS

FILL MATERIALS SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIALS OR ROCKS. ALL FILL MATERIAL SHALL BE FREE OF OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR POTENTIALLY HAZARDOUS. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF SOIL SHALL BE IN 8 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.

3.2 PIPE DETECTION AND IDENTIFICATION

ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH DETECTABLE WARNING TAPE.

3.3 TRENCH EXCAVATION

- A. DIG TRENCH TO DEPTHS AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY.
- D. USE HAND EXCAVATION METHODS WHEN REQUIRED BY LOCAL OR STATE GUIDELINES, OR WHEN NECESSARY TO AVOID ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.4 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING SHOULD MEET OR EXCEED OSHA REQUIREMENTS.

3.5 BACKFILLING

- A. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
 - B. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDIUT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL THERE IS AT LEAST 12 INCHES OF COVER OVER THE CONDUIT.
- 3.6 COMPACTION
- A. COMPACT BACKFILL TO AT LEAST 95% STANDARD PROCTOR.
 - B. IF REQUIRED COMPACTION DENSITY IS NOT OBTAINED, REMOVE BACKFILL FROM TRENCH, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
 - C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR BACKFILL DURING MAINTENANCE PERIOD (1 YEAR MINIMUM) SHALL BE REMOVED, REPLACED, AND RECOMPACTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

SECTION 4: CONCRETE WORK

4.1 CONCRETE FORMWORK

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND STANDARDS (IBC, ACI, ETC.) WHEN COMPLETING CONCRETE WORK.

- A. FORMS SHALL BE SMOOTH AND FREE OF SURFACE IRREGULARITIES. CONTRACTOR SHALL UTILIZE FORM RELEASE AGENTS AS NECESSARY.
- B. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- C. UPON COMPLETION, CONTRACTOR SHALL REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.
- D. REFER TO PLANS AND TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4.2 CONCRETE REINFORCEMENT

REFER TO PLANS AND TOWER DRAWINGS FOR REINFORCEMENT REQUIREMENTS.

4.3 CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REQUIREMENTS FOR FOOTINGS, FOUNDATIONS, ETC. ANY NON-STRUCTURAL SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

- A. ALL CONCRETE SUBJECT TO FREEZE-THAW SHALL CONTAIN 4-8% AIR ENTRAINMENT.
- B. ALL CONCRETE SHALL BE VIBRATED IN PLACE USING HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL AROUND AND BETWEEN REINFORCEMENT AND INTO CORNERS AND IRREGULARITIES. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

4.4 QUALITY CONTROL

- A. ALL STRUCTURAL CONCRETE SHALL BE INSPECTED BY INDEPENDENT, QUALIFIED PERSONNEL (ACI OR OTHERWISE). ALL STRUCTURAL CONCRETE SHALL BE TESTED BY AN INDEPENDENT LAB. AT A MINIMUM, 5 CYLINDERS SHALL BE CAST AND TESTED AT 7, 14, AND 28 DAYS . THE REMAINING CYLINDER SHALL BE RESERVED FOR RE-TESTING, IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE CONSTRUCTION MANAGER AND/OR TESTING AGENCY A MINIMUM OF 48 HOURS PRIOR TO EACH FOUNDATION POUR. IF A POUR OCCURS WITHOUT THE REQUESTED INSPECTION, THE OWNER CAN ASSUME THAT THE INSTALLATION WAS NOT INSTALLED CORRECTLY AND REQUIRE REPLACEMENT.

- B. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT HIS SOLE EXPENSE, ANY CONCRETE THAT DOES NOT MEET THE ABOVE SPECIFICATIONS, OR SIMILAR SPECIFICATIONS CONTAINED IN THE PLANS OR TOWER DRAWINGS. ANY CONCRETE THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH REQUIRED UPON COMPLETION OF LAB TESTING SHALL BE REPLACED. THE AVERAGE OF THE TWO 28 DAY BREAK RESULTS SHALL GOVERN. NO DISPUTES REGARDING THE METHOD USED TO COLLECT THE TEST CYLINDERS OR PERFORM THE LAB TESTING ARE ALLOWED. IF THE CONTRACTOR CHOOSES, HE MAY COLLECT AND TEST ADDITIONAL CYLINDERS AT HIS SOLE EXPENSE.
- C. DESPITE THE ABOVE REQUIREMENT, THE CONTRACTOR IS RESPONSIBLE TO PERFORM QUALITY WORK AND IS THE GUARANTOR OF THE FINISHED PRODUCT. IF A DEFECT IS NOT IMMEDIATELY IDENTIFIED BY THE INSPECTOR, OWNER, OR CONSTRUCTION MANAGER, BUT IDENTIFIED SUBSEQUENTLY, THE CONTRACTOR SHALL STILL BE RESPONSIBLE TO CORRECT SAID DEFECT.
- D. CONTRACTOR MUST VERIFY THAT CONCRETE MEETS DESIGN REQUIREMENT (FOR STRENGTH AND OTHER PARAMETERS) BEFORE PLACING ANY SERVICE LOADS.

SECTION 5: STRUCTURAL STEEL

- A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.
- C. HEATING AND WELDING OF BARS IS PROHIBITED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- D. ALL REINFORCEMENT BARS ARE TO BE FREE FROM LOOSE RUST AND SCALE.
- E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES. CONTRACTOR SHALL UTILIZE SPACERS AND CHAIRS AS REQUIRED.
- F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.
- G. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWG) D.1.1-92. STRUCTURAL WELDING CODE.

SECTION 6: GROUNDING

- A. GROUND RING IS TO BE CONSTRUCTED OF MATERIALS INDICATED ON THE DRAWINGS. ALL ABOVE GROUND LEADS TO BE SEALED IN CARFLEX CONDUITS.
- B. GROUND ALL CORNER POSTS WITH EXOTHERMIC WELDS (CONNECTION TO BE NO MORE THAN 12 INCHES ABOVE GROUND BUT MUST BE VISIBLE).
- C. ICE BRIDGE GROUND - GROUND SUPPORT POST TO GROUND RING AND GROUND ICE BRIDGE TO THE POST.
- D. A SMOOTH, DOWNWARD PATH TO GROUND IS REQUIRED FOR ALL GROUND LEADS.
- E. CONTRACTOR TO BOND PROPOSED GROUND SYSTEM TO EQUIPMENT/BUILDING GROUND RING IN 2 LOCATIONS.
- F. PROPOSED GROUND RING SHALL BE INSTALLED A MINIMUM OF 2' FROM ANY STRUCTURE.
- G. AT BASE OF ANTENNA TOWER, ATTACH GROUND KITS FROM COAXIAL CABLES TO TOWER GROUND BAR. LOCATE GROUND RING AROUND TOWER AND BOND GROUND BAR TO GROUND RING AS INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE.
- H. DOUBLING UP OR "STACKING" OF CONNECTION IS NOT PERMITTED.

- I. OXIDE INHIBITING COMPOUND TO BE USED AT ALL CONNECTIONS.
- J. RESISTIVITY TEST SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BACKFILLING. A MAXIMUM RESISTIVITY OF 5 OHMS MUST BE ACHIEVED PRIOR TO PROCEEDING. THE RESULTS OF THIS TEST SHALL BE DOCUMENTED, WITH COPIES PROVIDED TO THE OWNER AND CONSTRUCTION MANAGER.
- K. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF THE LEASED AREA. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF THE GROUND RING INSTALLATION SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED. IF A REPRESENTATIVE IS NOT PRESENT, CONTRACTOR SHALL PHOTOGRAPH ENTIRE INSTALLATION AND PROVIDE PHOTOGRAPHS TO CONSTRUCTION MANAGER WITHIN 48 HOURS.

SECTION 7: ELECTRICAL

- A. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS.
- B. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITY EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
- C. CONTRACTOR SHALL CONTACT UTILITY PROVIDER PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY THAT SERVICE HAS BEEN ORDERED AND DISCUSS ANY SITE SPECIFIC REQUIREMENTS. CHANGE ORDERS RELATED TO UTILITY REQUIREMENTS OR REQUESTS WILL NOT BE ALLOWED UNLESS THIS CONDITION HAS BEEN MET.
- D. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY CONTRACTOR.
- E. ALL MATERIALS UTILIZED SHALL BE U.L. LISTED.

SECTION 8: TOWER AND ANTENNA INSTALLATION

- A. IF REQUIRED, ERECT FURNISHED TOWER. PRIOR TO ERECTION, CONTRACTOR MUST VERIFY THAT CONCRETE HAS MET THE MINIMUM STRENGTH REQUIREMENTS AS WELL AS ANY OTHER INSPECTION OR TESTING REQUIREMENTS.
- B. INSTALL ANTENNAS AND LINES AS INDICATED ON THE DRAWINGS AND PER OWNER SPECIFICATIONS.
- C. INSTALL ANTENNA AND COAX MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS OR APPROVED BY THE CONSTRUCTION MANAGER.
- D. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- E. ANTENNA INSTALLATION TO BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- F. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS INCLUDING, BUT NOT LIMITED TO: EIA 222 (LATEST VERSION), FAA ADVISORY CIRCULAR AC70/7460-1A, FCC RULES & REGULATIONS.

SECTION 9: LANDSCAPING & SITE RESTORATION

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS OR REQUIRED IN THE SPECIFICATIONS.

CONTRACTOR SHALL UTILIZE THE SERVICES OF A LANDSCAPE CONTRACTOR TO ENSURE THE LANDSCAPING IS PROPERLY INSTALLED, WATERED, AND OTHERWISE MAINTAINED. CONTRACTOR SHALL GUARANTEE LANDSCAPING FOR A MINIMUM OF 1 YEAR AND SHALL REPLACE ANY DEAD OR VISIBLY DISTRESSED PLANTS WITHIN THIS PERIOD.

9.1 PROTECTION

- A. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM EROSION THROUGH THE USE OF AN EROSION CONTROL MESH OR MULCH NET.

- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE PLAN WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO A STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

9.2 INSTALLATION

- A. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS TO ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- B. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:



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GENERAL SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	G-003

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VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

- 1.00 PERMITTING

A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING

A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD

A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE

A. CONTRACTOR SHALL INSTALL LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 45'x45'x6' CHAINLINK FENCE FOR MONOPOLE AND GUYED TOWERS. (70'x70'x6' FENCED COMPOUND FOR 250' SST TOWER SITES)
- 5.00 TOWER AND FOUNDATION

A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING

A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.

B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.

C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.

D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION

A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.

B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.

C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.

D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.

E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL MALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE

A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.

B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.

C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.

D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.

E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE

A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES LIT FIBER

B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES DARK FIBER FIBER

C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!

CONTRACTOR NOTES

- A. FIBER COORDINATION IS NOT COMPLETED (PENDING FIBER CONTACT), PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

VERTICAL BRIDGE CM NOTES

- VB STANDARDS

- DESIGN CHANGES VERSION 2026/06/06

- PREFERENCE FOR SECONDARY ELECTRICAL IS ALUMINUM CONDUCTORS

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK CON'T.

- 10.00 VERIZON CIVILS

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVILS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
- 11.00 VERIZON ANTENNA MOUNT(S)

A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.

B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.

VERIZON CONSTRUCTION SCOPE OF WORK

- 1.00 VERIZON ANTENNA AND LINES

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON ANTENNA AND LINES WITH EQUIPMENT UNDER TENANT CIVILS ON BID DOCUMENT. VERIZON TO PROVIDE ALL EQUIPMENT FOR ANTENNA AND LINE INSTALLATION. CONTRACTOR SHALL PROVIDE CONSUMABLE MATERIALS AS NEEDED TO COMPLETED THE CO-LOCATION.

B. CONTRACTOR SHALL SUPPLY AND INSTALL HYBRID CABLES.
- 2.00 STARTUP COMMISSIONING

A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.
- 3.00 VERIZON POWER SERVICE

A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.

1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.

2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.

3. PHOTO CONFORMATION REQUIRED.

B. VERIZON POWER SERVICE SHALL BE 200 AMPS

C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.

VERTICAL BRIDGE TIMELINE EXPECTATIONS

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

CONSULTANT:



608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:



LESSEE:



ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

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SCOPE OF WORK

INGLESIDE (VB #: VB-NE-5313)

NE09 INGLESIDE (VZW #: 2541188)

HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:PCM

EDGE SITE ID:S18370

EDGE PROJ. #:47261

SET TYPE:DRAFT

SHEET NUMBER:

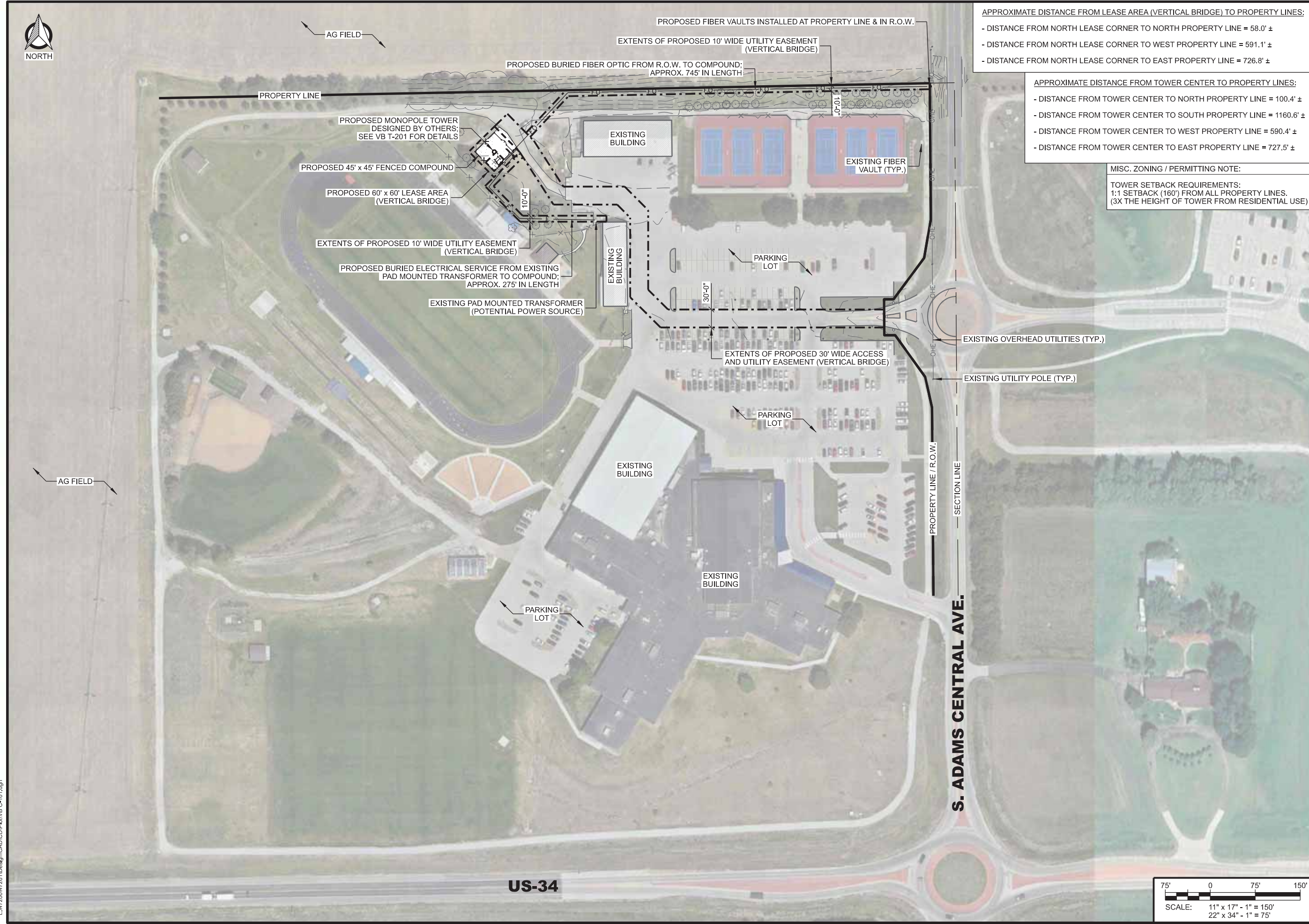
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NORTH

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APPROXIMATE DISTANCE FROM LEASE AREA (VERTICAL BRIDGE) TO PROPERTY LINES:

- DISTANCE FROM NORTH LEASE CORNER TO NORTH PROPERTY LINE = 58.0' ±
- DISTANCE FROM NORTH LEASE CORNER TO WEST PROPERTY LINE = 591.1' ±
- DISTANCE FROM NORTH LEASE CORNER TO EAST PROPERTY LINE = 726.8' ±

APPROXIMATE DISTANCE FROM TOWER CENTER TO PROPERTY LINES:

- DISTANCE FROM TOWER CENTER TO NORTH PROPERTY LINE = 100.4' ±
- DISTANCE FROM TOWER CENTER TO SOUTH PROPERTY LINE = 1160.6' ±
- DISTANCE FROM TOWER CENTER TO WEST PROPERTY LINE = 590.4' ±
- DISTANCE FROM TOWER CENTER TO EAST PROPERTY LINE = 727.5' ±

MISC. ZONING / PERMITTING NOTE:

TOWER SETBACK REQUIREMENTS:
1:1 SETBACK (160') FROM ALL PROPERTY LINES.
(3X THE HEIGHT OF TOWER FROM RESIDENTIAL USE)

CONSULTANT:

**Edge**
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

**verticalbridge**
THE TOWERS, LLC

LESSEE:

**verizon**

ENGINEER SEAL:

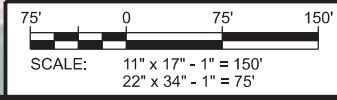
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SITE PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

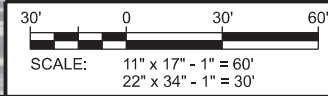
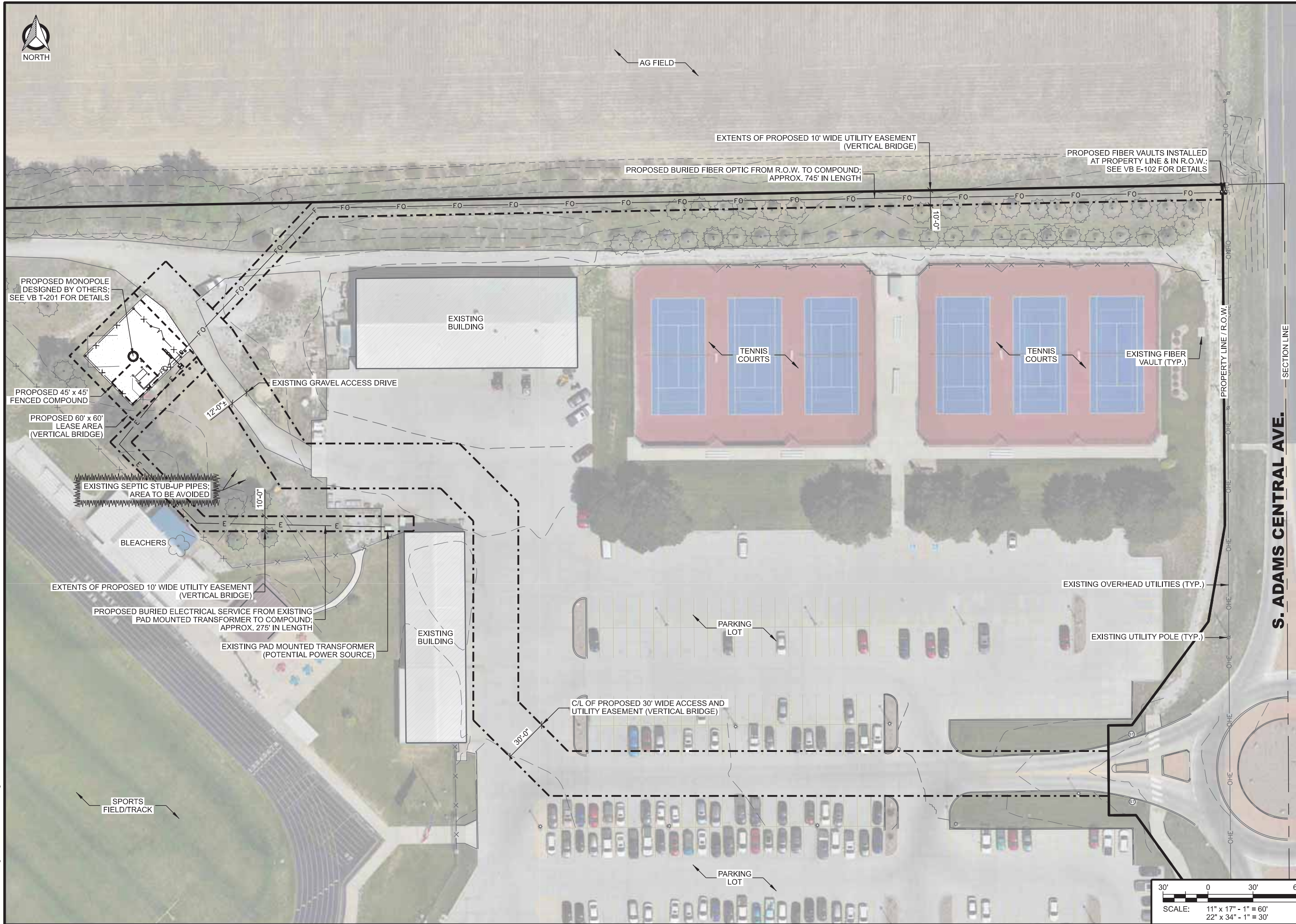
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INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-101





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CONSULTANT:
 **Edge**
Consulting Engineers, Inc.
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www.edgeconsult.com

TOWER OWNER:
 **verticalbridge**
THE TOWERS, LLC

LESSEE:
 **verizon**

ENGINEER SEAL:
NOT FOR CONSTRUCTION

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ENLARGED SITE PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-102



TOWER OWNER:

verticalbridge
THE TOWERS, LLC

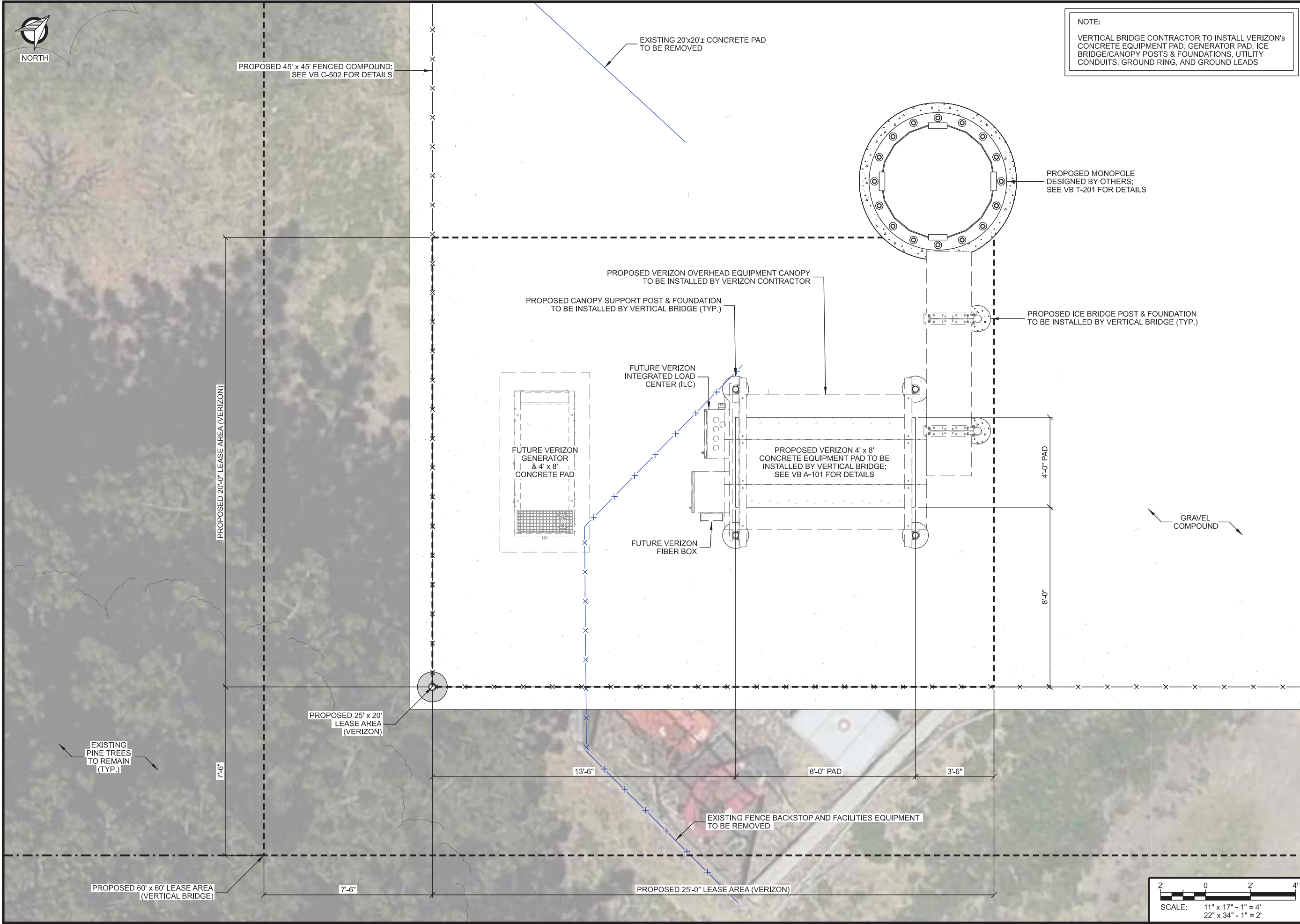
ENGINEER SEAL:

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NOT FOR CONSTRUCTION**

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COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	VB C-103	



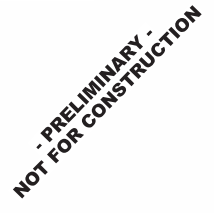
NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL VERIZON'S
CONCRETE EQUIPMENT PAD, GENERATOR PAD, ICE
BRIDGE/CANOPY POSTS & FOUNDATIONS, UTILITY
CONDUITS, GROUND RING, AND GROUND LEADS

CONSULTANT:

608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:


LESSEE:


ENGINEER SEAL:


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

ENLARGED COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-104

© EDGE CONSULTING ENGINEERS, INC.



NOTE:

1. THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

PRELIMINARY -
NOT FOR CONSTRUCTION

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

LEGEND: (THIS SHEET)

- EXISTING CONTOUR GRADES
PROPOSED CONTOUR GRADES
SPOT ELEVATIONS
PROPOSED DRAINAGE PATH
SILT FENCE
EROSION MAT

GRADING NOTES: (THIS SHEET)

1. CONTOUR INTERVAL IS 1 FOOT.
2. PERIMETER CONTROLS AND STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. INCLUDING CLEARING AND GRUBBING OPERATIONS. STONE TRACKING PAD SHALL BE A 12'X50' MIN. CONSISTING OF 3" BREAKER STONE.
3. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, BEYOND THOSE SHOWN IN THIS PLAN, SUITABLE FOR THEIR MEANS AND METHODS TO KEEP ALL SEDIMENT ON SITE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES IMPLEMENTATION OF SILT FENCE, EROSION BALES, TRACKING PADS, DIVERSION BERMS AND/OR OTHER APPROPRIATE DEVICES.
4. CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING GRADE. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
5. DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL BE LESS THAN 10% (10:1).
6. FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH BOTTOMS AND GRASS SURFACES WITHIN 6 FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (TYPE 2.D - 12 MONTH LONGEVITY, DOUBLE NET EROSION CONTROL BLANKET)
7. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6 INCHES MINIMUM. SEED TO CONSIST OF NATIVE PURE LIVE SEED (PLS) AT 98% PURITY AND 95% GERMINATION. MULCH TO BE WEED-FREE GRAIN STRAW.
8. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE.
9. CONTRACTOR TO REMOVE EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.
10. SEE SURVEY FOR BENCHMARK LOCATIONS.

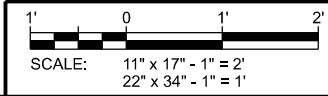
TO BE COMPLETED WHEN LAYOUT IS APPROVED

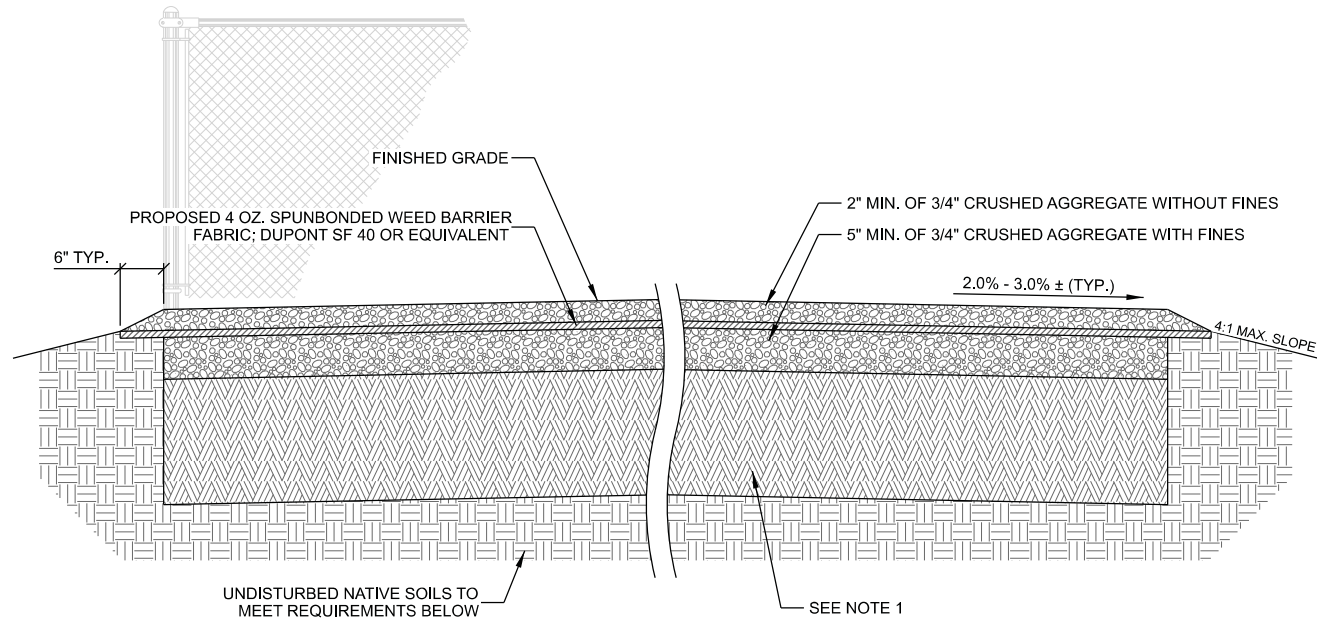
GRADING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

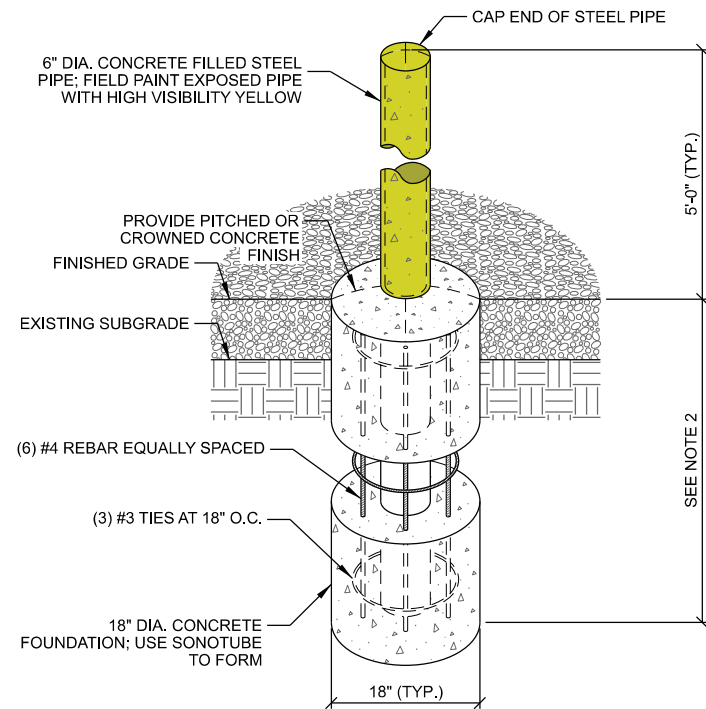
CHECKED BY	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-105





- NOTES:
1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
 2. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

A COMPOUND CROSS SECTION



- NOTES:
1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
 2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
 3. CONCRETE TO BE A MINIMUM OF 2,500 PSI AT 28 DAYS

B PIPE BOLLARD

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
PRELIMINARY - NOT FOR CONSTRUCTION

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CONSTRUCTION DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

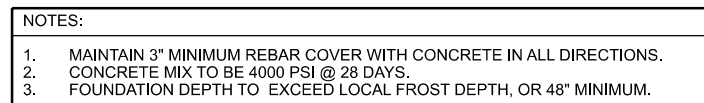
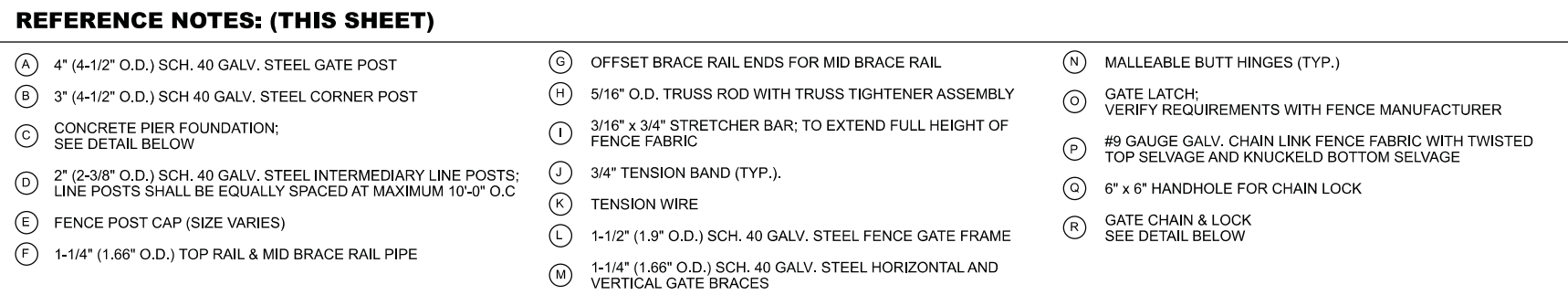
CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

SHEET NUMBER: **VB C-501**



FENCE DETAILS
INGLESIDE (VB #: VB-NE-5313)
LINE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SHEET
NUMBER

VB C-502

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1 VERTICAL BRIDGE ID SIGN

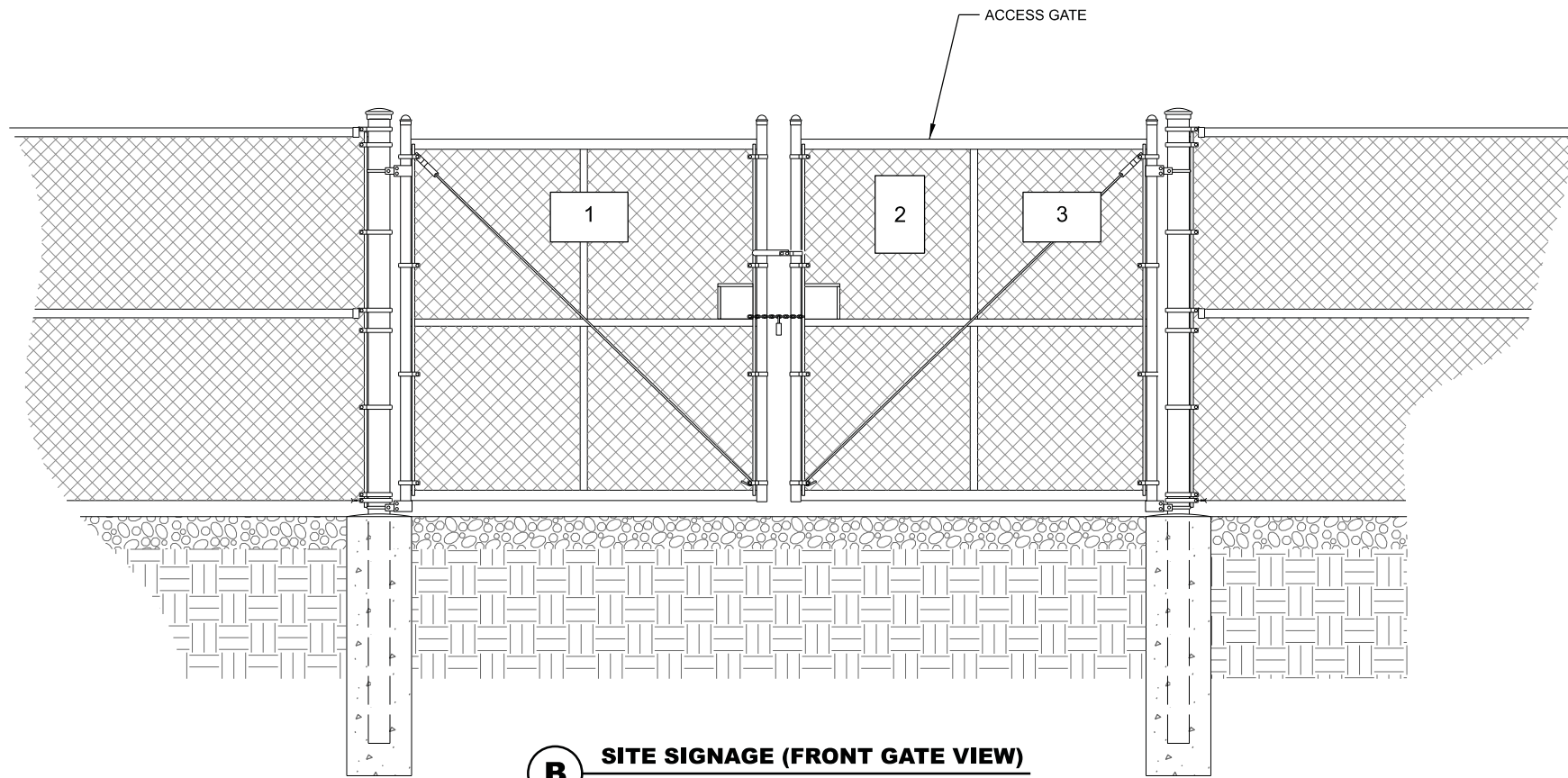


2 CAUTION- RF SIGN (YELLOW)



3 NOTICE- RF SIGN (BLUE)

A TYPICAL SIGNS AND SPECIFICATIONS



B SITE SIGNAGE (FRONT GATE VIEW)

SIGN SPECIFICATIONS: (THIS SHEET)	
1	18" HIGH x 24" WIDE (OPERATIONS PROVIDED)
2	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)
3	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)

SIGNAGE NOTES: (THIS SHEET)	
1.	SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS
2.	SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCING USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION

CONSULTANT:
Edge
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608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

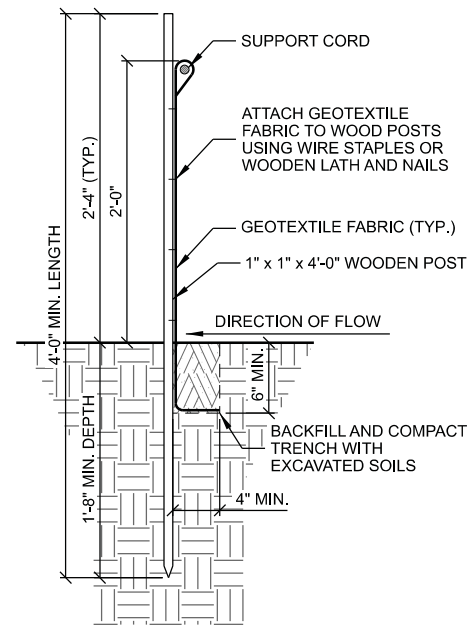
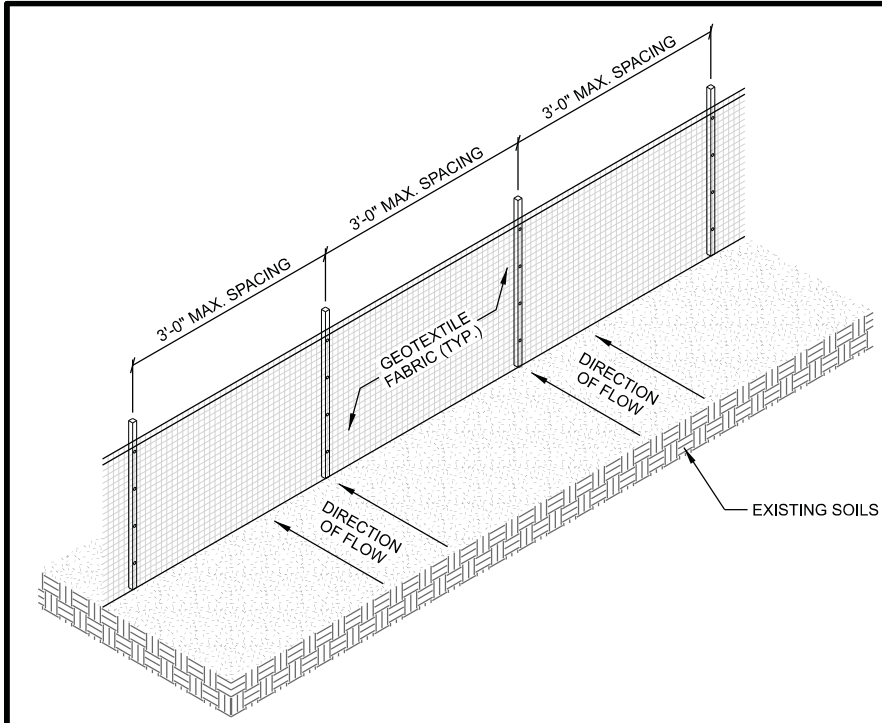
ENGINEER SEAL:
NOT FOR CONSTRUCTION

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SITE SIGNAGE
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

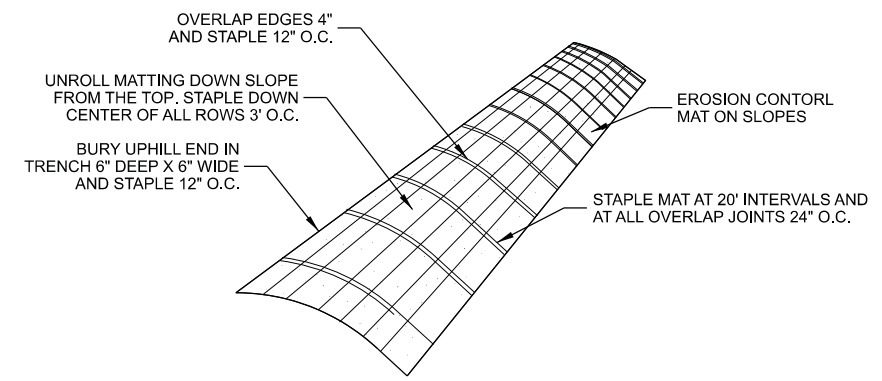
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-503



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

A **SILT FENCE**



- NOTES:
1. PREPARE SOIL BEFORE INSTALLING EROSION MAT INCLUDING ALL SOIL PREPARATION AND SEEDING ACCORDING TO SPECIFICATIONS.
 2. BEGIN AT TOP OF SLOPE BY ANCHORING MAT IN 6" WIDE BY 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 3. ROLL THE EROSION MAT DOWN THE SLOPE.
 4. THE EDGES OF PARALLEL EROSION MATS SHALL BE STAPLED WITH A 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES UNLESS SPECIFIED OTHERWISE.
 5. WHEN EROSION MAT MUST BE SPLICED DOWN THE SLOPE, PLACE EROSION MAT END OVER END (SHINGLE STYLE) WITH 6" OVERLAY, STAPLE APPROX. 12" APART.
 6. ALL EROSION MATS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 7. SEE EROSION CONTROL PLANS FOR CLASS AND TYPES OF EROSION MAT.

B **EROSION MAT DETAIL**

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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GRADING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB C-504

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	8
#4	3'-6"	12
#5	2'-0"	4

STANDARD 90° #5 HOOK, 24" IN LENGTH;
(TYP. OF 4)

B

OVERHEAD CANOPY
SUPPORT POST (TYP. OF 4);
SEE A-201 FOR DETAILS &
REFERENCE

14" DIA. CONCRETE PIER (TYP.);
SEE DETAIL BELOW

A EQUIPMENT PAD FOUNDATION

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

NOTE:

VERTICAL BRIDGE CONTRACTOR TO INSTALL
VERIZON'S EQUIPMENT CABINET PAD

CONSULTANT:

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TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

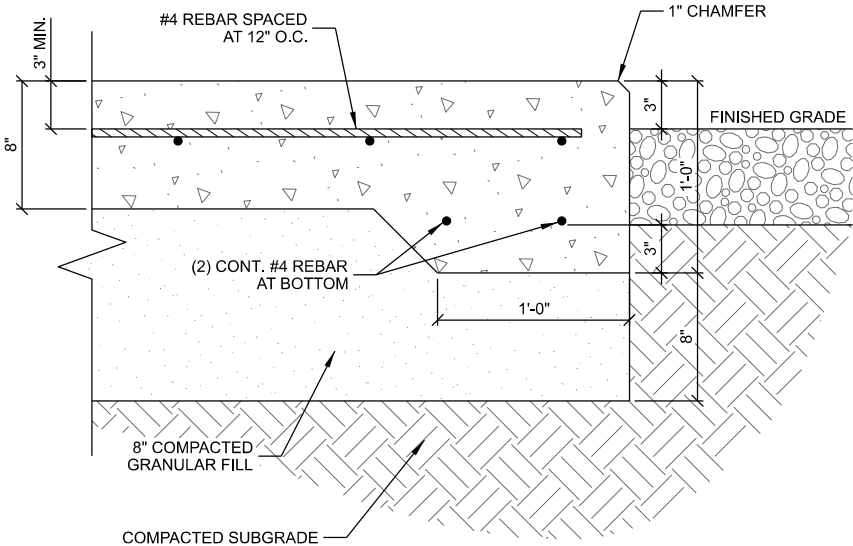
verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION
- PRELIMINARY -

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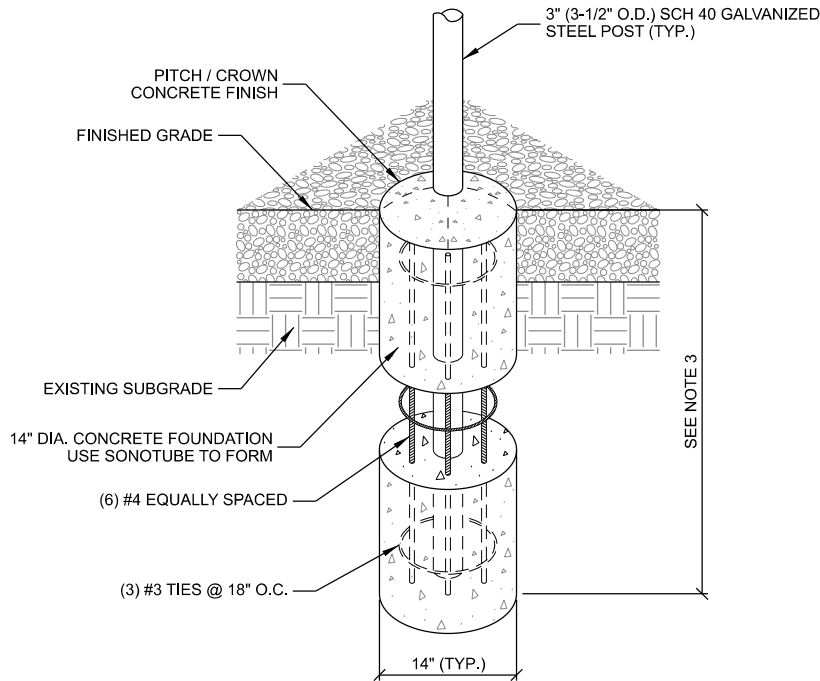
EQUIPMENT PAD DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA



NOTE:

- 3" MIN. CONCRETE COVER OVER BAR AND WIRE.

B THICKENED SLAB FOUNDATION



NOTES:

- MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
- CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS.
- FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

C CANOPY POST PIER FOUNDATION

CONCRETE AND REINFORCING NOTES:

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
- ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
- ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.
- REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.
- SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.
- DESIGN BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. NO GEOTECHNICAL REPORT FOR THE EQUIPMENT PAD HAS BEEN COMPLETED.

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB A-101



NOTE:
VERIFY EXACT CONDUIT STUB-UP
LOCATIONS WITH GENSET PLANS

GENERATOR CLEARANCE NOTE:

- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

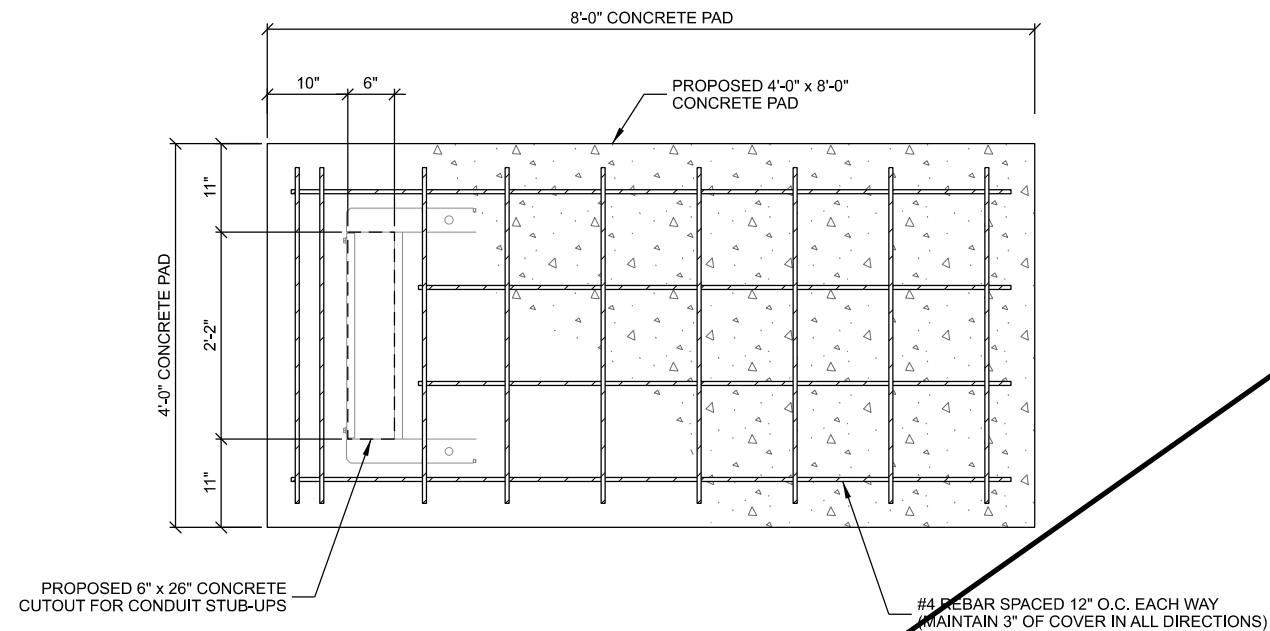
NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:

SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL,
UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS
SUSCEPTIBLE TO FROST HEAVE

REMOVE ALL ORGANIC MATERIAL, SOFT AREAS,
AND POOR SOILS BENEATH CONCRETE PAD TO
A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



A KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	6'-2"	2

NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL
VERIZON'S GENERATOR PAD

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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GENERATOR PAD DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

[illegible]

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ED	PCM
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EDGE
SITE ID

S18370

EDGE
PROJ. #

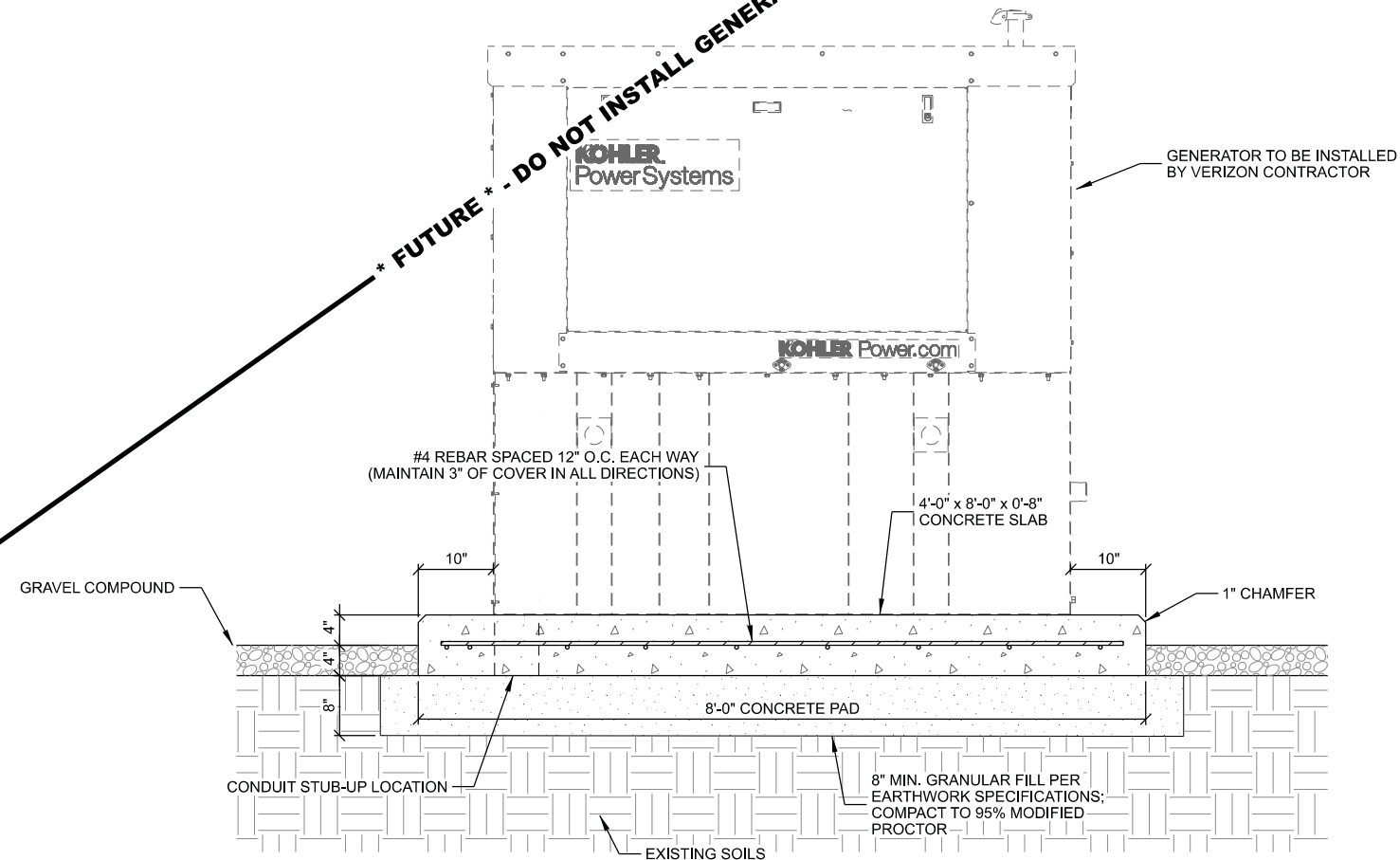
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TYPE

DRAFT

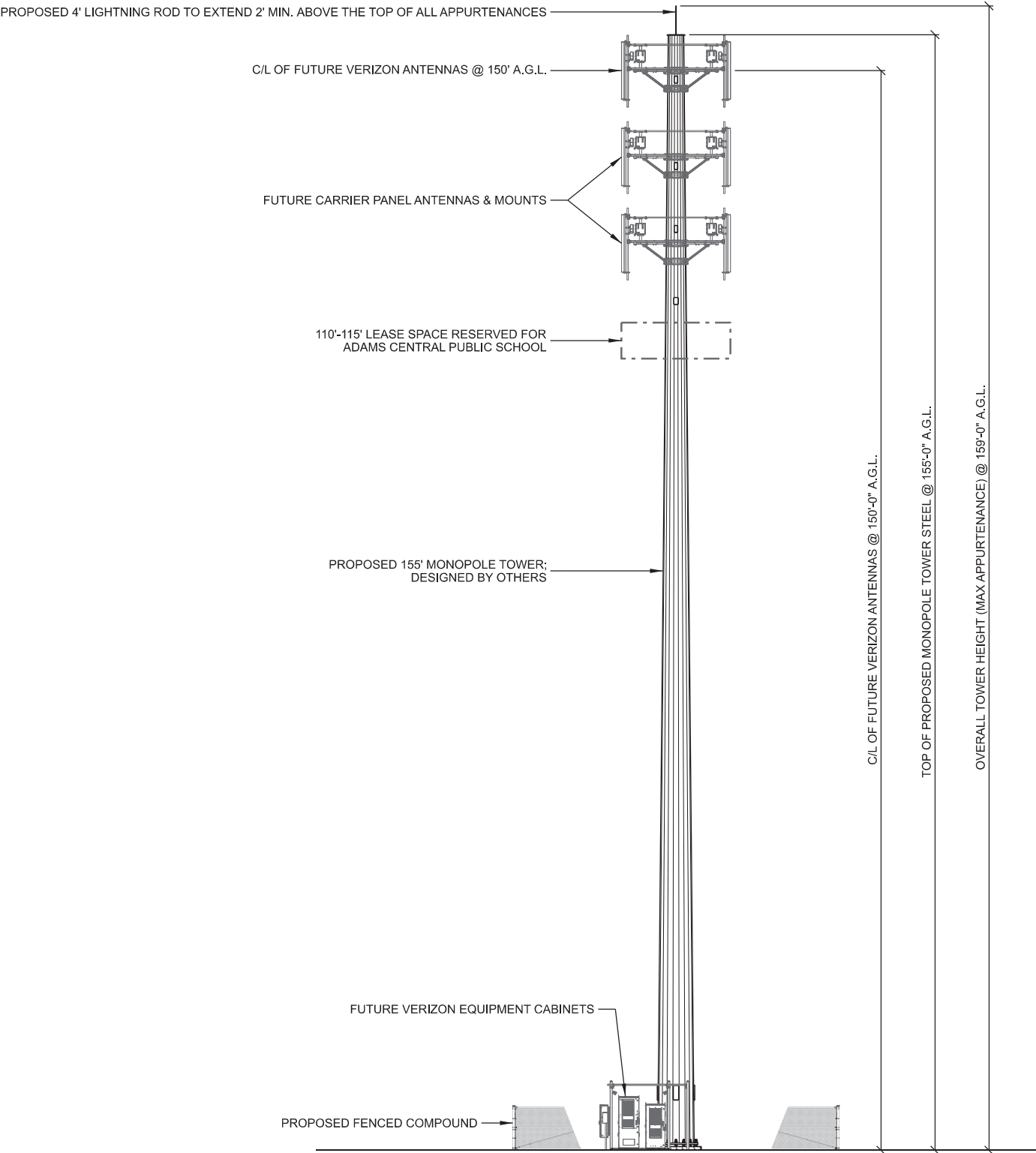
SHEET
NUMBER

VB A-102



B KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL

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A SITE ELEVATION
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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TOWER ELEVATION
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

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SHEET NUMBER	VB T-201

- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING, #2 SOLID BARE TINNED COPPER
- (C) GROUND LEADS FROM TOWER STEEL TO GROUND RING (TYP. OF 3) (USE GROUNDING TABS WHEN AVAILABLE), #2 SOLID BARE TINNED COPPER
- (D) TOWER FOUNDATION GROUND, #2 SOLID BARE TINNED COPPER. SEE PAGE VB E-501 FOR DETAILS
- (E) MULTI-METER RACK POST (TYP.)
- (F) GROUND ELECTRIC METER HOUSING TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
- (G) GATE, FENCE FABRIC AND DETERRENT WIRING GROUND; SEE PAGE VB E-501
- (H) PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE, #2 SOLID BARE TINNED COPPER
- (I) FENCE CORNER GROUND LEAD, GROUND FENCE WITHIN 25- FEET OF TOWER. GROUND FENCE POSTS WITHIN 6- FEET OF EQUIPMENT PAD
- (J) 5/8" DIAMETER x 8' LONG COPPER CLAD GROUND ROD; (MAX. 10' SEPERATION)
- (K) INSPECTION WELL (TYP.). SEE PAGE VB E-501
- (L) 4" x 12" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 8' GROUND ROD & CLAMP TO GROUND BAR
- (M) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING, COIL LEADS FOR FUTURE CARRIER CONNECTION TO LOWER ANTENNA GROUND BAR
- (N) EQUIPMENT GROUND RING #2 AWG SOLID TINNED COPPER GROUND LEAD MIN. 4'-6" BURY OR 6" BELOW FROST WHICH EVER IS GREATER
- (O) COIL GROUND LEAD FOR MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (P) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS
- (Q) EQUIPMENT CABINET GROUND LEADS, (TYP. OF 4); SEE E-501 FOR DETAILS
- (R) INTEGRATED LOAD CENTER (ILC) GROUND LEAD; SEE E-501 FOR DETAILS
- (S) FIBER ENCLOSURE GROUND LEAD; SEE E-501 FOR DETAILS
- (T) GENERATOR GROUND LEADS, (TYP. OF 2); SEE E-501 FOR DETAILS (IF APPLICABLE)
- (U) EQUIPMENT PAD REBAR GROUND; SEE E-502 FOR DETAILS
- (V) ICE BRIDGE POST GROUND LEADS; SEE E-501 FOR DETAILS

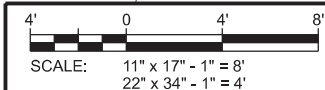


1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS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

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

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

VERIZON CONTRACTOR TO CONNECT GROUND LEADS
TO EQUIPMENT CABINETS, ICE BRIDGE POSTS, MASTER
GROUND BAR, GENERATOR, TOWER GROUND BAR,
CHARLES CUBE & ILC CABINET



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Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com



verticalbridge
THE TOWERS, LLC



**- PRELIMINARY -
NOT FOR CONSTRUCTION**

GROUNDING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

[illegible]

CHECKED BY	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-101



UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD
FIBER OPTIC PROVIDER: TBD

CONSULTANT:
Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
**NOT - PRELIMINARY -
NOT FOR CONSTRUCTION**

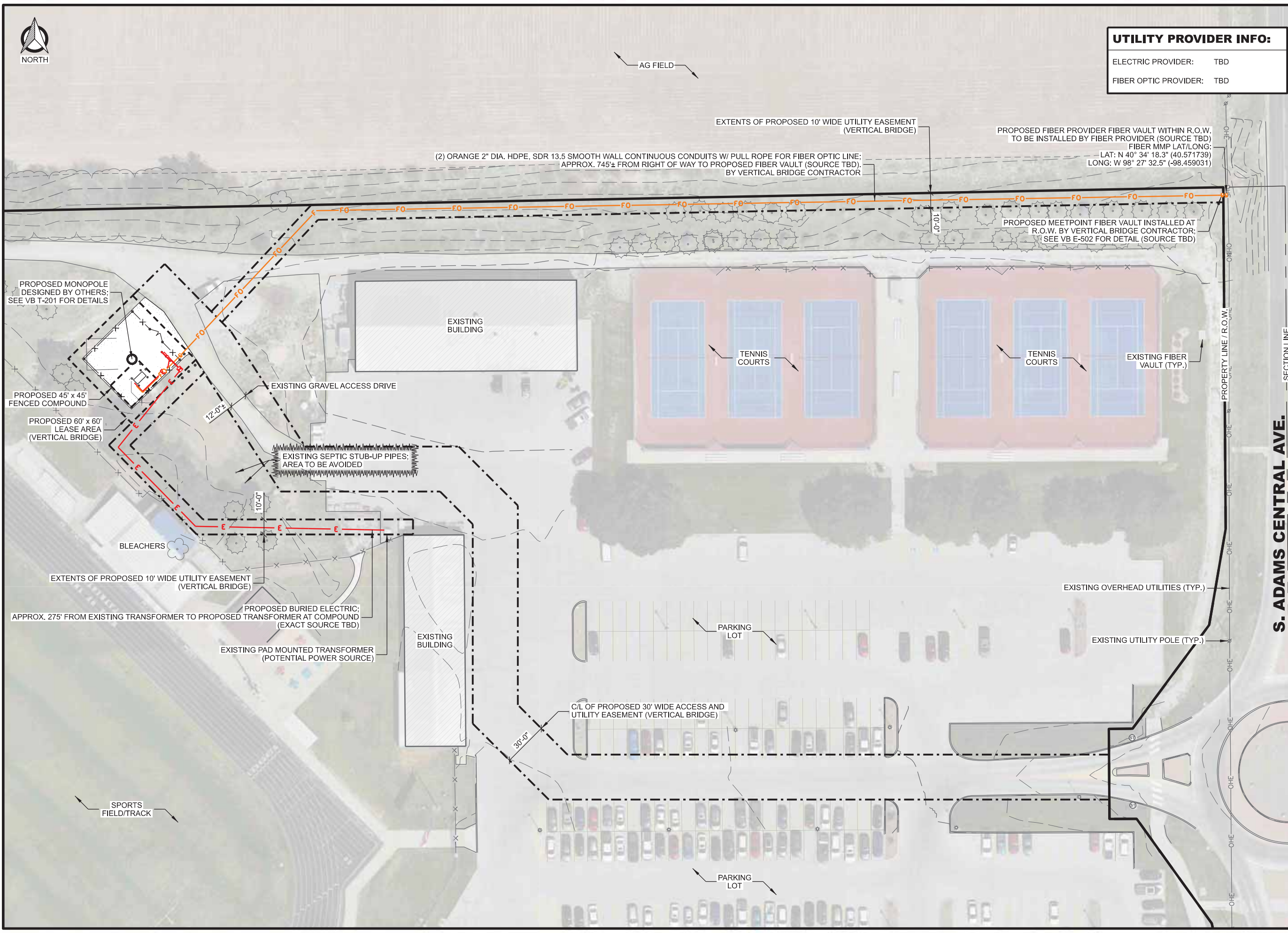
I HEREBY CERTIFY THAT THIS PLAN
SET WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION
OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF NEBRASKA.

UTILITY PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-102

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S. ADAMS CENTRAL AVE.

SECTION LINE



UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**PRELIMINARY -
NOT FOR CONSTRUCTION**

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

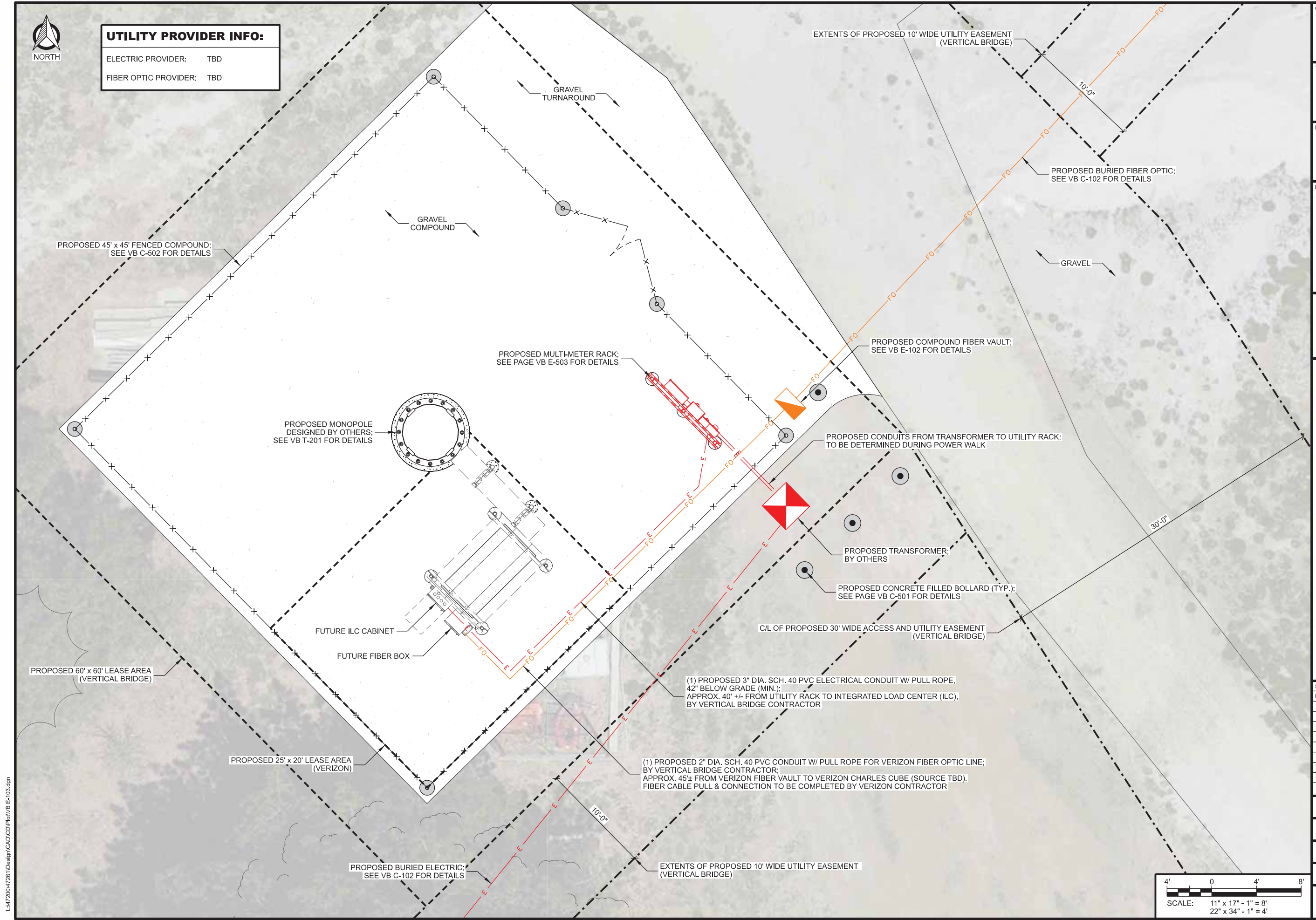
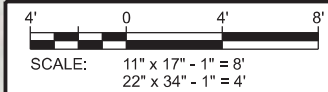
ENLARGED UTILITY PLAN INGLESIDE (VB #: VB-NE-5313) NE09 INGLESIDE (VzW #: 2541188) HASTINGS, NEBRASKA

SUBMITTAL:

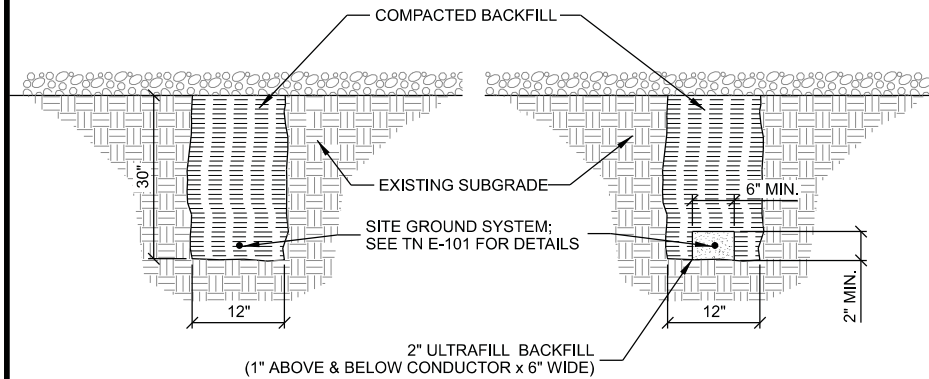
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT

SHEET NUMBER	VB E-103
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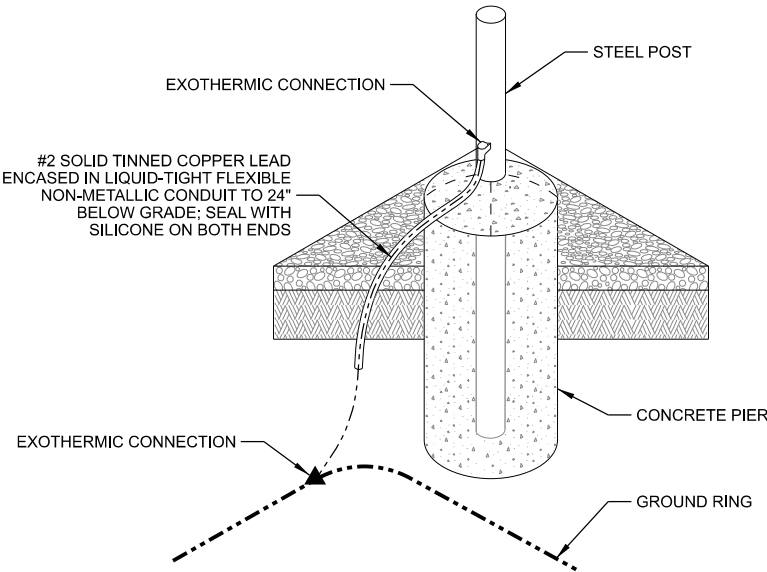
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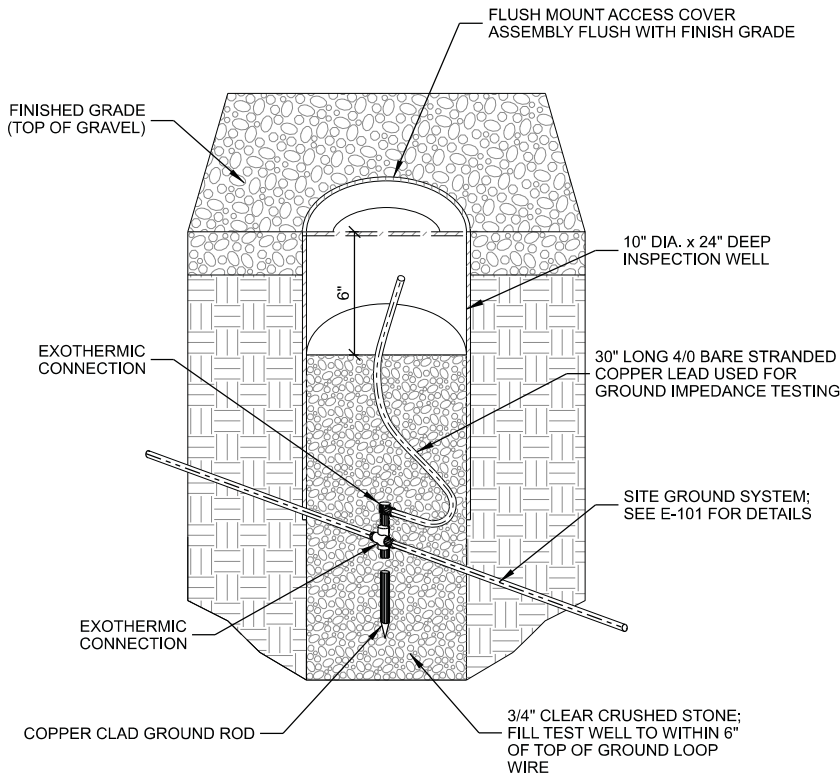
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

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

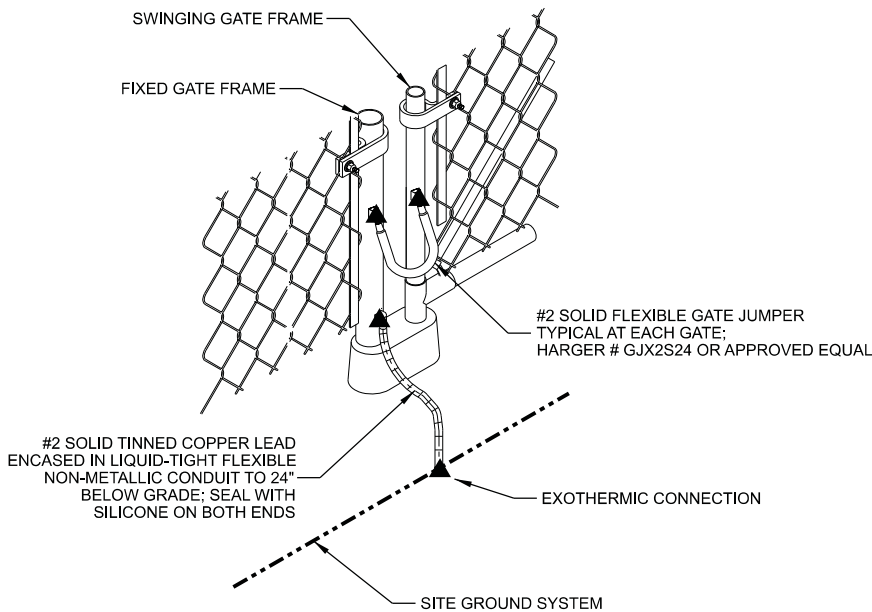
A GROUND TRENCH



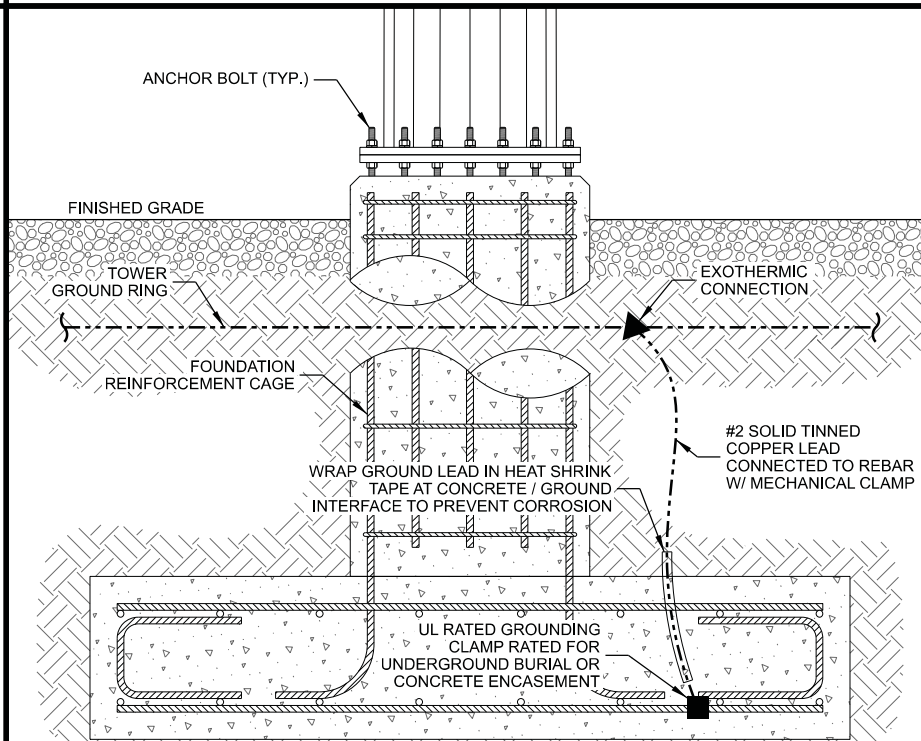
B POST GROUNDING



C INSPECTION WELL

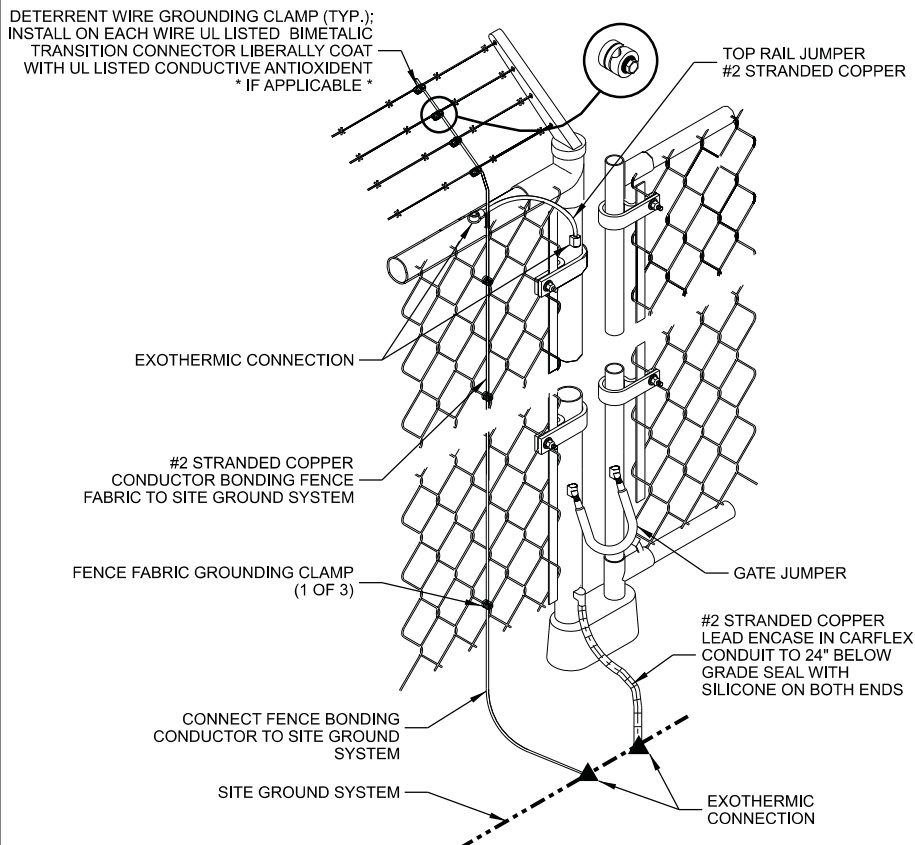


D FENCE GATE GROUNDING



- NOTES:
1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20" CONTINUOUS REBAR.

E TOWER FOUNDATION GROUNDING



F FENCE FABRIC AND DETERRENT WIRING BONDING

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TOWER OWNER:
verticalbridge
 THE TOWERS, LLC

LESSEE:
verizon

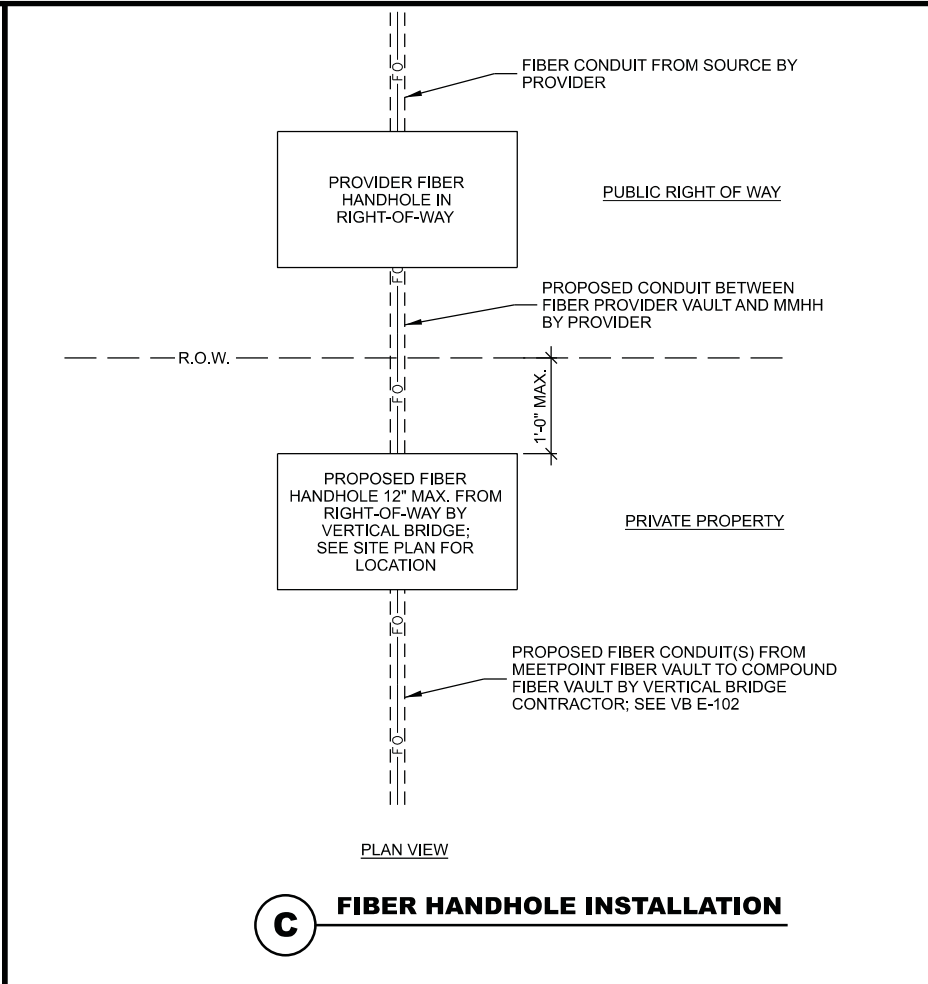
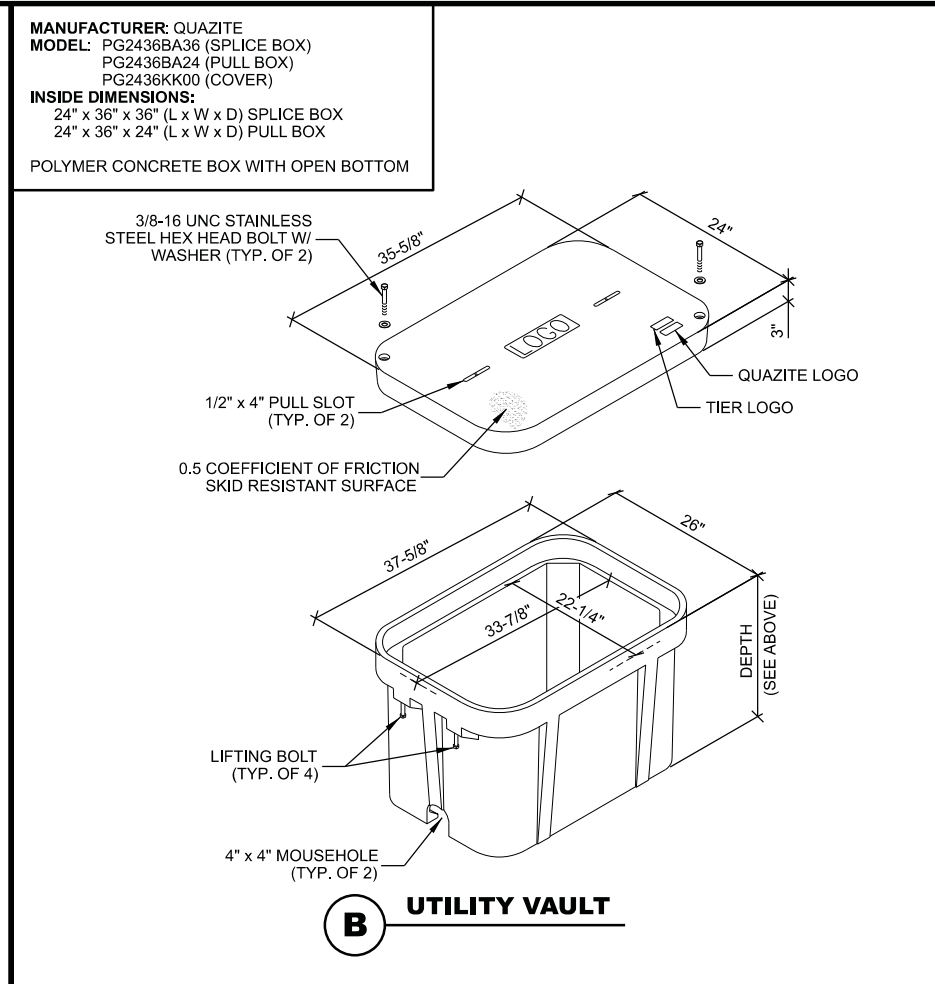
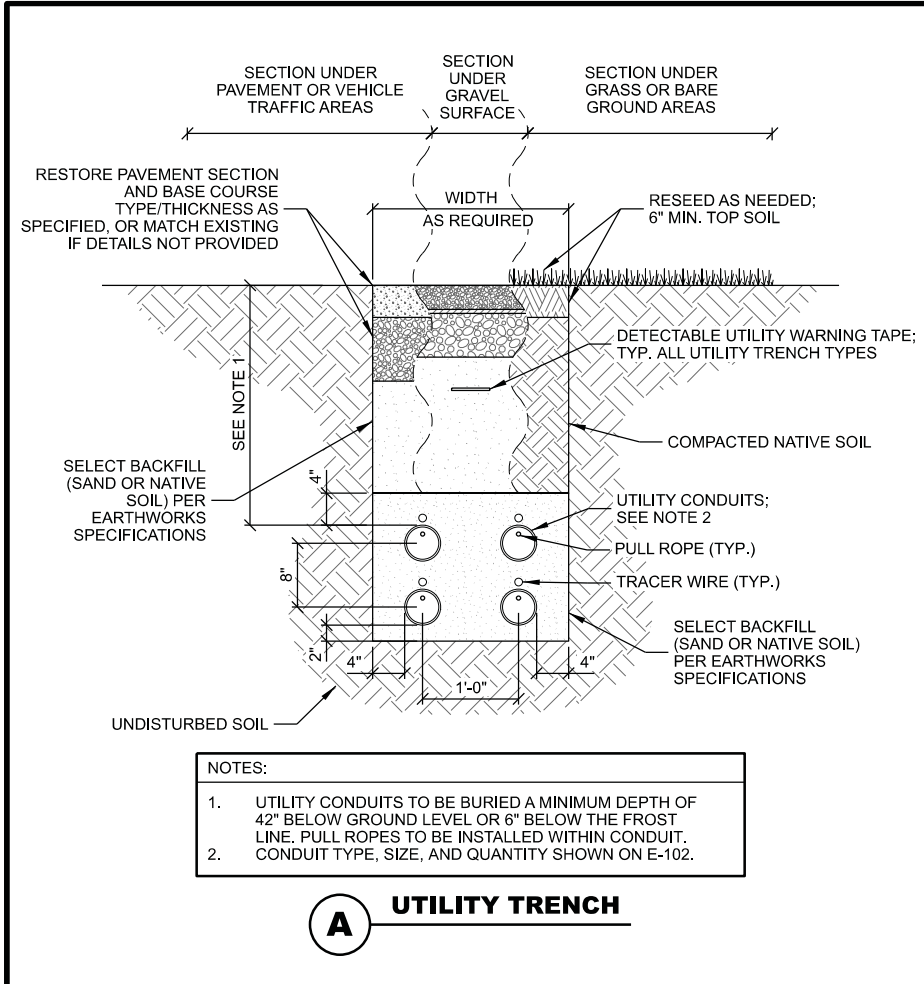
ENGINEER SEAL:
NOT FOR CONSTRUCTION

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

GROUNDING DETAILS
 INGLESIDE (VB #: VB-NE-5313)
 NE09 INGLESIDE (VZW #: 2541188)
 HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID:	S18370
EDGE PROJ. #:	47261
SET TYPE:	DRAFT
SHEET NUMBER:	VB E-501



WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

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

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

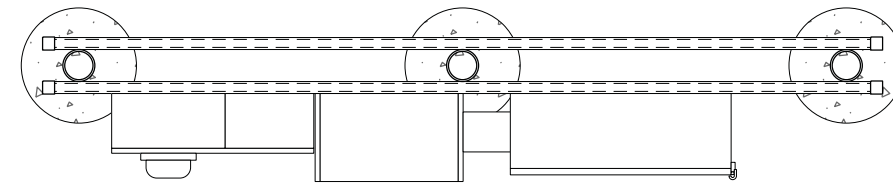
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.

UTILITY DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

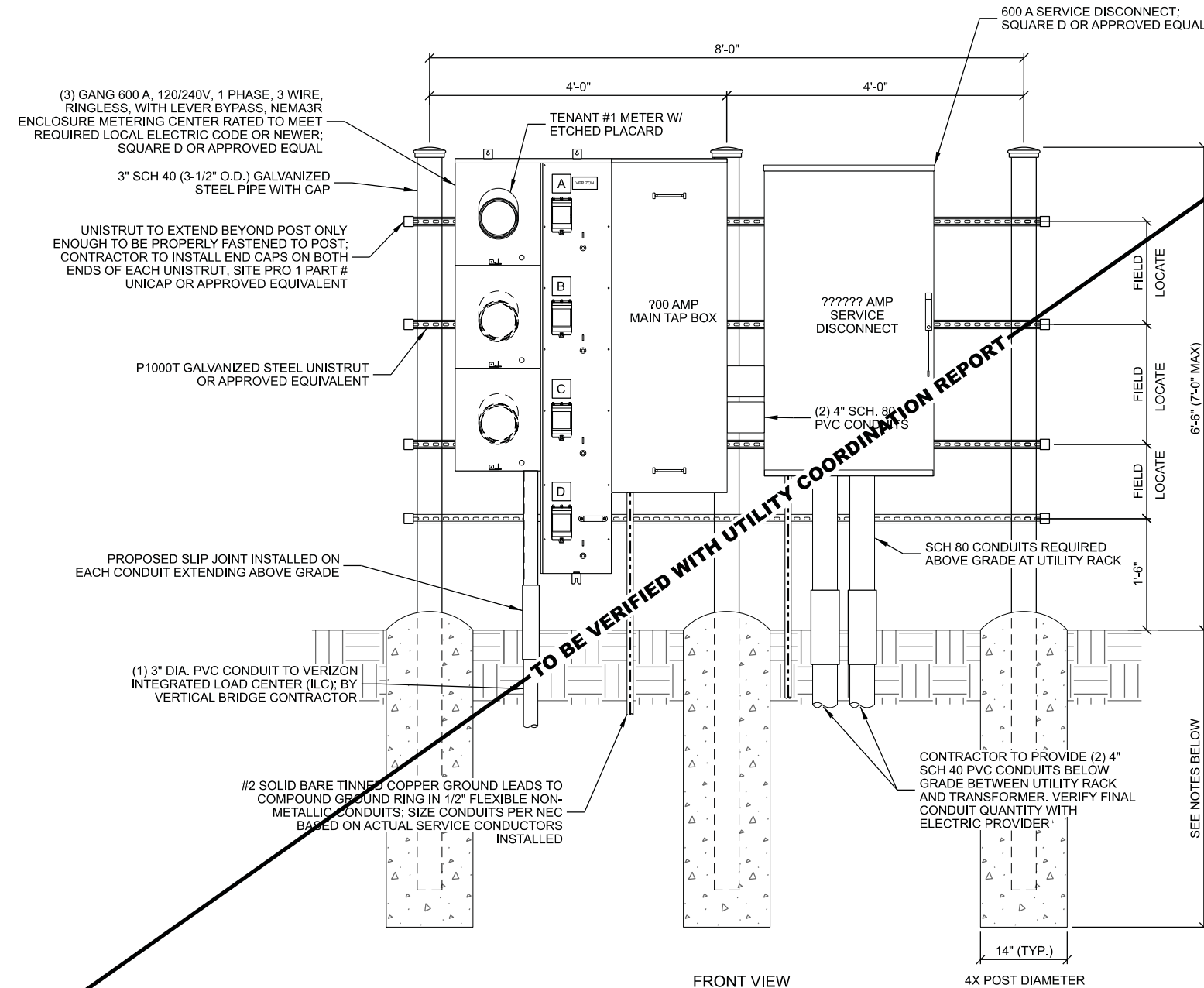
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	VB E-502



NOTES:

- VERTICAL BRIDGE CONTRACTOR TO ENSURE LOCAL ELECTRIC CODE REQUIREMENTS ARE MET
- VERTICAL BRIDGE CONTRACTOR TO CONTACT ELECTRIC UTILITY TO CONFIRM ALL REQUIREMENTS
- VERTICAL BRIDGE CONTRACTOR RESPONSIBLE FOR INSTALLING VERIZON BREAKER
- SQUARE D PRODUCTS SHOWN FOR CLARITY. APPROVED EQUIVALENTS ARE ACCEPTABLE. VERIFY FINAL ELECTRIC EQUIPMENT WITH APPROVED UTILITY LIST
- A SERVICE DISCONNECT AND MAIN TAP BOX SHOWN IN THIS LAYOUT. VERTICAL BRIDGE CONTRACTOR TO VERIFY ELECTRIC UTILITY WILL ACCEPT A MAIN TAP BOX WITH SERVICE DISCONNECT INCLUDED



(3) GANG 600 A, 120/240V, 1 PHASE, 3 WIRE
RINGLESS, WITH LEVER BYPASS, NEMA3R
ENCLOSURE METERING CENTER RATED TO MEET
REQUIRED LOCAL ELECTRIC CODE OR NEWER
SQUARE D OR APPROVED EQUAL

3" SCH 40 (3-1/2" O.D.) GALVANIZE
STEEL PIPE WITH CA

UNISTRUT TO EXTEND BEYOND POST ONLY
ENOUGH TO BE PROPERLY FASTENED TO POST
CONTRACTOR TO INSTALL END CAPS ON BOTH
ENDS OF EACH UNISTRUT, SITE PRO 1 PART #
UNICAP OR APPROVED EQUIVALENT

P1000T GALVANIZED STEEL UNISTRUT
OR APPROVED EQUIVALENT

PROPOSED SLIP JOINT INSTALLED ON
EACH CONDUIT EXTENDING ABOVE GRADE

(1) 3" DIA. PVC CONDUIT TO VERIZON
INTEGRATED LOAD CENTER (ILC); BY
VERTICAL BRIDGE CONTRACTOR

~~#2 SOLID BARE TINNED COPPER GROUND LEADS TO
COMPOUND GROUND RING IN 1/2" FLEXIBLE NON-
METALLIC CONDUITS; SIZE CONDUITS PER NEC
BASED ON ACTUAL SERVICE CONDUCTORS
INSTALLED~~

CONTRACTOR TO PROVIDE (2) 4" SCH 40 PVC CONDUITS BELOW GRADE BETWEEN UTILITY RACK AND TRANSFORMER. VERIFY FINAL CONDUIT QUANTITY WITH ELECTRIC PROVIDER.

4X POST DIAMETER

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE, EQUIP WITH PULL CORD. VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY & MEET NEC 2020 CODE REQUIREMENTS OR LATEST NEC. VERIFY FINAL DESIGN WITH THE CARRIER.
5. CONCRETE FOR PIER TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS.
6. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
7. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.

NOTE:

~~A TEMPORARY 200 AMP SUB-PANEL
MAY BE REQUIRED IF VERIZON ILC IS
NOT INSTALLED~~

A MULTI-METER UTILITY RACK

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

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

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NOT FOR CONSTRUCTION**

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UTILITY RACK DETAILS
INGLESIDE (VB #: VB-NE-5313)
WNE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

[illegible]

CHECKED	
---------	--

PCM

EDGE

S18370

EDGE

47261

SET

DRAFT

SHEET 1

VB E-503

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© EDGE CONSULTING ENGINEERS, INC.



A **PROPOSED ACCESS ROUTE**



B **SITE OVERVIEW (LOOKING SOUTHWEST)**



C **SITE OVERVIEW (LOOKING SOUTHEAST)**



D **SITE OVERVIEW (LOOKING NORTHWEST)**

CONSULTANT:

**Edge**
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

**verticalbridge**
THE TOWERS, LLC

LESSEE:

**verizon**

ENGINEER SEAL:

**NOT FOR CONSTRUCTION**

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SITE PHOTOS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:

PCM

EDGE SITE ID

S18370

EDGE PROJ. #

47261

SET TYPE

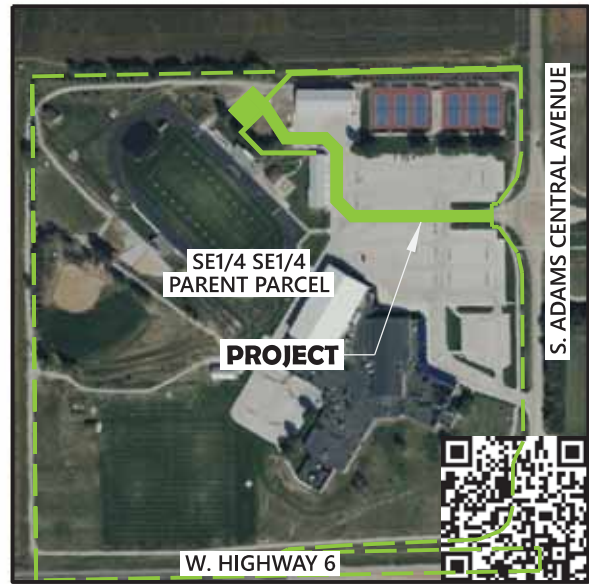
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SHEET NUMBER

VB R-901

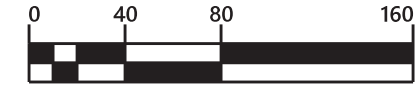
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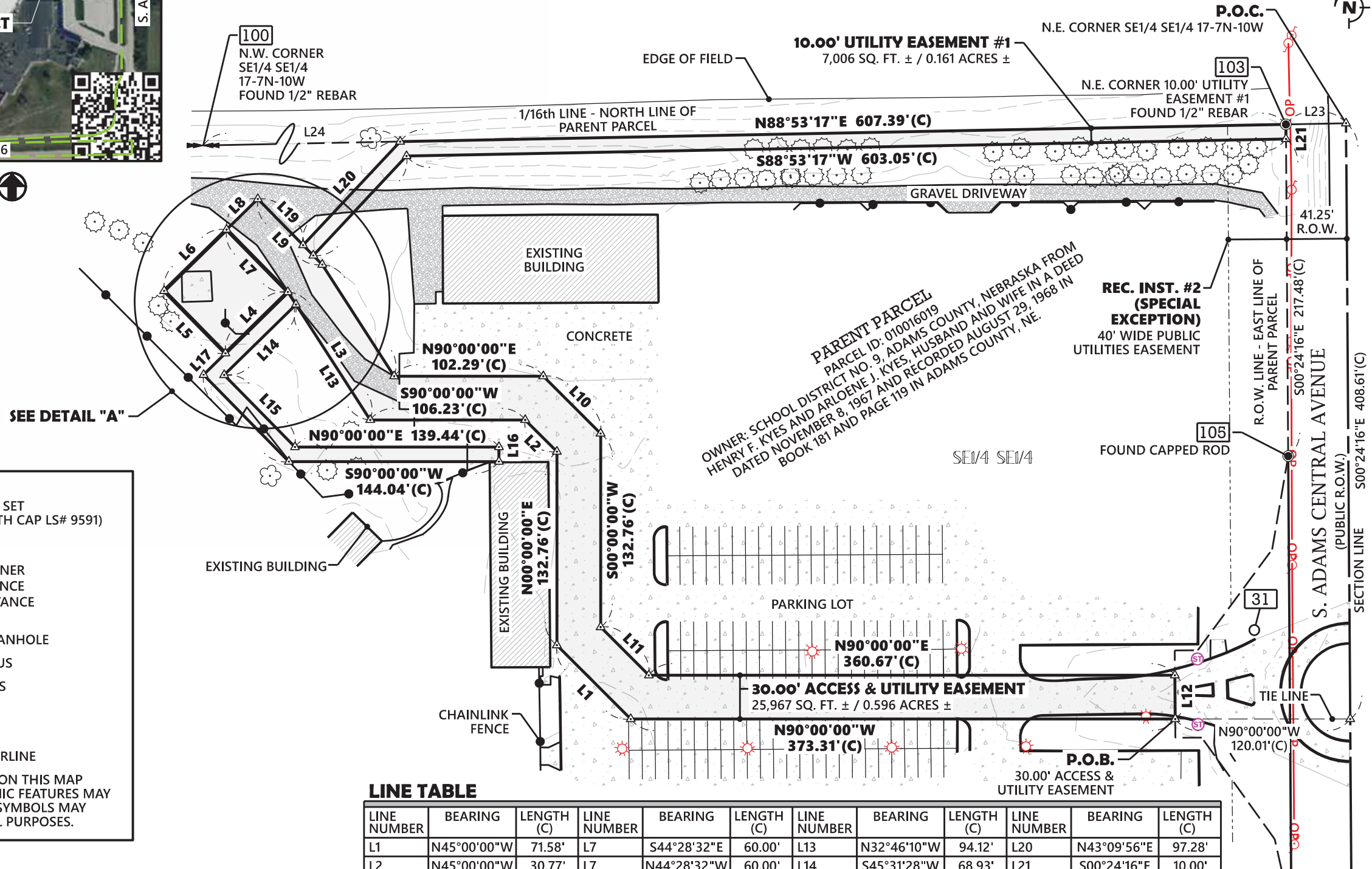
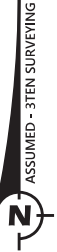


VICINITY MAP
SEC. 17, T 7 N, R 10 W, 6th P.M.
NO SCALE

TOWER SURVEY
OF
US-NE-5313 NE09 INGLESIDE
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
ADAMS COUNTY, NEBRASKA



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DOCUMENT ARE NOT PERMITTED.



LINE TABLE

LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)	LINE NUMBER	BEARING	LENGTH (C)
L1	N45°00'00"W	71.58'	L7	S44°28'32"E	60.00'	L13	N32°46'10"W	94.12'	L20	N43°09'56"E	97.28'
L2	N45°00'00"W	30.77'	L7	N44°28'32"W	60.00'	L14	S45°31'28"W	68.93'	L21	S00°24'16"E	10.00'
L3	N32°46'10"W	104.33'	L8	N45°31'28"E	30.00'	L15	S44°28'32"E	69.27'	L22	N44°28'32"W	10.00'
L4	S45°31'28"W	60.00'	L9	S44°28'32"E	63.08'	L16	S00°00'00"W	10.00'	L23	N88°53'17"E	41.25'
L4	N45°31'28"E	60.00'	L10	S45°00'00"E	55.62'	L17	N45°31'28"E	21.00'	L24	N88°53'17"E	678.77'
L5	N44°28'32"W	60.00'	L11	S45°00'00"E	46.72'	L18	S32°46'10"E	10.21'			
L6	N45°31'28"E	60.00'	L12	S00°24'10"E	30.00'	L19	S44°28'32"E	44.33'			

TOWER PROXIMITY

5597'± FROM TOWER CENTER TO WEST LINE OF PARENT PARCEL (1/16 LINE)
1320'± FROM TOWER CENTER TO SOUTH LINE OF PARENT PARCEL (SECTION LINE)
727'± FROM TOWER CENTER TO EAST LINE OF PARENT PARCEL (R.O.W. LINE)
100'± FROM TOWER CENTER TO NORTH LINE OF PARENT PARCEL (1/16 LINE)

3TEN SURVEYING
CONSULTING PLANNING MAPPING
(712) 258-6844 3TENIS.COM
ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A
DELAWARE LIMITED LIABILITY COMPANY, ITS
SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS
AND/OR ASSIGNS, ITS LENDERS, AND
ADMINISTRATIVE AGENTS AND EACH OF THEIR
RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND
TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT
WAS PREPARED AND THE RELATED SURVEY WORK
WAS PERFORMED BY ME OR UNDER MY DIRECT
PERSONAL SUPERVISION AND THAT I AM A DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF NEBRASKA.

Douglas J. Mordhorst
DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:
TOWER SURVEY

SITE ADDRESS:
1090 S. ADAMS CENTRAL
AVENUE HASTINGS, NE
68901 ADAM COUNTY

TOWER CENTER:
DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168\"N
98°27'42.03010\"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:
THE TOWERS, LLC

811 BEFORE YOU DIG
SAFE DIGGING PARTNER

SURVEY DATE: 6/10/26
PROJECT: SC26-0081
DRAWN BY: JIL
PAPER: 11\" x 17\"
SHEET 1 OF 4
PLOT DATE: 6/29/26
SCALE: 1\" = 80'

CONTROL POINTS - BENCHMARKS

NUMBER	LATITUDE (NAD83)	LONGITUDE (NAD83)	NORTHING (LOCAL)	EASTING (LOCAL)	ELEVATION (NAV88)	LOCATION	MATERIAL
30	40°34'17.96725"N	98°27'43.21045"W	272747.813	2067579.544	1948.23	SET CP AT SITE	3 TEN CONTROL CAP
31	40°34'14.90018"N	98°27'32.89288"W	272451.620	2068381.233	1952.75	SET CP AT SITE	3 TEN CONTROL
103	40°34'18.32236"N	98°27'32.53254"W	272798.421	2068402.867	1949.01	N.E. CORNER UTILITY #1	1/2" REBAR
104	40°34'18.30192"N	98°27'49.19753"W	272773.464	2067116.948	1941.45	N.W. CORNER SE1/4 SE1/4	1/2" REBAR

BASIS OF BEARINGS - VERTICAL DATUM

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEBRASKA STATE PLANE AT GROUND, U.S. SURVEY FOOT, USING A COMBINED SCALE FACTOR OF 1.0003030618. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), USING GEOID18. BEARINGS AND ELEVATIONS BOTH DERIVED BY GPS GNSS SOLUTION.

FLOOD ZONE

THE FEMA MAP NUMBER IS 31001C0175C WITH AN EFFECTIVE DATE OF JULY 5, 2018 ON PANEL 175 OF 400 AND A PANEL NUMBER OF 0175C.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD ZONES GRAPHICALLY DEPICTED ON THIS TOWER SURVEY WERE SCALED AND DIGITIZED FROM FEDERAL INSURANCE RATE MAPS. LOCATION IS APPROXIMATE.

UTILITY LOCATE

THE UNDERGROUND UTILITIES WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES.

IOWA 811 LOCATE REQUEST TICKET NUMBER **261591872**. UTILITY COMPANIES POSTED BELOW WERE DETAILED PER TICKET RESPONSE. CONTACT INFORMATION EITHER SUPPLIED OR SEARCHED ONLINE.

SEWER, WATER, ELECTRIC & TRAFFIC
CITY OF HASTINGS.....(402) 453-1371

NATURAL GAS
BLACK HILLS ENERGY.....(800) 482-3208
TALLGRASS ENERGY.....(402) 209-5858

TELECOMMUNICATIONS
ALLO COMM.....(308) 660-8644
GREAT PLAINS COMM.....(888) 343-8014
CHARTER COMM.....(720) 482-4449
WINDSTREAM COMM.....(800) 289-1901

VESTING TITLE

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE A ITEM 2

THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: **SCHOOL DISTRICT NO. 9, ADAMS COUNTY, NEBRASKA**

LEGAL DESCRIPTION: PARENT PARCEL

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE A ITEM 5

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTIONSEVENTEEN (17), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA, EXCEPT THE PORTION THEREOF DEEDED TO ADAMS COUNTY, NEBRASKA, AND TO THE STATE OF NEBRASKA FOR HIGHWAY PURPOSES.

LESS AND EXPECT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTHERLY A DISTANCE OF 60.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 38 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 41.25 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WESTERLY EXISTING ADAMS CENTRAL AVENUE RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 090 DEGREES, 38 MINUTES, 08 SECONDS RIGHT, A DISTANCE OF 281.23 FEET ALONG SAID RIGHT OF WAY LINE; THEN SOUTHWESTERLY DEFLECTING 153 DEGREES, 43 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 45.63 FEET; THENCE SOUTHWESTERLY DEFLECTING 002 DEGREES, 58 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 19.18 FEET; THENCE SOUTHERLY DEFLECTING 022 DEGREES, 28 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 116.12 FEET; THENCE SOUTHERLY DEFLECTING 014 DEGREES, 41 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 40.18 FEET; THENCE SOUTHWESTERLY DEFLECTING 028 DEGREES, 59 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 30.27 FEET; THENCE WESTERLY DEFLECTING 023 DEGREES, 56 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 60.76 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 32 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 349.37 FEET; THENCE WESTERLY DEFLECTING 01 DEGREES, 33 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 155.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 023 DEGREES, 13 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 153 DEGREES, 50 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 639.93 FEET ALONG SAID RIGHT OF WAY LINE AND PARALLEL WITH AND 60.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 0.48 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER OF SECTION 17; THENCE NORTHERLY A DISTANCE OF 340.78 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 41.25 FEET TO A POINT ON THE WESTERLY EXISTING SOUTH ADAMS CENTRAL AVENUE RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 063 DEGREES, 43 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 45.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY DEFLECTING 002 DEGREES, 58 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 19.18 FEET; THENCE SOUTHERLY DEFLECTING 022 DEGREES, 28 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 116.12 FEET; THENCE SOUTHERLY DEFLECTING 014 DEGREES, 41 MINUTES, 00 SECONDS RIGHT,

LEGAL DESCRIPTION: PARENT PARCEL
CONTINUED

A DISTANCE OF 40.18 FEET; THENCE SOUTHWESTERLY DEFLECTING 028 DEGREES, 59 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 30.27 FEET; THENCE WESTERLY DEFLECTING 023 DEGREES, 56 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 60.76 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 32 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 349.37 FEET; THENCE WESTERLY DEFLECTING 001 DEGREES, 33 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 155.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 023 DEGREES, 13 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 6 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 026 DEGREES, 09 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 647.26 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF TERMINATION. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

LESS AND EXPECT:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE SIXTH (6TH) P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17-T7N-R10W; THENCE ON AN ASSUMED BEARING OF N00°37'16?E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 785.36 FEET; THENCE N89°22'44"W A DISTANCE OF 41.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF ADAMS CENTRAL AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N11°33'59"W A DISTANCE OF 52.55 FEET; THENCE N34°40'14"W A DISTANCE OF 85.73 FEET; THENCE N89°22'44"W A DISTANCE OF 18.13 FEET; THENCE N00°37'16?E A DISTANCE OF 60.00 FEET; THENCE S89°22'44"E A DISTANCE OF 15.82 FEET; THENCE N37°29'06?E A DISTANCE OF 85.84 FEET; THENCE N10°44'46"E A DISTANCE OF 65.02 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE S00°37'16"W, ALONG SAID WEST RIGHTOF WAY LINE, A DISTANCE OF 314.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 10,438.37 SQUARE FEET OR 0.240 ACRES MORE OR LESS.

LESS AND EXPECT:

A TRACT OF LAND COMPRISING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVEN, NORTH, RANGE TEN, WEST OF THE 6TH P.M.. ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING 60.0 FEET NORTH OF THE SOUTH-EAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET, THENCE RUNNING NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING AND CONTAINING 1 19 ACRES MORE OR LESS, WHICH INCLUDES 0.95 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS A PUBLIC HIGHWAY, THE REMAINING 0.24 ACRES, MORE OR LESS, BEING THE ADDITIONAL ACREAGE HEREBY SECURED.

BTEN

SURVEYING

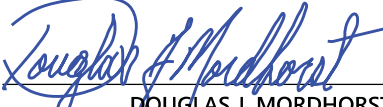
CONSULTING PLANNING MAPPING

(712) 258-6844 3TENIS.COM

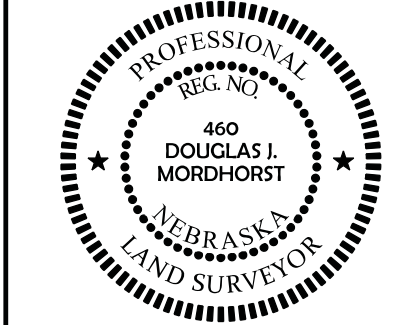
ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:

TOWER SURVEY

SITE ADDRESS:

1090 S. ADAMS CENTRAL AVENUE HASTINGS, NE 68901 ADAM COUNTY

TOWER CENTER:

DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAV88)
1948.4'

CLIENT:

THE TOWERS, LLC



SURVEY DATE: 6/10/26

PROJECT: SC26-0081

DRAWN BY: JIL

PAPER: 11" x 17"

SHEET 2 OF 4

PLOT DATE: 6/29/26

SCALE: NONE

SCHEDULE B SECTION 2 EXCEPTIONS

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: TOWER TITLE, LLC
COMMITMENT NUMBER: VTB-233871-C
COMMITMENT DATE: FEBRUARY 9, 2026
SCHEDULE B SECTION 2

1. ANY DEFECT, LIEN, ENCUMBERANCE, ADVERSE CLAIM, OR OTEHR
MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS
OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE
COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE
B, PART 1-REQUIREMENTS ARE MET. **(NOT A SURVEY ITEM)**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE
PUBLIC RECORDS. **(NOT A SURVEY ITEM)**
3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC
RECORDS. **(NOT A SURVEY ITEM)**
4. ANY ENCUMBERANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE,
BOUNDARY LINES OVERLAP, OR ENCROACHMENT THAT WOULD BE
DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF
THE LAND. **(NOT A SURVEY ITEM)**
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, OR
EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY
LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY
ITEM)**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS
EXISTING LIENS OF THE PUBLIC RECORDS. **(NOT A SURVEY ITEM)**

SPECIAL EXCEPTIONS:

1. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY
(NOT A SURVEY ITEM)
2. PUBLIC UTILITIES EASEMENT BETWEEN SCHOOL DISTRICT NO. 9,
ADAMS COUNTY, NEBRASKA ; AND THE CITY OF HASTINGS,
NEBRASKA, UTILITES DEPARTMENT A MUNICIPAL CORPORATION, AND
TO ITS SUCCESSORS AND ASSIGNS, DATED FEBRUARY 25, 2020 AND
RECORDED FEBRUARY 25, 2020 IN (INSTRUMENT) 20200673, IN ADAMS
COUNTY, NEBRASKA. **(AS SHOWN)**

NOTES

1. AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE ABOVE GROUND
ENCROACHMENTS LOCATED ON THE LEASE OR EASEMENT AREAS
OTHER THAN SHOWN ON THIS MAP.
2. THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN THE
PARENT PARCEL LEGAL DESCRIPTION SUPPLIED FROM TITLE
COMMITMENT NUMBER VTB-233871-C.
3. THE ACCESS AND UTILITY EASEMENT CREATED IN THIS SURVEY
TERMINATE AT A CONFIRMED PUBLIC RIGHT-OF-WAY LINE UNLESS
STATED.
4. THE ADAMS COUNTY PARCEL ID FOR THIS PROPERTY IS 010016019.
5. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. MISSING
PROPERTY CORNERS WERE NOT SET.

LEGAL DESCRIPTION: LEASE SPACE

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M.,
ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE
EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-
OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET TO THE **POINT OF
BEGINNING**;
THENCE S45°31'28"W, A DISTANCE OF 60.00 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 60.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 60.00 FEET TO THE **POINT OF
BEGINNING**.

CONTAINING AN AREA OF 3,600 SQUARE FEET OR 0.083 ACRES, MORE OR
LESS.

LEGAL DESCRIPTION:

30.00' ACCESS & UTILITY EASEMENT

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M.,
ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE
EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-
OF-WAY LINE OF S. ADAMS CENTRAL AVENUE AND THE **POINT OF
BEGINNING**;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 30.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 63.08 FEET;
THENCE S32°46'10"E, A DISTANCE OF 91.04 FEET;
THENCE N90°00'00"E, A DISTANCE OF 102.29 FEET;
THENCE S45°00'00"E, A DISTANCE OF 55.62 FEET;
THENCE S00°00'00"W, A DISTANCE OF 132.76 FEET;
THENCE S45°00'00"E, A DISTANCE OF 46.72 FEET;
THENCE N90°00'00"E, A DISTANCE OF 360.67 FEET TO THE SAID WEST
RIGHT-OF-WAY LINE;
THENCE S00°24'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A
DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 25,967 SQUARE FEET OR 0.596 ACRES, MORE
OR LESS.

LEGAL DESCRIPTION:

10.00' UTILITY EASEMENT #1

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M.,
ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE
EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-
OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 104.33 FEET;
THENCE N44°28'32"W, A DISTANCE OF 60.00 FEET;
THENCE N45°31'28"E, A DISTANCE OF 30.00 FEET;
THENCE S44°28'32"E, A DISTANCE OF 44.33 FEET TO THE **POINT OF
BEGINNING**;
THENCE N43°09'56"E, A DISTANCE OF 97.28 FEET TO THE NORTH LINE OF
THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N88°53'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 607.39
FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF S. ADAMS CENTRAL
AVENUE;
THENCE S00°24'16"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF
10.00 FEET;
THENCE S88°53'17"W, A DISTANCE OF 603.05 FEET;
THENCE S43°09'56"W, A DISTANCE OF 93.47 FEET;
THENCE N44°28'32"W, A DISTANCE OF 10.00 FEET TO THE **POINT OF
BEGINNING**.

CONTAINING AN AREA OF 7,006 SQUARE FEET OR 0.161 ACRES, MORE OR
LESS.

LEGAL DESCRIPTION:

10.00' UTILITY EASEMENT #2

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6th P.M.,
ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°24'16"E (NEBRASKA STATE PLANE BEARING), ALONG THE
EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
A DISTANCE OF 408.61 FEET;
THENCE N90°00'00"W, A DISTANCE OF 120.01 FEET TO THE WEST RIGHT-
OF-WAY LINE OF S. ADAMS CENTRAL AVENUE;
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 373.31 FEET;
THENCE N45°00'00"W, A DISTANCE OF 71.58 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.76 FEET;
THENCE N45°00'00"W, A DISTANCE OF 30.77 FEET;
THENCE S90°00'00"W, A DISTANCE OF 106.23 FEET;
THENCE N32°46'10"W, A DISTANCE OF 94.12 FEET TO THE **POINT OF
BEGINNING**;
THENCE S45°31'28"W, A DISTANCE OF 68.93 FEET;
THENCE S44°28'32"E, A DISTANCE OF 69.27 FEET;
THENCE N90°00'00"E, A DISTANCE OF 139.84 FEET;
THENCE S00°00'00"W, A DISTANCE OF 10.00 FEET;
THENCE S90°00'00"W, A DISTANCE OF 144.04 FEET;
THENCE N44°28'32"W, A DISTANCE OF 83.47 FEET;
THENCE N45°31'28"E, A DISTANCE OF 21.00 FEET;
THENCE CONTINUING N45°31'28"E, A DISTANCE OF 60.00 FEET;
THENCE S32°46'10"E, A DISTANCE OF 10.21 FEET TO THE **POINT OF
BEGINNING**.

CONTAINING AN AREA OF 2,933 SQUARE FEET OR 0.067 ACRES, MORE OR
LESS.

BTEN

SURVEYING

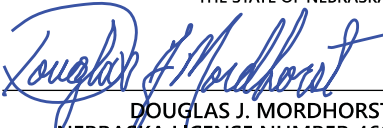
CONSULTING PLANNING MAPPING

(712) 258-6844 3TENIS.COM

ESTABLISHED IN 1908

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A
DELAWARE LIMITED LIABILITY COMPANY; ITS
SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS
AND/OR ASSIGNS, ITS LENDERS, AND
ADMINISTRATIVE AGENTS AND EACH OF THEIR
RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND
TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT
WAS PREPARED AND THE RELATED SURVEY WORK
WAS PERFORMED BY ME OR UNDER MY DIRECT
PERSONAL SUPERVISION AND THAT I AM A DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF NEBRASKA.



DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



TYPE OF SURVEY:

TOWER SURVEY

SITE ADDRESS:

1090 S. ADAMS CENTRAL
AVENUE HASTINGS, NE
68901 ADAM COUNTY

TOWER CENTER:

DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:

THE TOWERS, LLC



SURVEY DATE: 6/10/26

PROJECT: SC26-0081

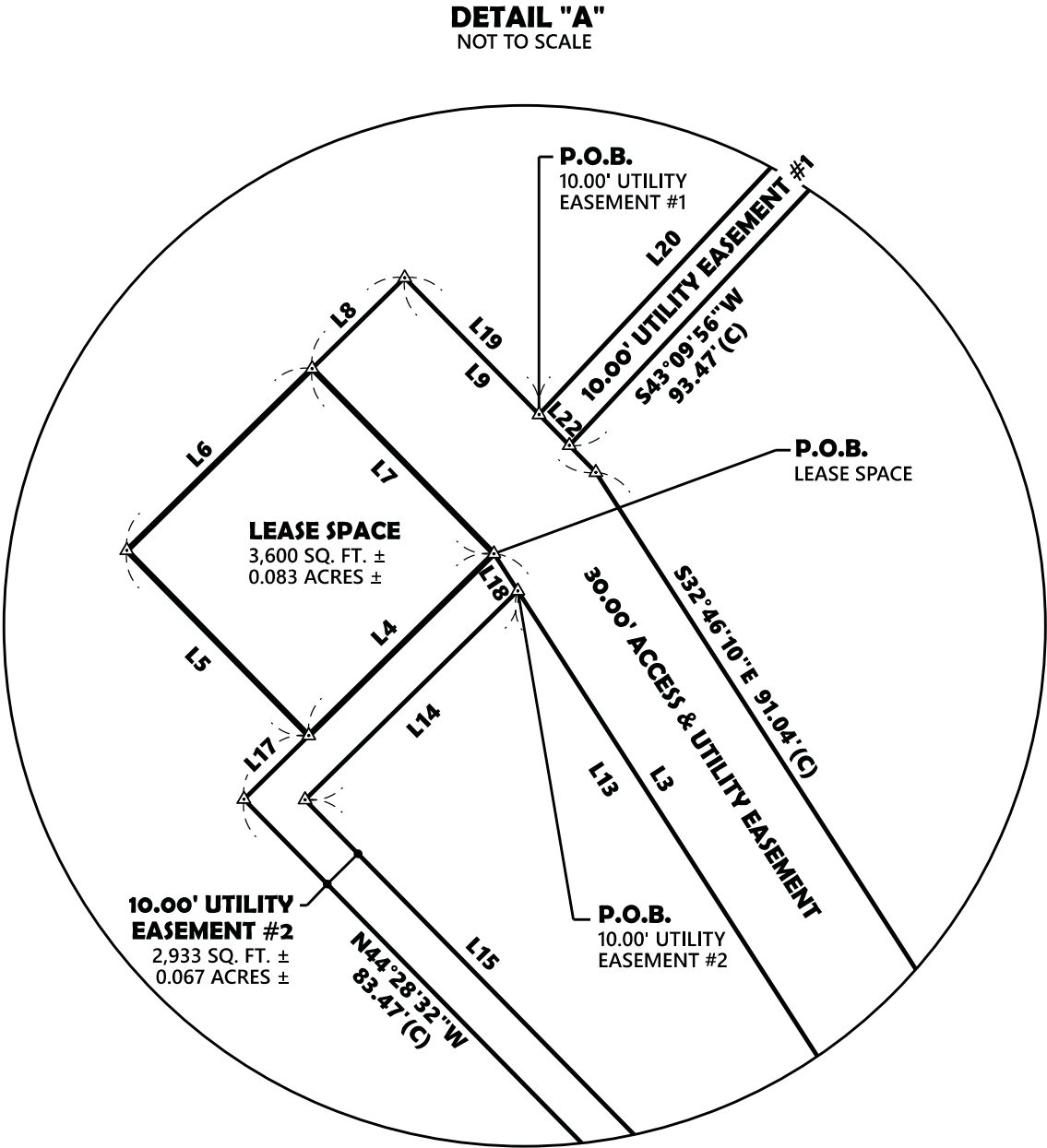
DRAWN BY: JIL

PAPER: 11" x 17"

SHEET 3 OF 4

PLOT DATE: 6/29/26

SCALE: NONE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC, THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Douglas J. Mordhorst
DOUGLAS J. MORDHORST
NEBRASKA LICENSE NUMBER 460
DATE OF SIGNATURE: JUNE 29, 2026



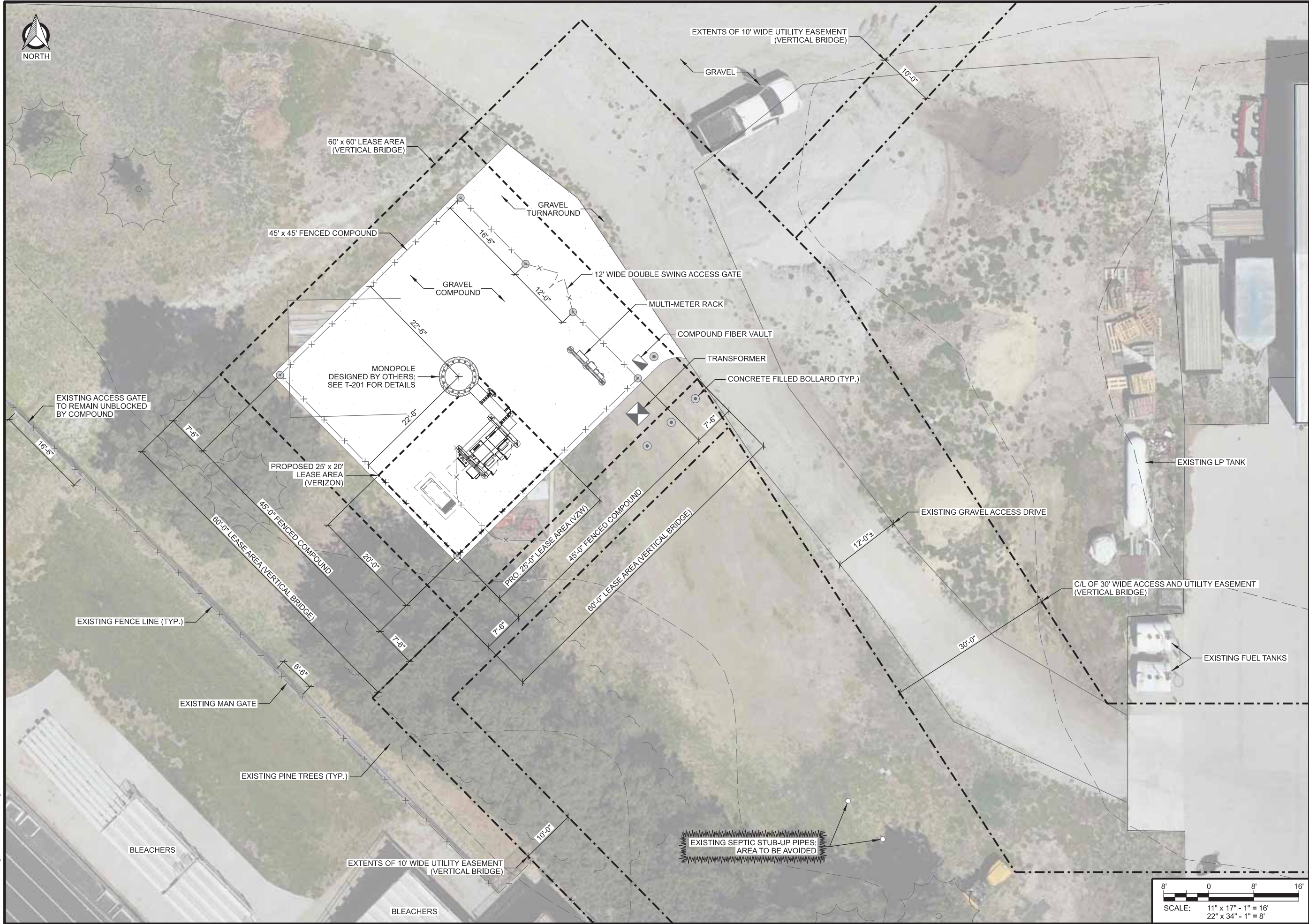
TYPE OF SURVEY:
TOWER SURVEY

SITE ADDRESS:
1090 S. ADAMS CENTRAL
AVENUE HASTINGS, NE
68901 ADAM COUNTY

TOWER CENTER:
DEGREES MINUTES SECONDS (NAD83)
40°34'17.30168"N
98°27'42.03010"W
DECIMAL DEGREES (NAD83)
40.571472690
-98.461675028
GROUND ELEVATION (NAVD88)
1948.4'

CLIENT:
THE TOWERS, LLC

 SURVEY DATE: 6/10/26
PROJECT: SC26-0081
DRAWN BY: JIL
PAPER: 11" x 17"
SHEET 4 OF 4
PLOT DATE: 6/29/26
SCALE: NONE



CONSULTANT:		
 Edge Consulting Engineers, Inc. 608.644.1449 VOICE www.edgeconsult.com		
TOWER OWNER:		
 verticalbridge THE TOWERS, LLC		
LESSEE:		
		
ENGINEER SEAL:		
- PRELIMINARY - NOT FOR CONSTRUCTION		
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.		
COMPOUND PLAN INGLESIDE (VB #: VB-NE-5313) NE09 INGLESIDE (VzW #: 2541188) HASTINGS, NEBRASKA		
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	C-101	

GRAVEL
COMPOUND

NOTE:

TOWER OWNER CONTRACTOR TO INSTALL VERIZON's
CONCRETE EQUIPMENT PAD, GENERATOR PAD, CANOPY
SUPPORT POSTS & FOUNDATION, UTILITY CONDUITS,
GROUND RING, AND GROUND LEADS

PROPOSED UTILITY CONDUITS FROM VERIZON ILC
CABINET AND CHARLES CUBE TO EQUIPMENT CABINETS
TO BE INSTALLED BY VERIZON CONTRACTOR

MONOPOLE
— DESIGNED BY OTHERS;
SEE T-201 FOR DETAILS

PROPOSED 10' ± ICE BRIDGE;
SEE C-501 FOR DETAILS

PROPOSED VERIZON GPS ANTENNA
— SECURED TO ICE BRIDGE POST (TYP. OF 2);
SEE C-501 FOR DETAILS

(1) PROPOSED VERIZON RAYCAP SPD
— SECURED TO ICE BRIDGE POST;
SEE T-002 FOR DETAILS

PROPOSED VERIZON OVERHEAD EQUIPMENT CANOPY TO BE INSTALLED BY VERIZON CONTRACTOR;
SEE A-201 FOR DETAILS

PROPOSED VERIZON INTEGRATED LOAD CENTER (ILC);
SEE E-505 FOR DETAILS

FUTURE VERIZON
GENERATOR
& 4' x 8'
CONCRETE PAD

PROPOSED VERIZON CHARLES CUBE FIBER JUNCTION BOX;
SEE E-505 FOR DETAILS

PROPOSED 25' x 20'
LEASE AREA
(VERIZON)

EXISTING
PINE TREES

60' x 60' LEASE AREA
(VERTICAL BRIDGE)

7'-6"

PROPOSED 25'-0" LEASE AREA (VERIZON)

2' 0 2' 4'

SCALE: $11'' \times 17'' - 1'' = 4'$
 $22'' \times 34'' - 1'' = 2'$

CONSULTANT:



608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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ENLARGED COMPOUND PLAN
INGLESIDE (VB #: VB-NE-5313)

**INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA**

SUBMITTAL:

[illegible]

CHECKED
BY

PCM

EDGE
SITE ID

S18370

EDGE
PROJ. #

47261

SET
TYPE

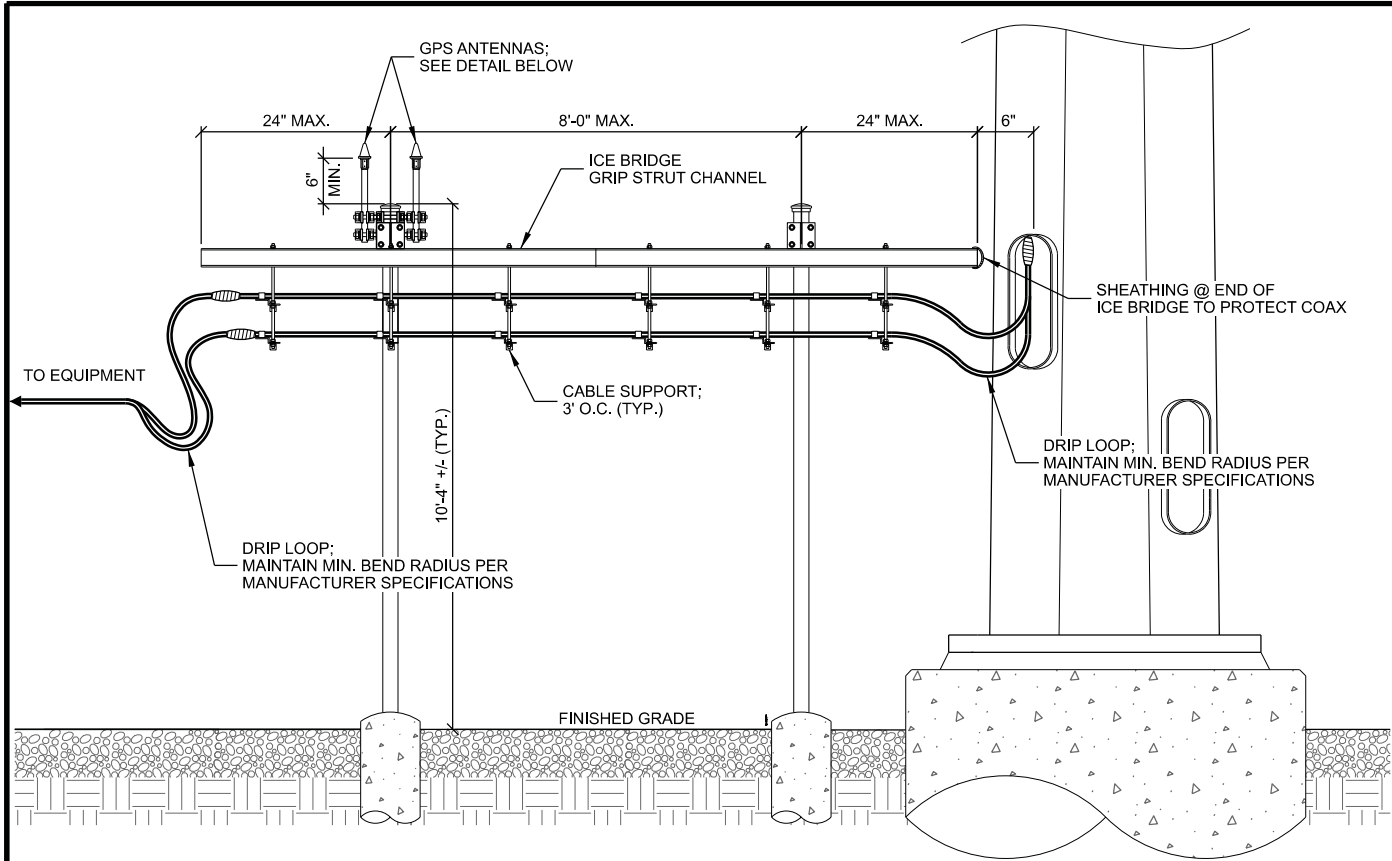
DRAFT

SHEET
NUMBER

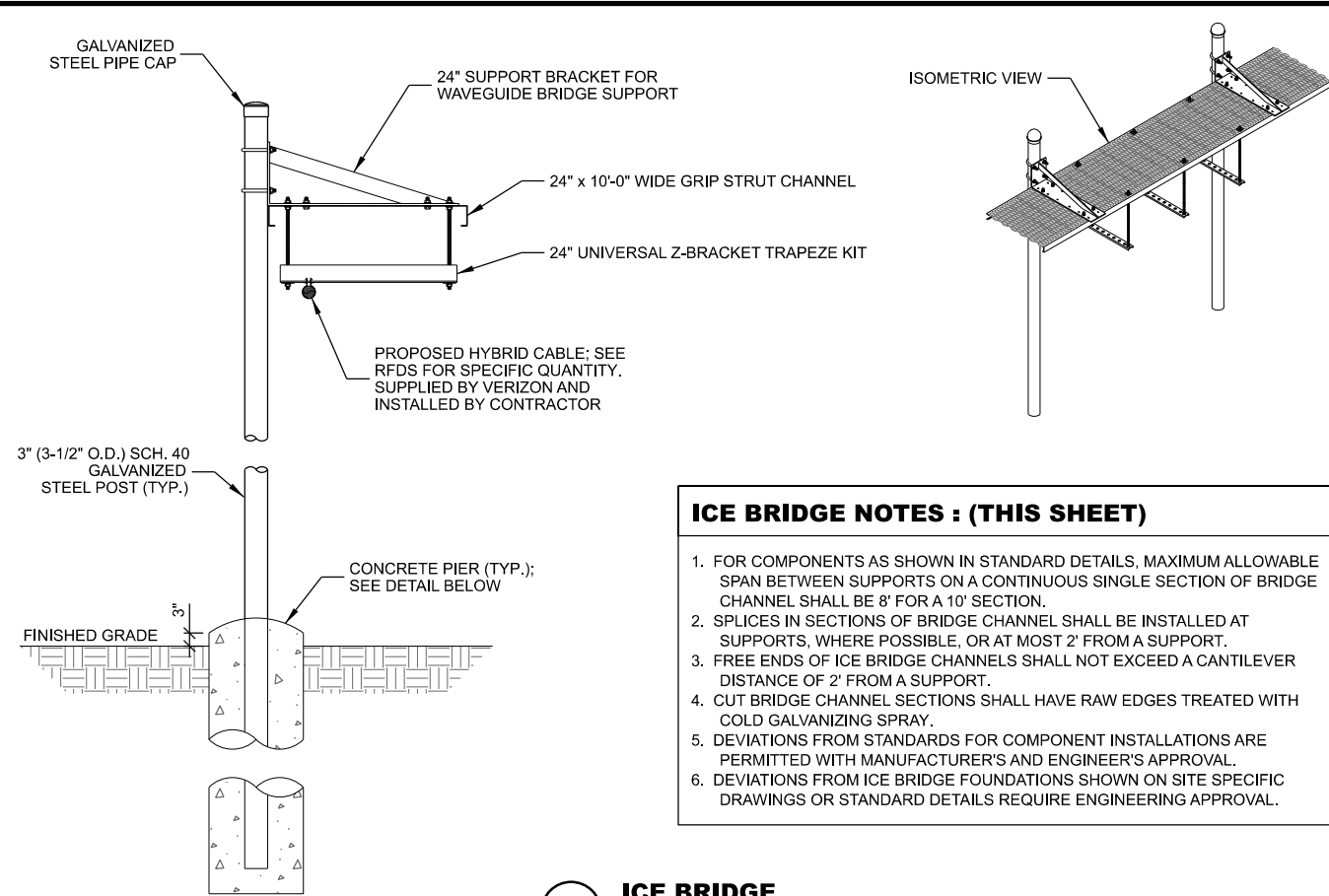
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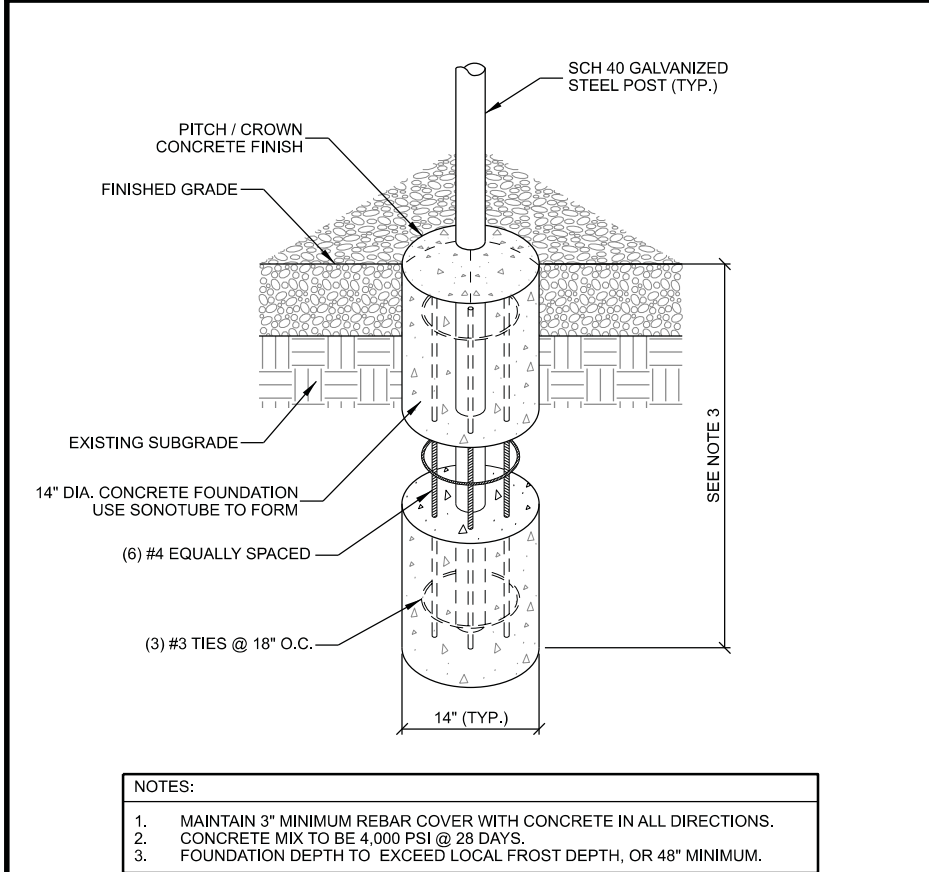


A ICE BRIDGE INSTALLATION

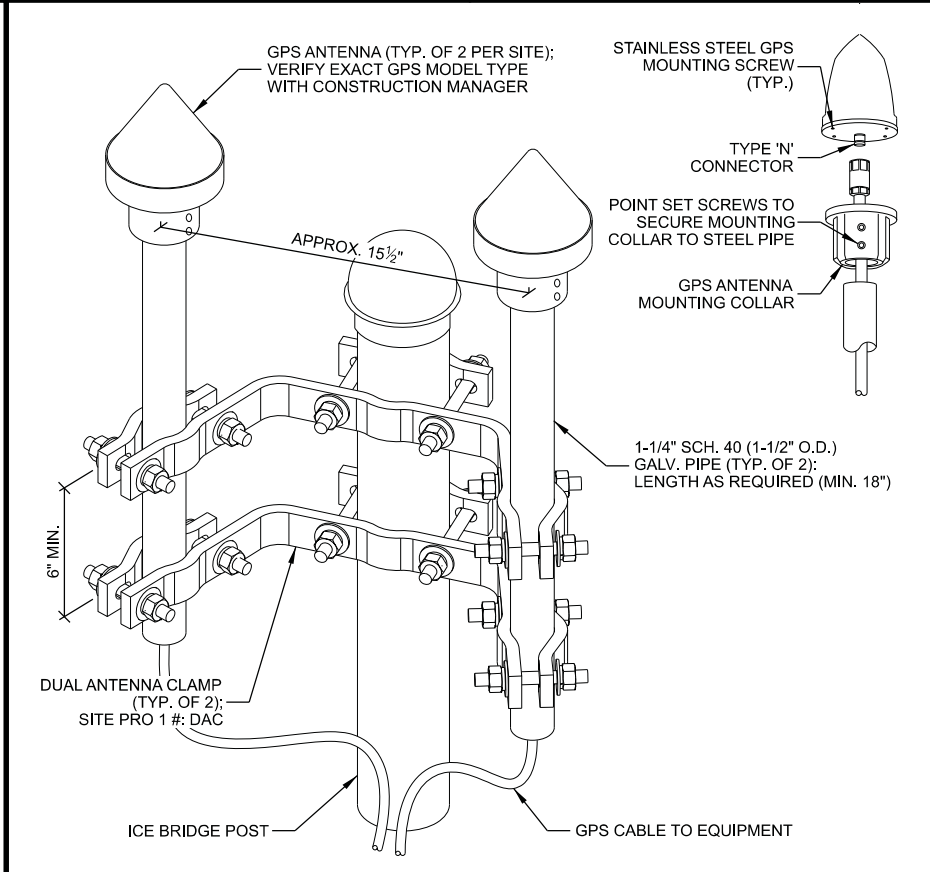


B ICE BRIDGE

- ICE BRIDGE NOTES : (THIS SHEET)**
1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
 2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
 3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
 4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
 5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
 6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.



C ICE BRIDGE POST PIER FOUNDATION



D GPS ANTENNA MOUNTING

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 / VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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ICE BRIDGE AND GPS DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY: PCM

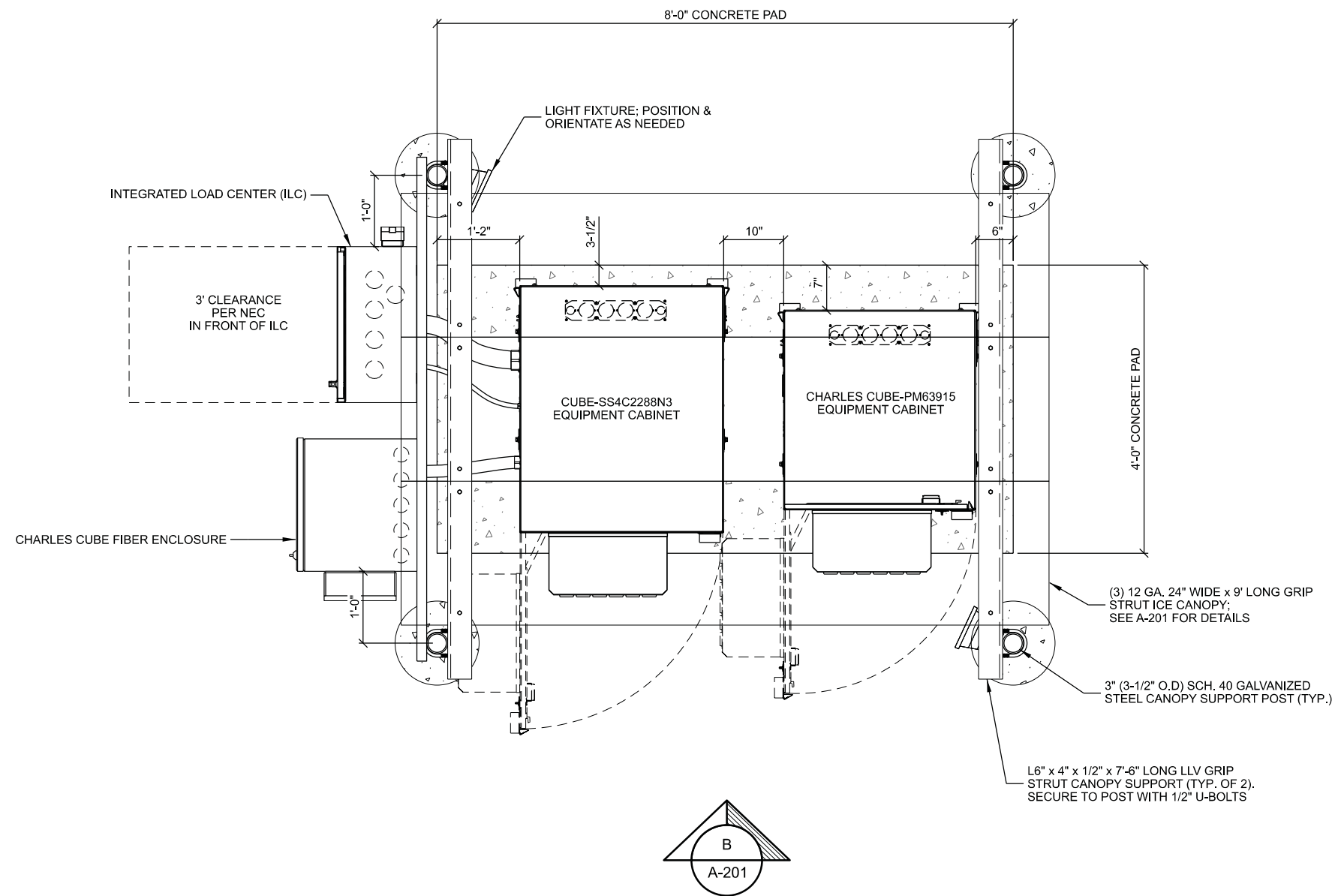
EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

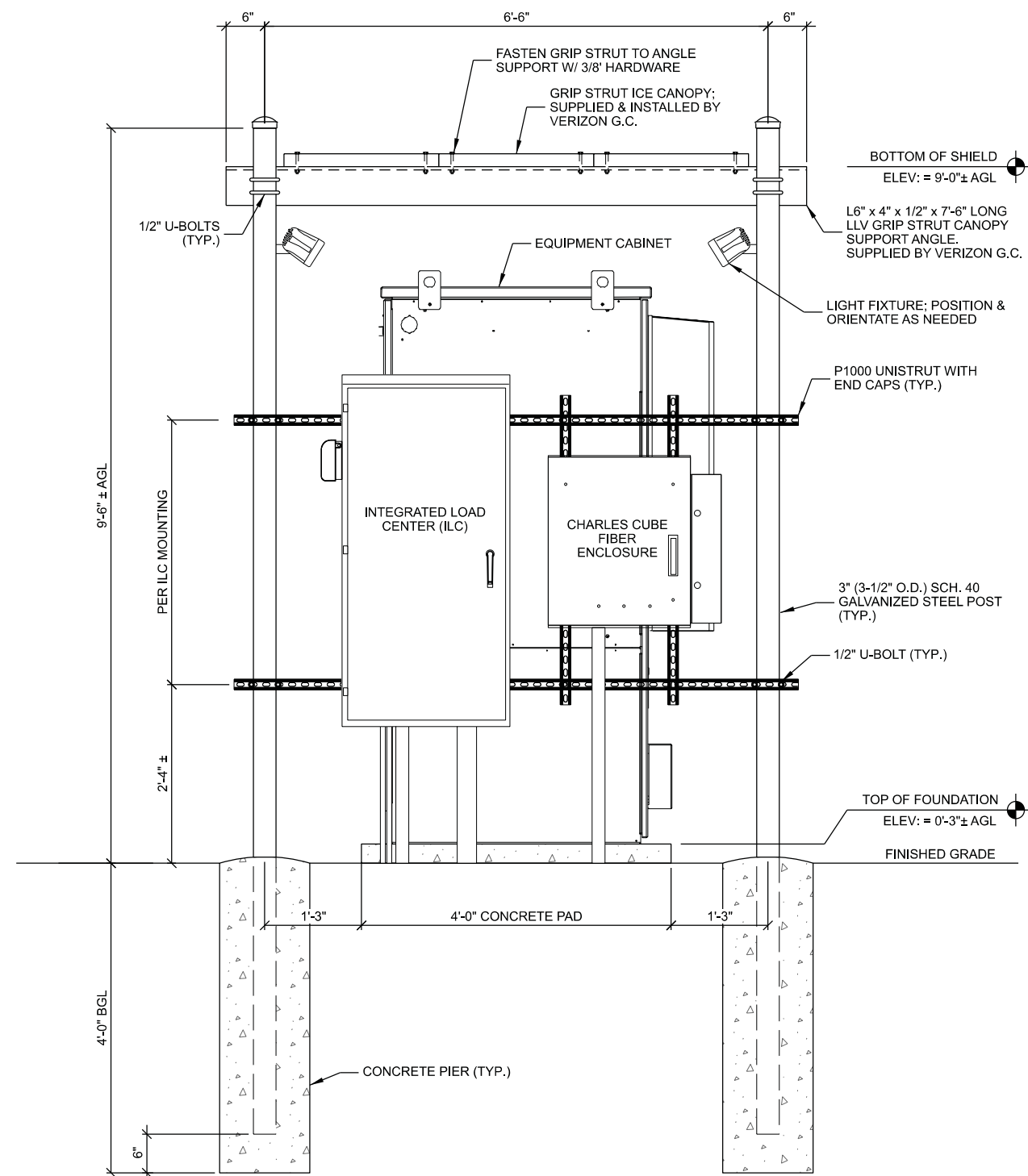
SHEET NUMBER: **C-501**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY:	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	A-101	



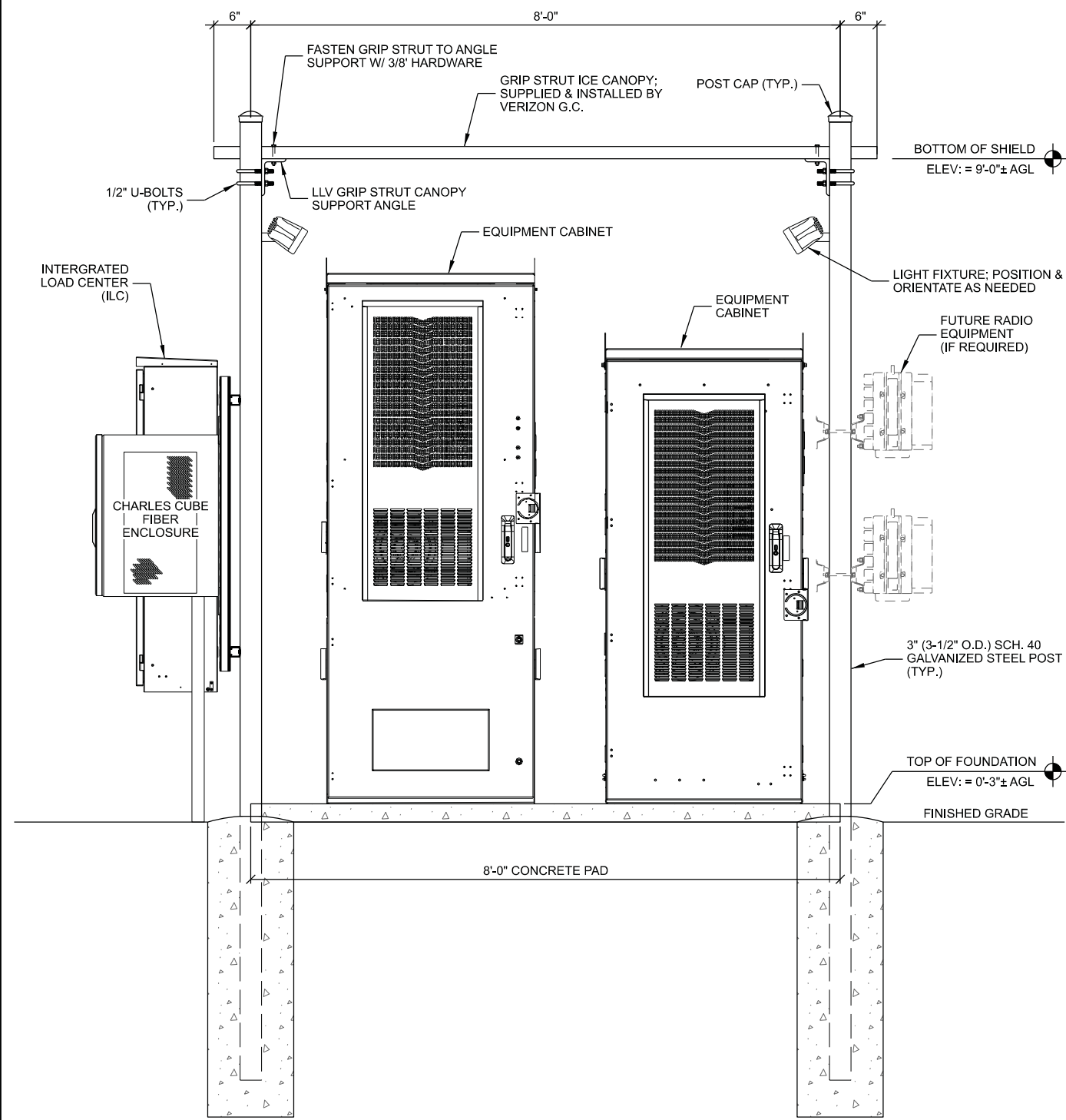
A EQUIPMENT PAD LAYOUT

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



- | | |
|--------|---|
| NOTES: | |
| 1. | CONDUITS AND CABLING NOT SHOWN FOR CLARITY. |
| 2. | ELEVATIONS PROVIDED FOR CONVENIENCE ONLY. |
| 3. | SECURE CABINET(S) TO CONCRETE PAD PER
MANUFACTURERS SPECIFICATIONS |

A EQUIPMENT PAD SIDE ELEVATION



- | | |
|--------|---|
| NOTES: | |
| 1. | CONDUITS AND CABLING NOT SHOWN FOR CLARITY. |
| 2. | ELEVATIONS PROVIDED FOR CONVENIENCE ONLY. |
| 3. | SECURE CABINET(S) TO CONCRETE PAD PER
MANUFACTURERS SPECIFICATIONS |

B EQUIPMENT PAD FRONT ELEVATION



MX08FHG865-BHG

NWAV™ X-Pol 8-Port Antenna

X-Pol 8-Port 8 ft, 65° Form In Tighter High Gain (FHG) with Smart Bias Ts, 698-4200 MHz:

4 ports 698-894 MHz and 4 ports 3400-4200 MHz

- High efficiency macro panel antenna with optimized 4T4R MIMO performance for low and high band with industry-leading high gain for extended coverage
- Enhanced pattern performance with superior cross-pol performance and front-to-back ratio
- Fully integrated (iRETs) with independent RET control for low band and high band
- Optimized CBRS radiation patterns for improved RSRP and maximum EIRP
- Excellent passive intermodulation (PIM) performance reduces harmful interference.
- Suitable for 4G and 5G interface technologies
- Integrated Smart Bias-Ts reduce leasing costs
- Optimized form factor for reduced wind loading



NWAV

Electrical specification (minimum/maximum)	Ports 1, 2, 3, 4	
Frequency bands, MHz	698-806	806-894
Polarization	± 45°	
Maximum gain over all tilts, dBi	17.0	17.3
Average gain over all tilts, dBi	16.7 ± 0.3	17.0 ± 0.3
Horizontal beamwidth (HBW), degrees ¹	67	64
Front-to-back ratio, co-polar power @180°± 30°, dB	>28.0	>28.0
SPR (Sector Power Ratio), %	5	4.5
X-Pol discrimination (CPR) at boresight, dB	>20.0	>20.0
Vertical beamwidth (VBW), degrees ¹	9	8
Electrical downtilt (EDT) range, degrees	0-10	
First upper side lobe (USLS) suppression, dB ¹	≤-18.0	≤-16.0
Cross-polar isolation, port-to-port, dB ¹	25	25
Max VSWR / return loss, dB	1.5:1 / -14.0	
Max passive intermodulation (PIM), 2x20W carrier, dBc	-153	
Max input power per any port, watts	300	
Total composite power all ports, watts	1500	

¹ Typical value over frequency and tilt

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Page1

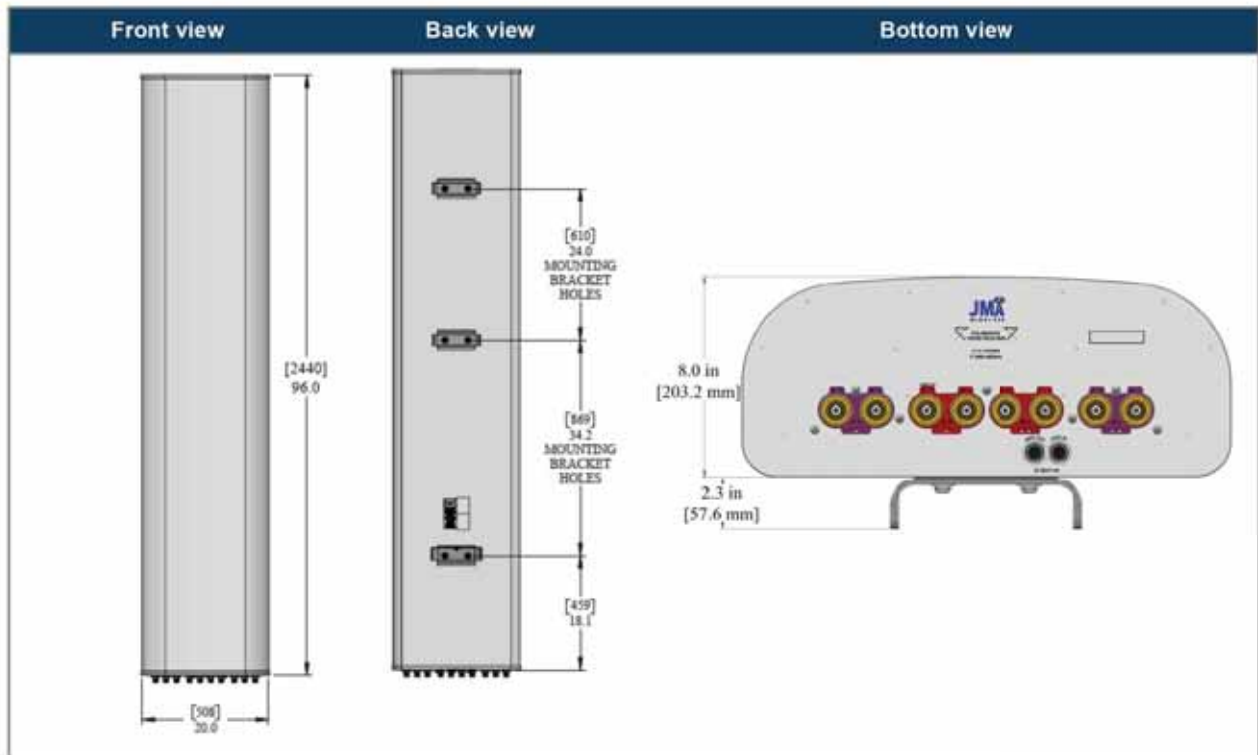
A ANTENNA SPECIFICATIONS



MX08FHG865-BHG

NWAV™ X-Pol 8-Port Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	96/ 20/ 8(2440/ 510/ 203)
Shipping dimensions length/width/height, inches (mm)	100.6/ 23.8/ 14.5(2555/ 605/ 368)
No. of RF input ports, connector type, and location	8 x 4.3-10 female, bottom
RF connector torque	96 lbf-in (10.85 N·m or 8 lbf-ft)
Net antenna weight, lb (kg)	63 (28.6)
Shipping weight, lb (kg)	120 (54.4)
Antenna mounting and downtilt kit included with antenna	91900318, 91900319 (middle bracket)
Net weight of the mounting and downtilt kit, lb (kg)	26 (11.82)
Range of mechanical up/down tilt	-2° to 12°
Rated wind survival speed, mph (km/h)	150 (241)
Frontal and lateral wind loading @ 150 km/h, lbf (N)	172.3 (766.4), 79.8 (355.0)
EPA frontal, ft ² , (m ²)	7.7 (0.72)



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Page 3

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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ANTENNA SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-001

MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET
INCLUDED WITH RAYCAP SPD.

RAYCAP SURGE
PROTECTOR DEVICE
(SPD)

METAL MOUNTING
FRAME

MOUNTING OPTION 1;
MOUNT BRACKET TO
2" TO 4" DIA. PIPE
(HARDWARE INCLUDED)

MOUNTING OPTION 2;
SECURE TO UNISTRUT
(NOT INCLUDED)

MOUNTING OPTION 3;
USE 1" STAINLESS STEEL
BANDS (NOT INCLUDED)
THROUGH SLOTS ON
BRACKET

A

RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 109 2064/1 (SWIVEL ANGLE)
SXK 109 2065/1 (SWIVEL ANGLE AND TILT ANGLE)
WEIGHT: 9.7 LBS. (SWIVEL ANGLE)
13.0 LBS. (SWIVEL ANGLE AND TILT ANGLE)

POLE	CICULAR	SQUARE	90° ANGLE
MIN. OUTER DIMENSION	3" DIA.	2" x 2"	2" x 2"
MAX. OUTER DIMENSION	4.5" DIA.	3.15" x 3.15"	3.15" x 3.15"

POLE MOUNT
(CIRCULAR)

WALL MOUNT

POLE MOUNT
(SQUARE)

POLE MOUNT
(90° ANGLE)

20° ~ 0°

20° ~ 0°

30°

0°

30°

B

ERICSSON SWIVEL MOUNT KIT

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR
HEAVY ERS UNITS WITH A HOLE PATTERN OF
CC 30 MM AND/OR CC 80 MM., EITHER TO A
POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

Bolts for attaching two ERS units are
supplied in the package.

3.15"

1.18"

4.33"

5.12"

PLATE MOUNTING PATTERN

DUAL RADIO ATTACHMENT

ISOMETRIC VIEW

C

DUAL ERS BRACKET

MANUFACTURER: SITE PRO 1
MODEL: RMQP-496-HK

XLD LOW-PROFILE PLATFORM FOR
(12) ANTENNAS PLUS RRU's

COMPLETE KIT INCLUDES (2) RING MOUNTS,
(3) SUPPORT ARMS, HANDRAIL KIT,
GRATING, ANTENNA MOUNTING PIPES AND
ALL HARDWARE

FITS 12" DIA. TO 38" DIA. MONOPOLES

CROSSOVER PLATE KIT (TYP.)

PLATFORM HANDRAIL
(TYP.)

12" XLD MONOPOLE
ANTENNA PLATFORM

2" SCH. 40 (2-3/8" O.D.) x 96" LONG
MAST PIPE (TYP. OF 12)

D

MONOPOLE ANTENNA PLATFORM

MANUFACTURER: SITE PRO 1
MODEL: BBPM-K1

CONNECTS 2-3/8" O.D. PIPE TO A 3-1/2"
TO 4-1/2" STAND OFF ARM WITH THE
USE OF A CROSSOVER PLATE

ALL HARDWARE INCLUDED

MAST PIPES ORDERED SEPARATELY

SECOND MOUNTING PIPE TO BE
INSTALLED ONLY WHEN REQUIRED

2" SCH. 40 (2-3/8" O.D.)
GALVANIZED PIPE (TYP.)
ORDERED SEPARATELY

1/2" GALVANIZED
THREADED ROD (TYP.);
V.I.F. REQUIRED
LENGTH

1/2" GALVANIZED U-BOLT (TYP.)

STAND OFF ARM

CROSSOVER PLATE
(TYP. OF 2)

E

CROSSOVER PLATE

CONSULTANT:

Edge

Consulting Engineers, Inc

608.644.1449 VOICE

www.edgeconsult.com

TOWER OWNER:

verticalbridge

THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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

MOUNTING SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLSIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED
BY:

PCM

EDGE
SITE ID

S18370

EDGE
PROJ. #

47261

SET
TYPE

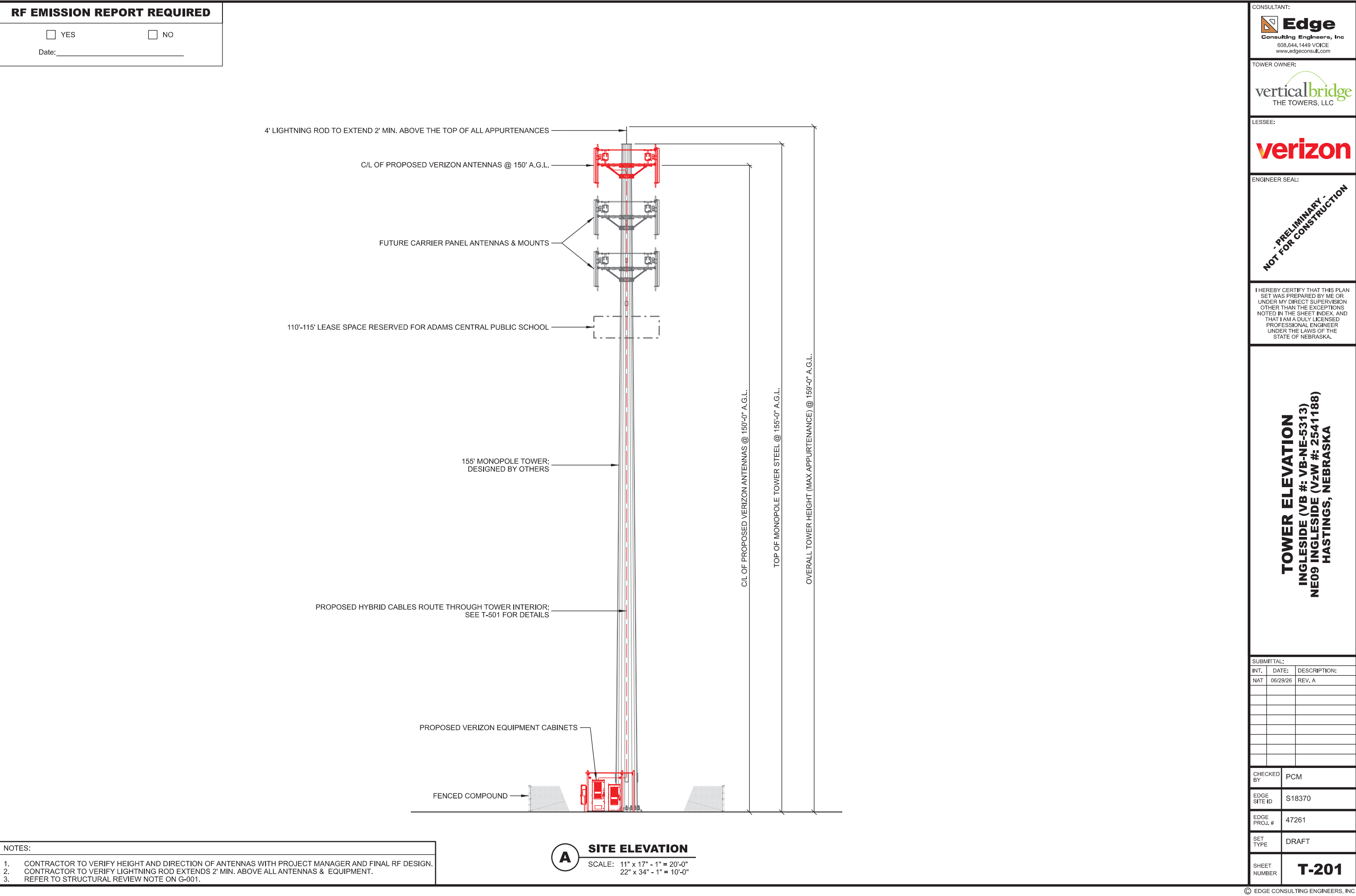
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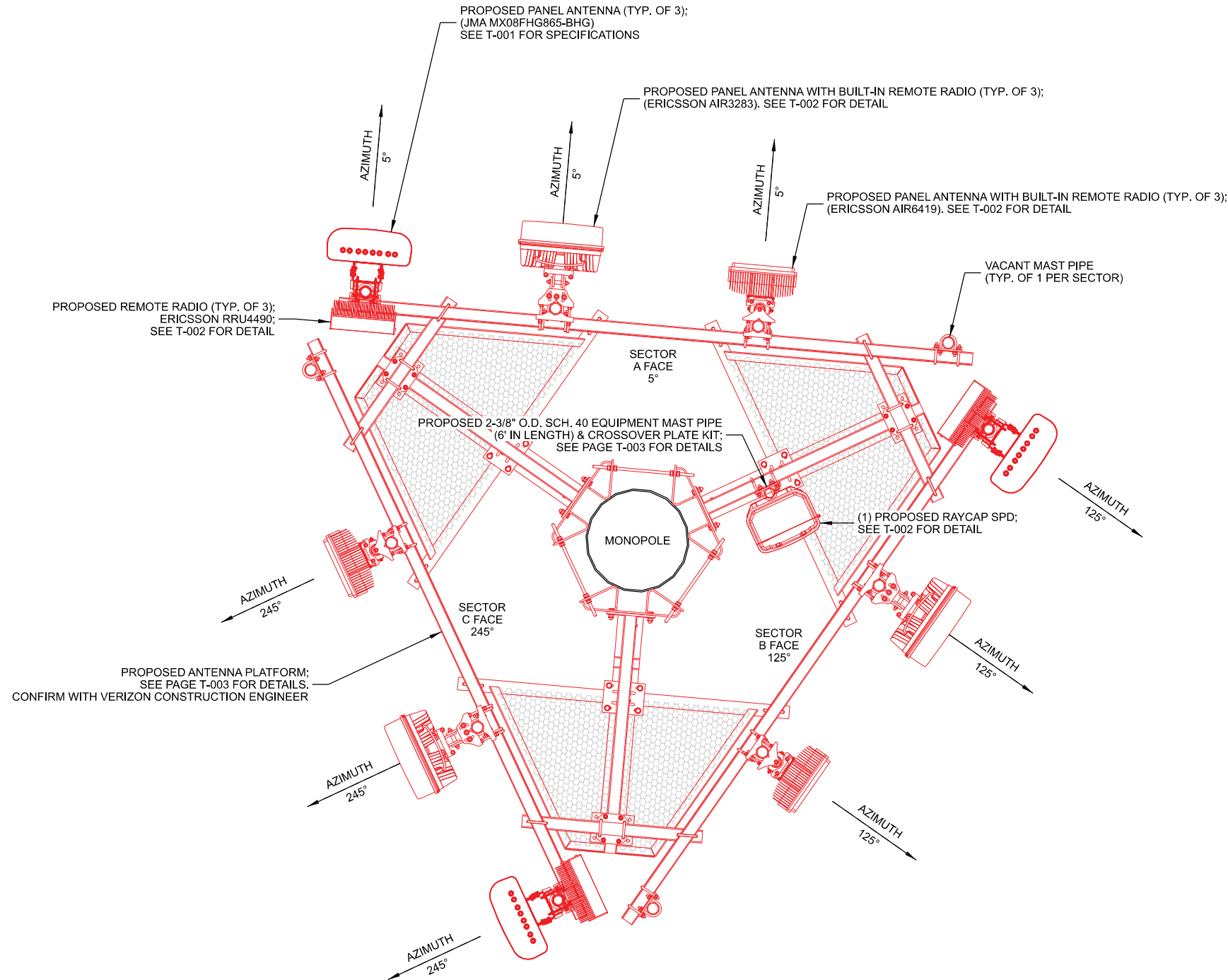
SHEET
NUMBER

T-003

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NOTES:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. SEE MOUNT ANALYSIS FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

A ANTENNA AND EQUIPMENT LAYOUT
SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

NOTE:

1. CONTRACTOR SHALL RECORD ALL DIMENSIONS AND MEMBER SIZES REQUESTED IN THE MOUNT GEOMETRY VERIFICATION REQUIREMENTS SECTION OF THE MOUNT ANALYSIS REPORT. CONTRACT EOR IF THESE DOCUMENTS ARE NOT AVAILABLE TO THE GENERAL CONTRACTOR.
2. CONTRACTOR SHALL INSPECT CLIMBING FACILITIES AND SAFETY CLIMB, IF PRESENT, AND ENSURE THEY ARE IN GOOD CONDITION. CONTRACTOR SHALL INSTALL SAFETY CLIMB WIRE ROPE GUIDES IN LOCATIONS WHERE WIRE ROPE IS RUBBING AGAINST THE MOUNT OR MOUNT-TO-TOWER CONNECTION STEEL. WIRE BRUSH CLEAN ANY OBSERVED CORROSION AND PROTECT WITH TWO (2) COATS OF COLD GALVANIZATION (ZINGA OR ZINC KOTE). CONTRACTOR SHALL PROVIDE PHOTOS OF WIRE ROPE GUIDE INSTALLATION AS PART OF PMI DOCUMENTS. CONTRACT EOR IF ADDITIONAL GUIDANCE IS REQUIRED.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL RRU AND ANTENNA MOUNTING HARDWARE AS REQUIRED.
4. CONTRACTOR TO ENSURE MOUNT DOES NOT IMPEDE SAFETY CLIMB
5. VERIZON WIRELESS TO PROVIDE PROPOSED MOUNT. PROPOSED MOUNT TO MEET VERIZON MOUNT STANDARD NSTD-445. GC TO REQUEST MOUNT CLASSIFICATION DOCUMENTATION PRIOR TO CONSTRUCTION TO CONFIRM THE MOUNT MEETS NSTD-445. GC TO BRING ANY CONCERNS OR DISCREPANCIES TO THE ATTENTION OF THE CONSTRUCTION ENGINEER AND ENGINEER OF RECORD.

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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

ANTENNA CONFIGURATION
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-301

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FINAL ANTENNA SCHEDULE												
LOCATION			ANTENNA SUMMARY							NON ANTENNA SUMMARY		
SECTOR	RAD	AZ	POS	QTY.	ANTENNA	BAND	ELEC D-TILT	MECH D-TILT	STATUS	QTY.	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
A	150'	5°	A1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	5°	A2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	150'	5°	A3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	A4	-	-	-	-	-	-	-	-	-
B	150'	125°	B1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	125°	B2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	1	Raycap SPD RVZDC-9900-PF-48	INSTALL
	150'	125°	B3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	B4	-	-	-	-	-	-	-	-	-
C	150'	245°	C1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	150'	245°	C2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	150'	245°	C3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	C4	-	-	-	-	-	-	-	-	-
ANTENNA TOTAL:				9	NON ANTENNA TOTAL:				4			

PROPOSED HARDWARE					
QTY	MANUFACTURER	MODEL	DESCRIPTION	LOCATION	STATUS
1	RAYCAP	RVZDC-9928-PF-48	DISTRIBUTION BOX	ON ICE BRIDGE POST	INSTALL
1	RAYCAP	RVZDC-9900-PF-48	DISTRIBUTION BOX	ON TOWER	INSTALL
1	RAYCAP	RTF-4575	FIBER MANAGEMENT TRAY	CABINETS	INSTALL
2	HUBER+SUHNER	HFT1206	HYBRID	TRUNK CABLE	INSTALL
5	COMMSCOPE	-	UP-CONVERTER MODULES	CABINETS	INSTALL
1	COMMSCOPE	-	DC-DC UP-CONVERTER	CABINETS	INSTALL

NOTE:

- RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.
- IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED LENGTH CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

A PROPOSED ANTENNA SUMMARY



MIDWEST > Upper Midwest > Great Plains > Greater Nebraska > NE09 INGLESIDE
Smith, Matthew - matthew.smith5@verizonwireless.com - 20260211_110923

HYBRID CABLE LENGTH	
QUANTITY	2
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	25 FT
LENGTH FROM T.O.C. TO TOWER TOP SURGE PROTECTOR C/L	150 FT
TOTAL LENGTH OF HYBRID CABLE(S)	175 FT
** HYBRID CABLE LENGTH NOT TO EXCEED 367'	

JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:



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

ANTENNA & EQUIPMENT SUMMARY
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

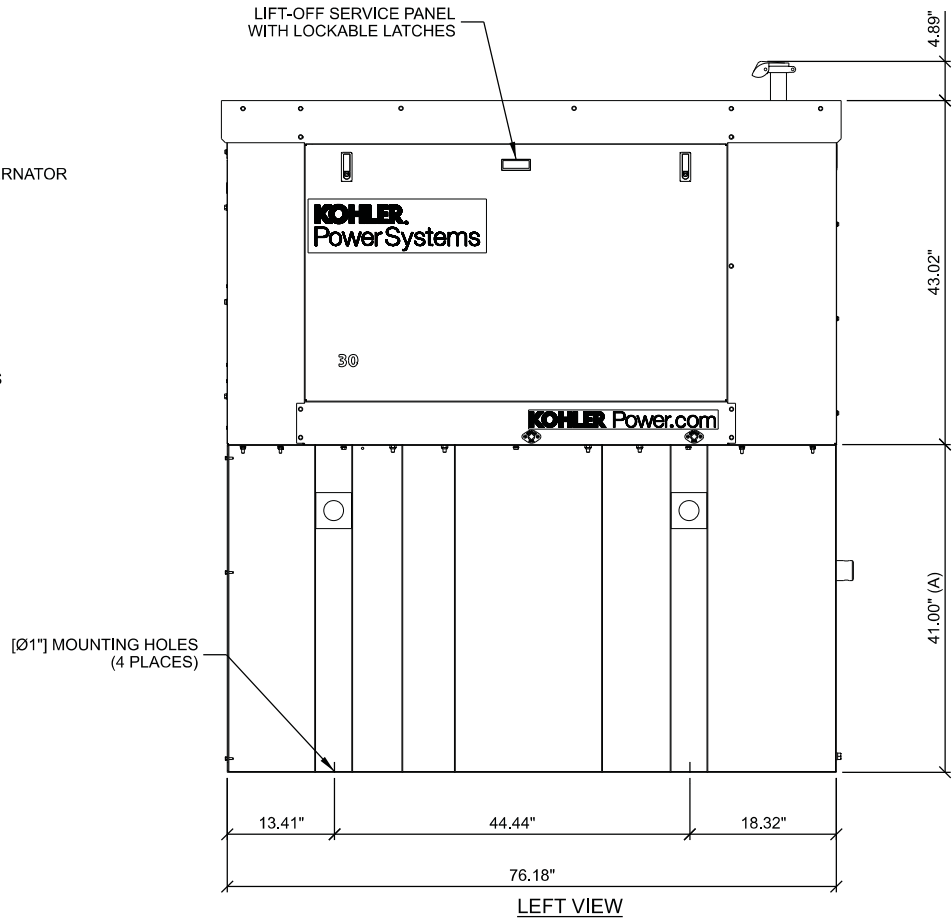
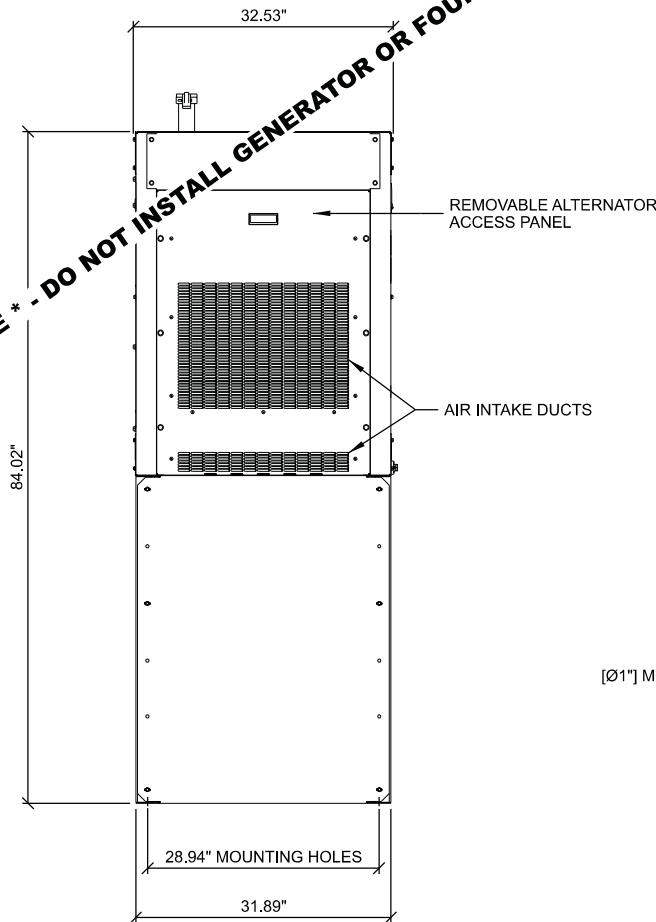
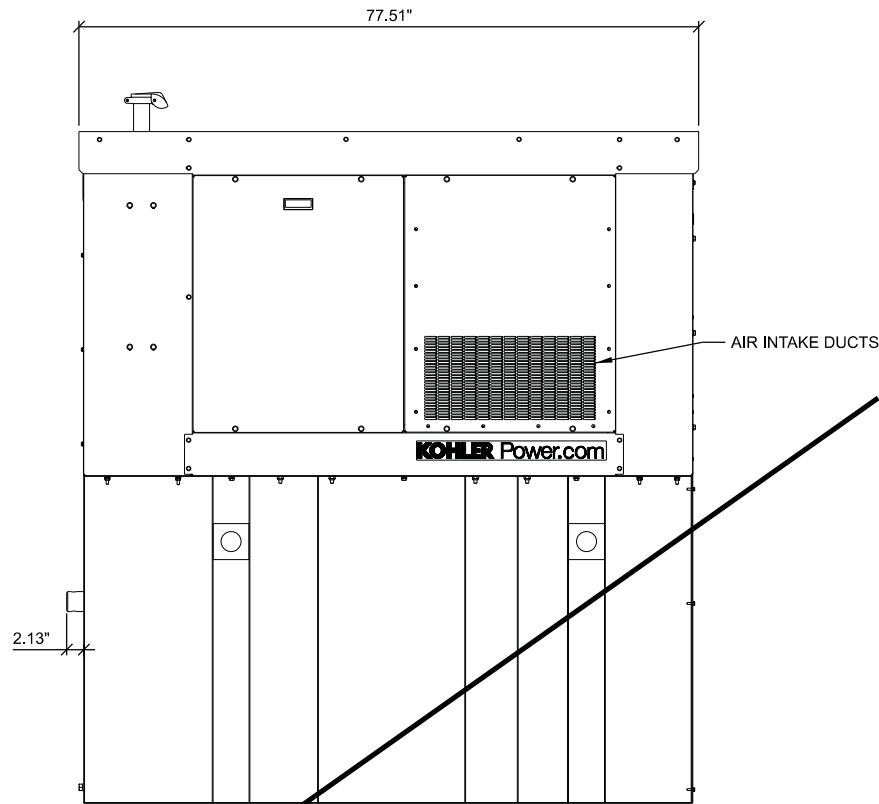
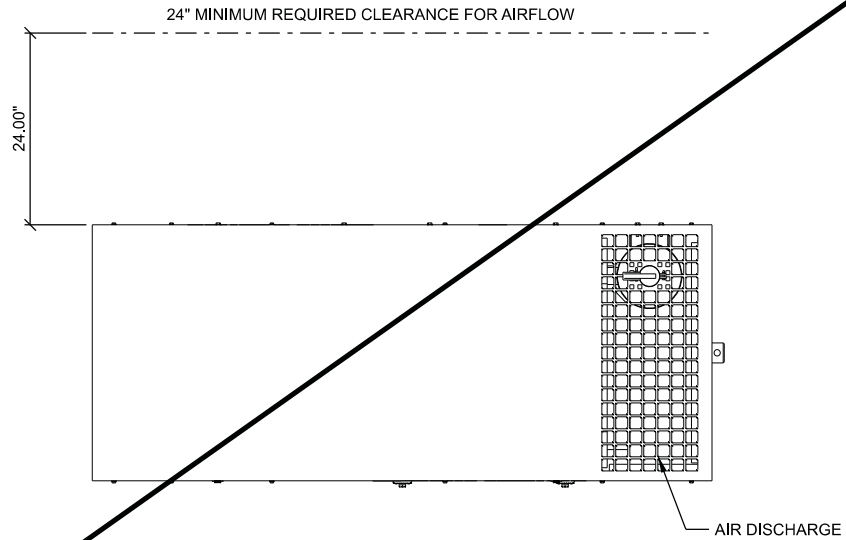
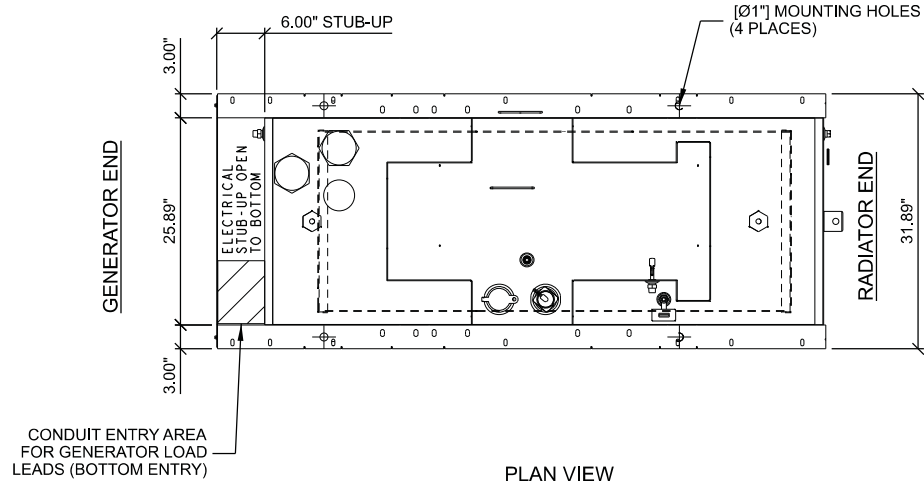
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EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	T-501

GENERATOR SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

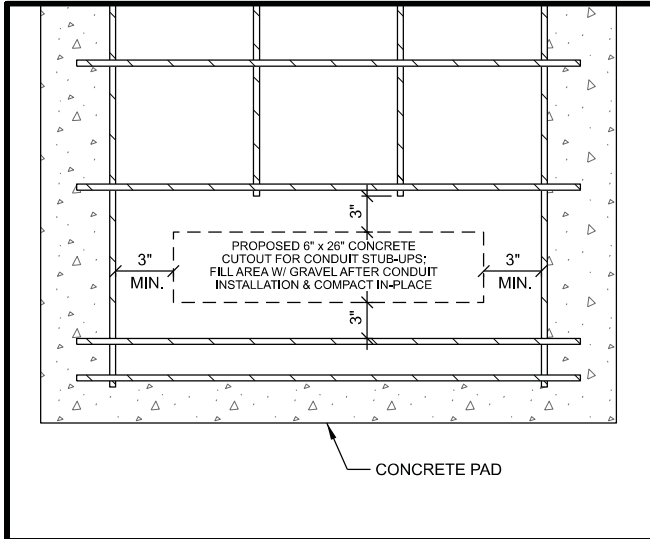
CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-001

- NOTES:
1. THE RIGHT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
 2. 6 AMP BATTERY CHARGER.
 3. 120VAC ENGINE BLOCK HEATER.
 4. GENERATOR MUST BE GROUNDED.
 5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
 6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
 7. MUST ALLOW FREE FLOW OF INTAKE AIR.
 8. EASE ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF GENERATOR ONLY.
 9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN RREAR TANK STUB-UP AREA.
 10. SEE TABLE FOR SUBBASE FUEL TANK CAPACITY.
 11. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
 12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 13. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.



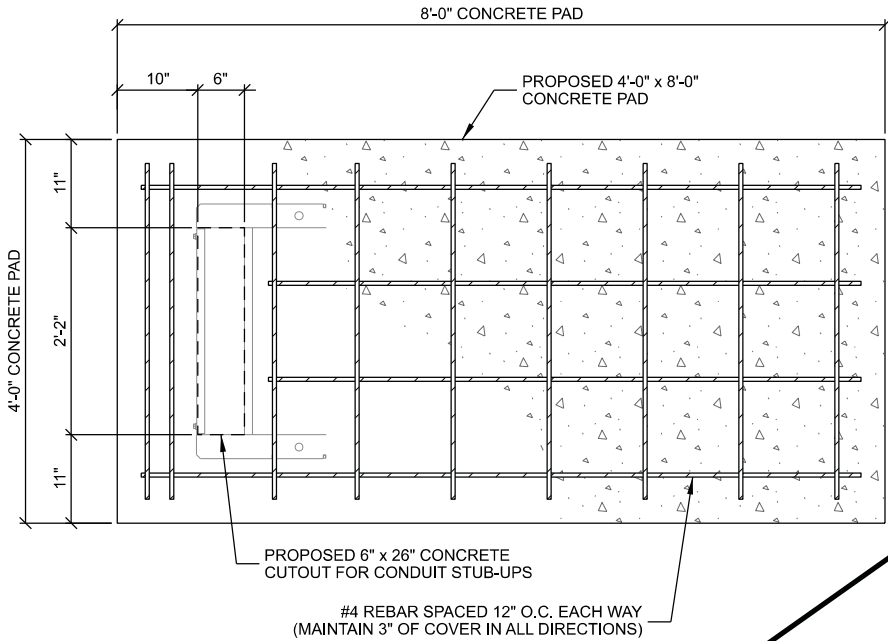
GENSET	TANK P/N	TANK HT (A) IN	DESCRIPTION	ASSY WEIGHT
30REOZK	GM97093-MA2	41.0"	SKID/TANK 203 GAL	2114 LBS
30REOZK	GM97093-MA1	32.0"	SKID/TANK 148 GAL	1969 LBS

A KOHLER 30REOZK DIESEL GENERATOR



STUB-UP REINFORCEMENT

NOTE:
VERIFY EXACT CONDUIT STUB-UP
LOCATIONS WITH GENSET PLANS



A KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT

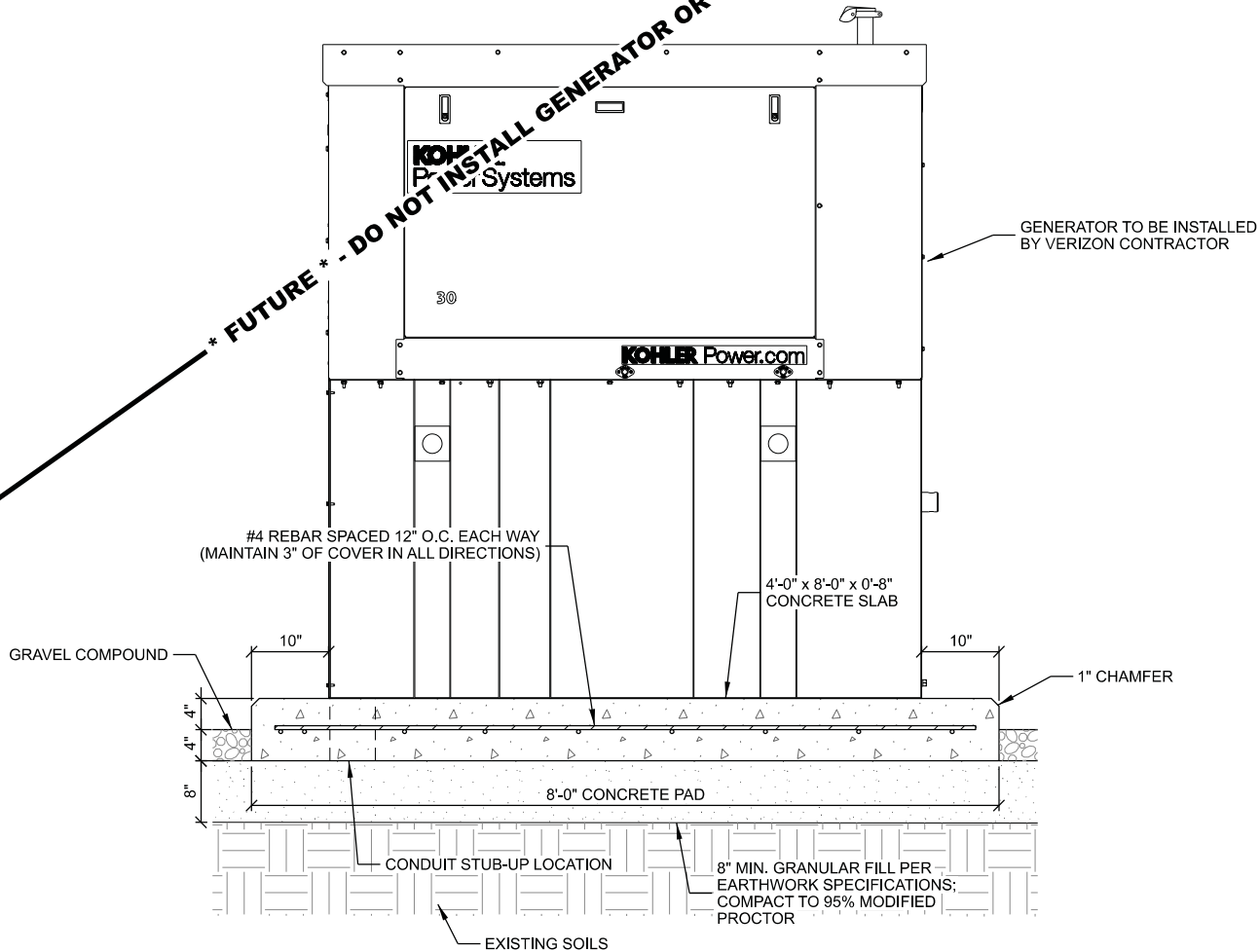
NOTE:
TOWER OWNER CONTRACTOR TO INSTALL
VERIZON'S GENERATOR PAD

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	6'-2"	2

GENERATOR CLEARANCE NOTE:
- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

NOTE:
SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:
SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE
REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



B KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL

CONSULTANT:

608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

THE TOWERS, LLC

LESSEE:

ENGINEER SEAL:

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

GENERATOR SPECIFICATIONS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:
INT. DATE: DESCRIPTION:
NAT 06/29/26 REV. A

CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

SHEET NUMBER: E-002

KEYNOTES: (THIS SHEET)

- (A) MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (B) EQUIPMENT CABINET GROUND; SEE E-501 FOR DETAILS
- (C) INTEGRATED LOAD CENTER (ILC) GROUND; SEE E-501 FOR DETAILS
- (D) FIBER ENCLOSURE GROUND; SEE E-501 FOR DETAILS
- (E) GENERATOR GROUND (IF APPLICABLE); SEE E-501 FOR DETAILS
- (F) GPS GROUND TO ICE BRIDGE POST; SEE E-501 FOR DETAILS
- (G) ICE BRIDGE POST GROUND; SEE E-501 FOR DETAILS
- (H) ICE BRIDGE SECTION GROUND; SEE E-501 FOR DETAILS
- (I) ICE BRIDGE SECTION TO POST; SEE E-501 FOR DETAILS
- (J) TOWER GROUND BAR (TGB) INSTALLED ON TOWER; SEE E-501 FOR DETAILS
- (K) RAYCAP SPD GROUND (TYP.) SEE E-501 FOR DETAILS

NOTE:

TOWER OWNER CONTRACTOR TO INSTALL BURIED GROUND RINGS/ LEADS AND COIL ABOVE GRADE THAT WILL BE CONNECTED TO VERIZON'S EQUIPMENT

VERIZON CONTRACTOR TO CONNECT GROUND LEADS TO EQUIPMENT CABINETS, ICE BRIDGE SECTIONS, AND POSTS, MGB, GENERATOR, TOWER GROUND BAR, CHARLES CUBE & ILC CABINET. SEE DETAILS ON E-501 - E-503

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

NOTES:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.
- INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

GROUNDING LEGEND: (THIS SHEET)

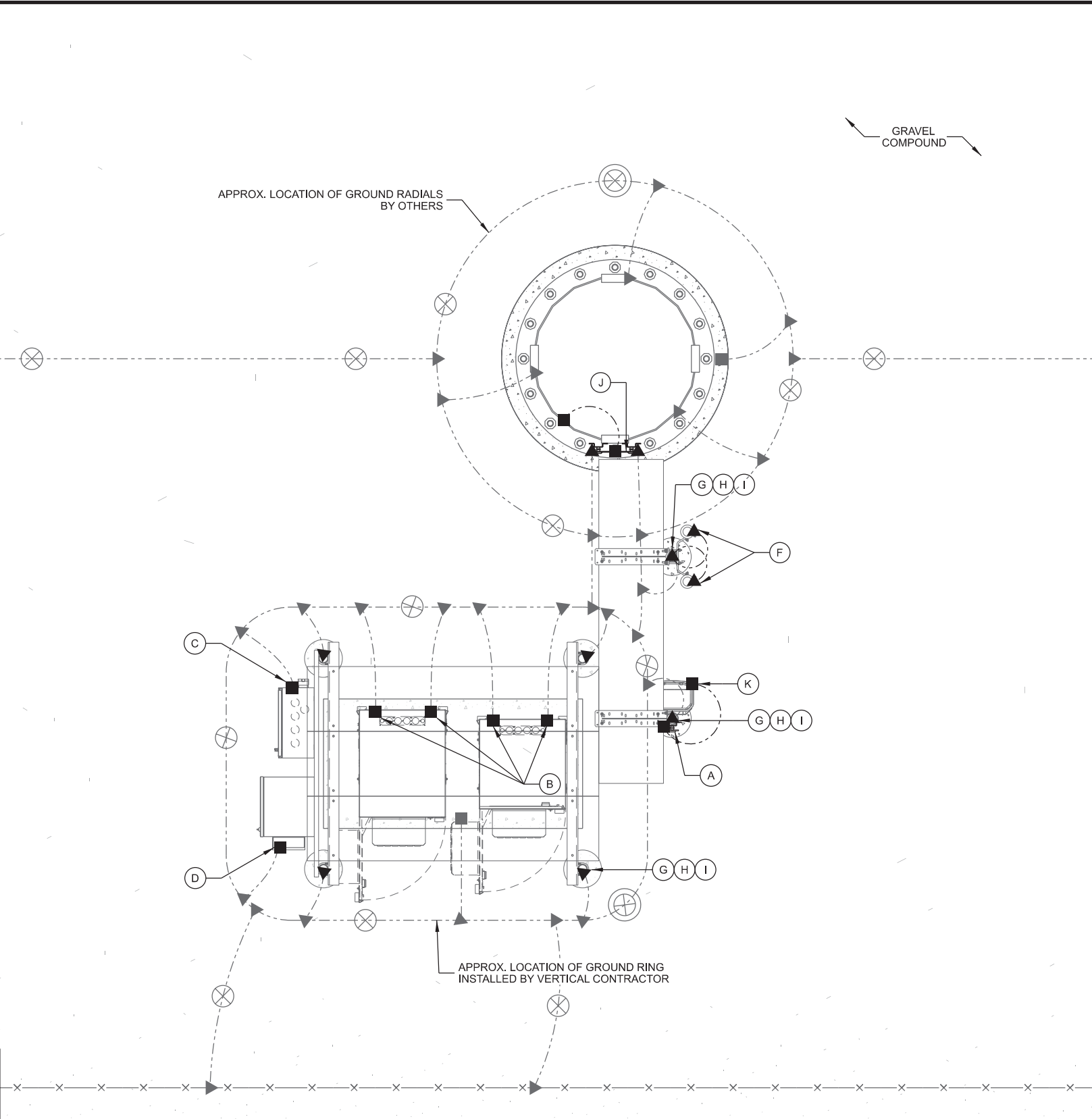
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION); TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH
- ⊗ 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)



NORTH

GROUNDING ELECTRODE SYSTEM NOTES:

- CONNECTIONS:
ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
- ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
- FENCE/GATE:
GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
B. ONE (1) COPY TO THE ENGINEER
C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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

GROUNDING PLAN
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

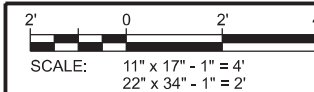
CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

SHEET NUMBER: **E-101**





UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**PRELIMINARY -
NOT FOR CONSTRUCTION**

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UTILITY PLAN INGLESIDE (VB #: VB-NE-5313) NE09 INGLESIDE (VZW #: 2541188) HASTINGS, NEBRASKA

SUBMITTAL:

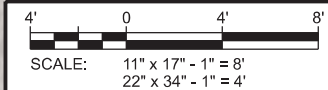
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT

SHEET NUMBER **E-102**

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.



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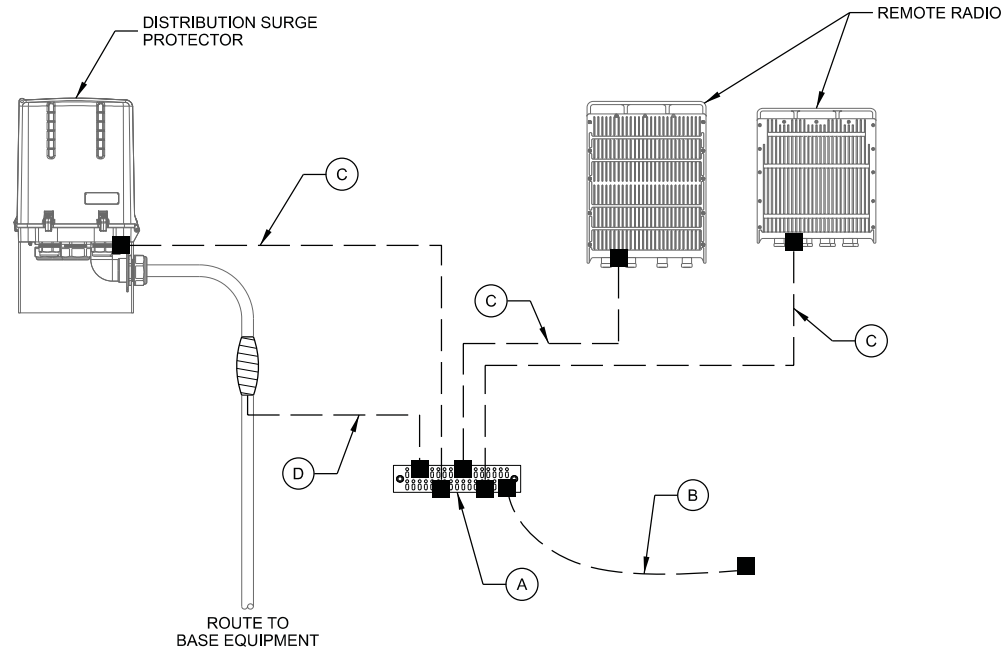
KEYNOTES: (THIS SHEET)

- (A) 1/4" x 4" x 12" COLLECTOR GROUND BAR (CGB) FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL
- (B) CGB GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO TOWER STEEL AND/OR MOUNT STEEL
- (C) ANCILLARY EQUIPMENT GROUND KIT #2 AWG STRANDED INSULATED LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (D) CABLE GROUND #2 AWG STRANDED INSULATED TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) 1/4" x 4" x 20" MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (F) EQUIPMENT CABINET GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2 PER CABINET)
- (G) INTEGRATED LOAD CENTER (ILC) GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (H) FIBER ENCLOSURE GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (I) GENERATOR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2). (IF APPLICABLE)
- (J) CANOPY POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP. OF 4)
- (K) CANOPY TO POST GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.);
- (L) EQUIPMENT PAD REBAR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- (M) CONDUIT GROUND #2 AWG SOLID TINNED COPPER LEAD

- (N) GPS GROUND TO ICE BRIDGE POST #2 AWG GREEN-INSULATED STRANDED COPPER LEAD
- (O) ICE BRIDGE POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (P) ICE BRIDGE SECTION GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- (Q) ICE BRIDGE SECTION TO POST GROUND #2 AWG SOLID TINNED COPPER LEAD (TYP.); ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- (R) 1/4" x 4" x 20" TOWER GROUND BAR (TGB) INSTALLED ON TOWER; FOR LATTICE TOWERS, MOUNT TGB DIAGONALLY AT 12" ABOVE ICE BRIDGE FOR EASIER HOOK-UP OF GROUNDING KIT LEADS
- (S) TGB GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TGB TO TOWER GROUND RING (TYP. OF 2)
- (T) TBG GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO FLAT METAL
- (U) SECURE GROUND LEADS TO TOWER WITH BAND STRAPS OR SNAP-IN HANGERS AT GENERAL CONTRACTOR'S DISCRETION. USE MULTIPLE LEVELS OF ATTACHMENT IF GROUND BAR IS ATTACHED HIGH ABOVE GRADE.

GROUNDING LEGEND: (THIS SHEET)

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



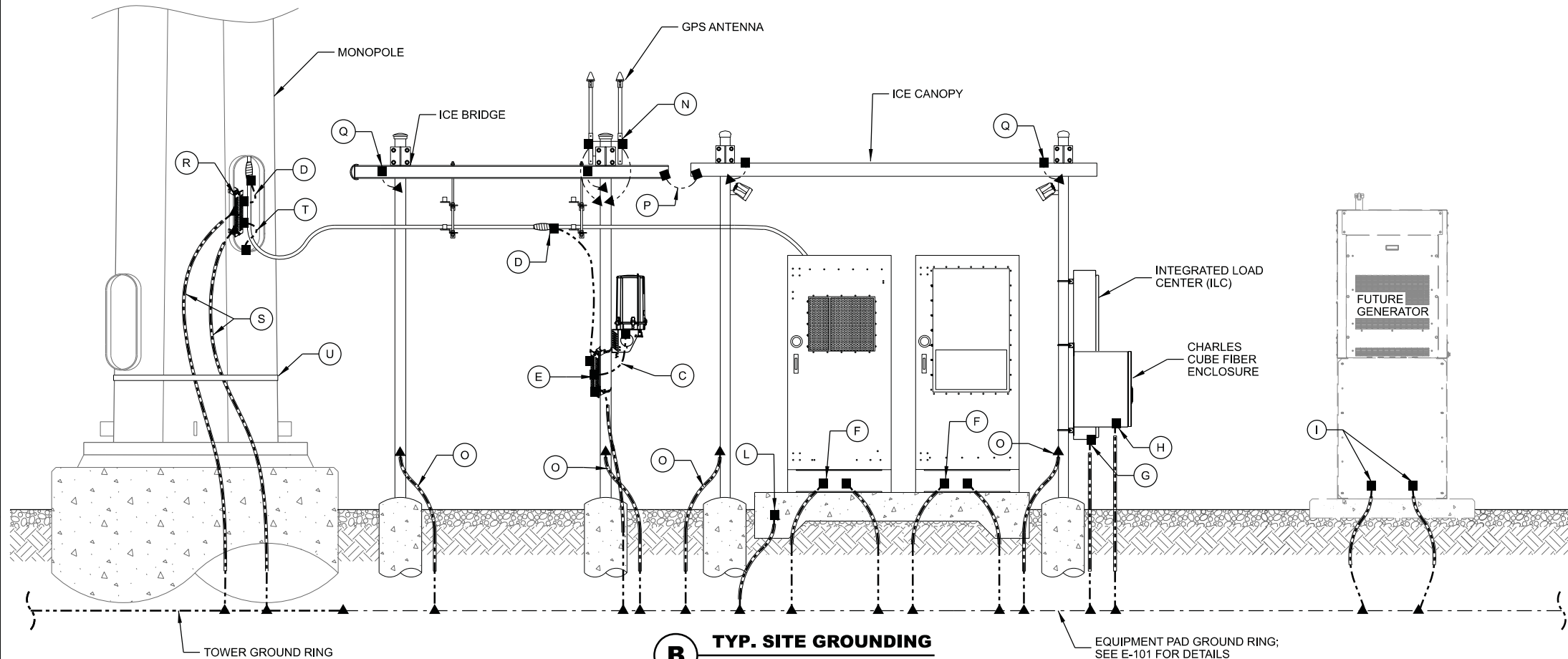
NOTES:

1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
4. ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.

A ANTENNA LEVEL GROUNDING

NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE, MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL



B TYP. SITE GROUNDING

EQUIPMENT PAD GROUND RING;
SEE E-101 FOR DETAILS

CONSULTANT:

Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

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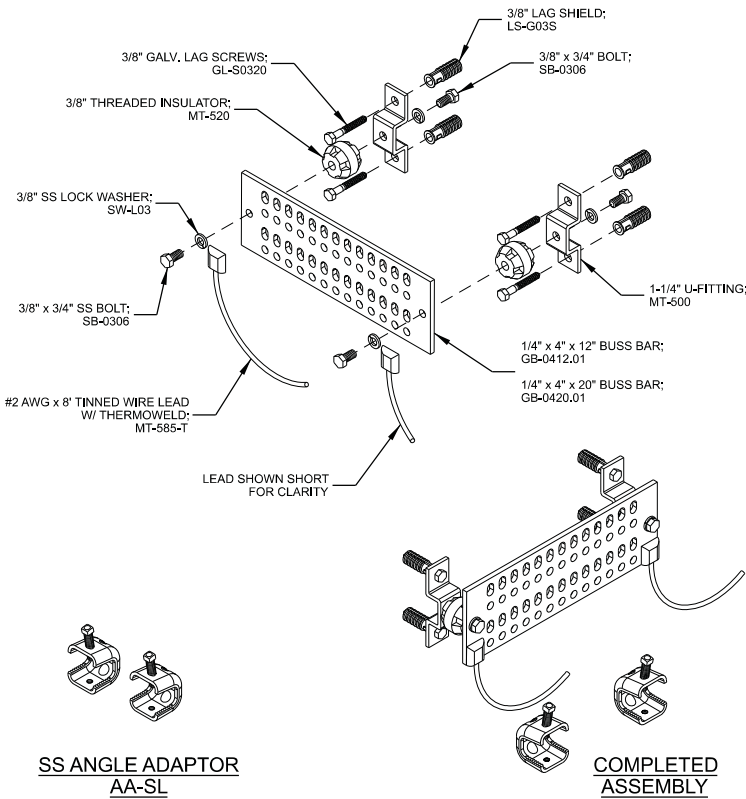
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GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

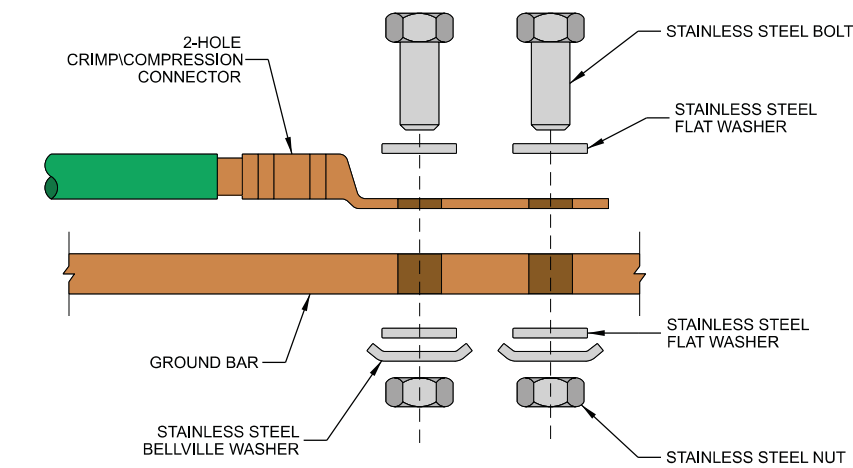
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-501

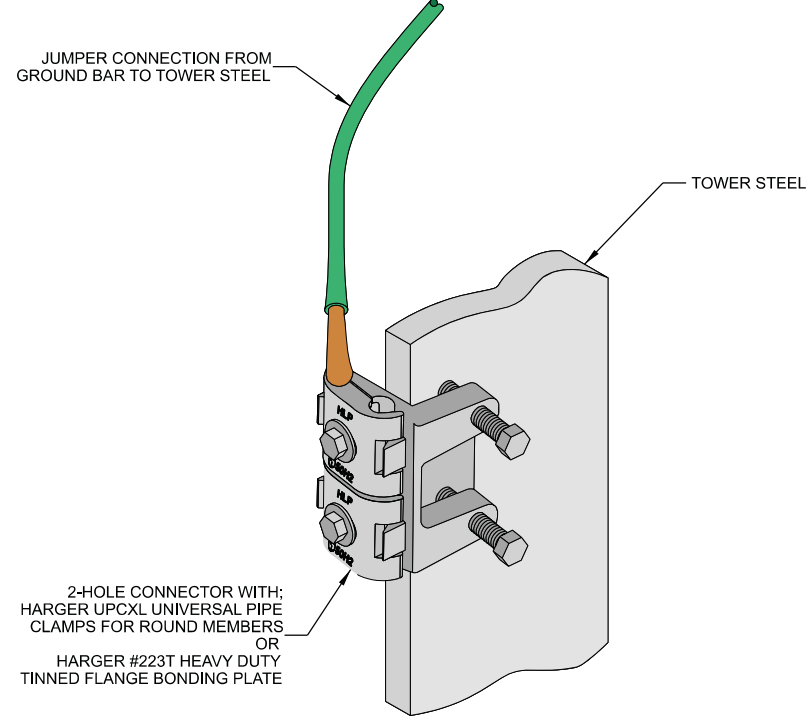


A GROUND AND BUSS BAR



- NOTES:
1. ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
 2. CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
 3. BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
 4. AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
 5. IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
 6. USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
 7. WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.

B GROUNDING LUG

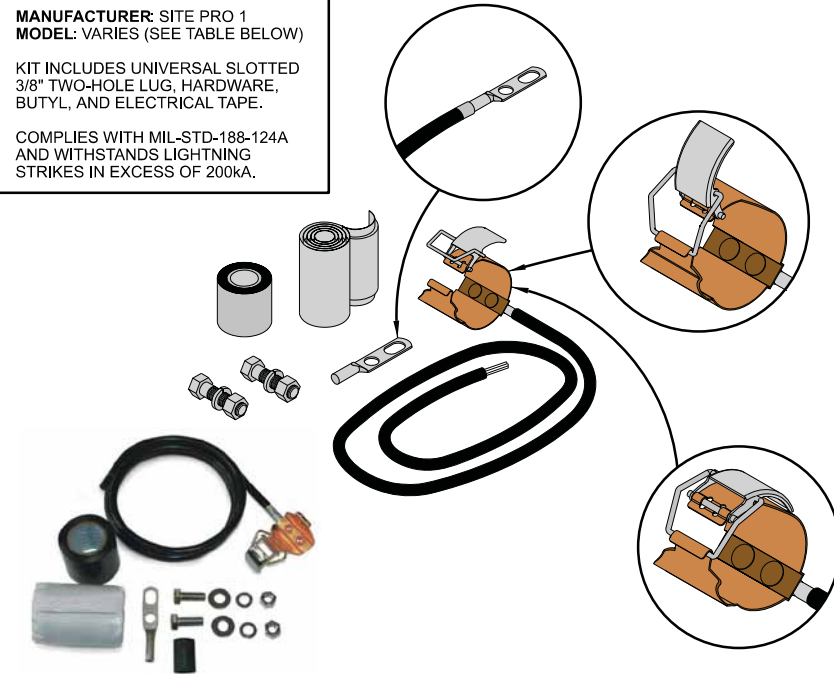


C GROUND BAR CONNECTION TO TOWER STEEL

MANUFACTURER: SITE PRO 1
MODEL: VARIES (SEE TABLE BELOW)

KIT INCLUDES UNIVERSAL SLOTTED
3/8" TWO-HOLE LUG, HARDWARE,
BUTYL, AND ELECTRICAL TAPE.

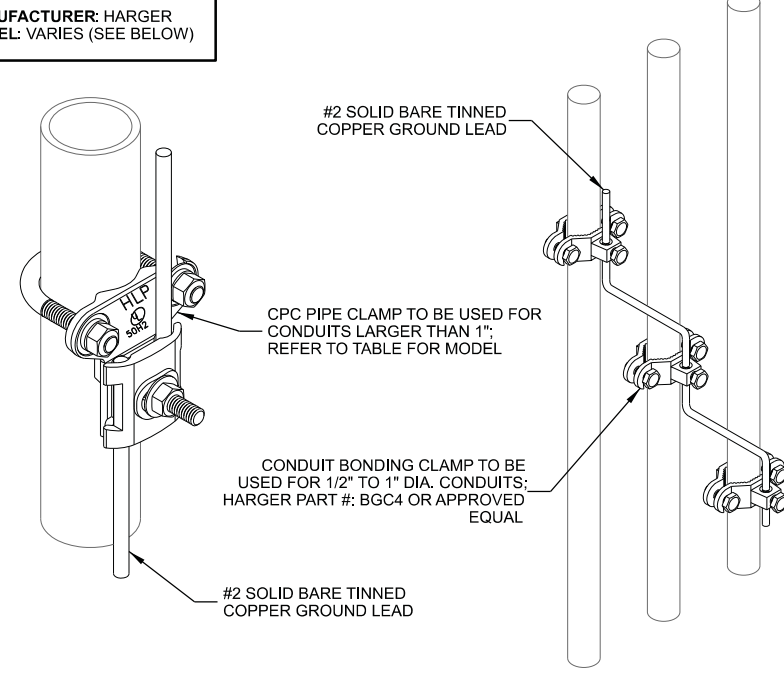
COMPLIES WITH MIL-STD-188-124A
AND WITHSTANDS LIGHTNING
STRIKES IN EXCESS OF 200kA.



PART #	CABLE SIZE & TYPE	LENGTH	LUG	WEIGHT
GK-C12	1/2" CORRUGATED	5'	UNATTACHED	1.50 LB.
GK-C78	7/8" CORRUGATED	5'	UNATTACHED	1.65 LB.
GK-C114	1-1/4" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C158	1-5/8" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C214	2-1/4" CORRUGATED	5'	UNATTACHED	1.80 LB.

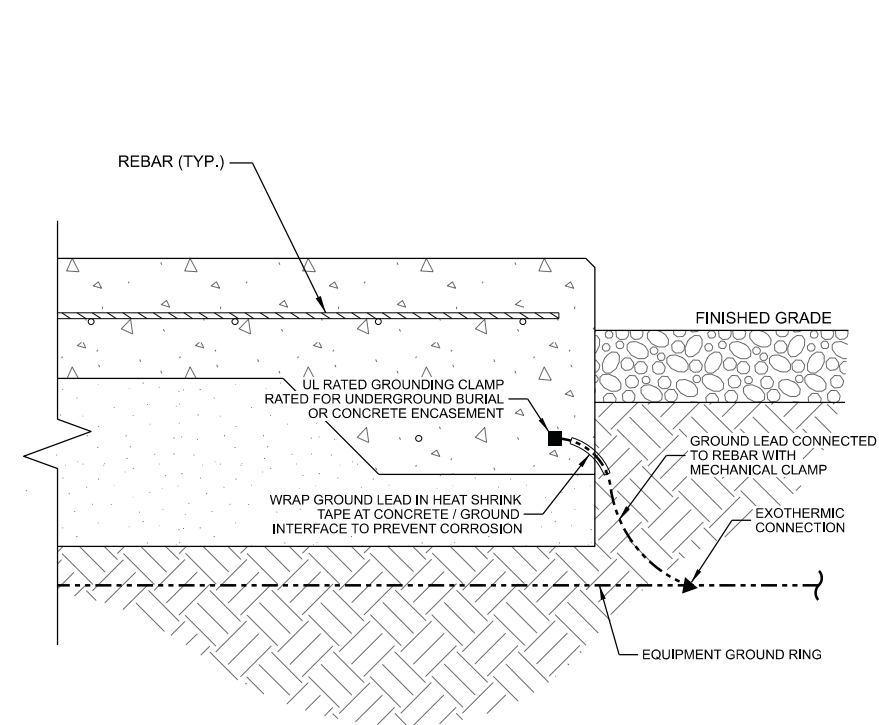
D CLIP ON GROUND KIT

MANUFACTURER: HARGER
MODEL: VARIES (SEE BELOW)



PART #	NOMINAL PIPE SIZE RANGE	PIPE OUTSIDE DIAMETER
CPC1/1.25	1" - 1.25"	0.9375" - 1.7"
CPC1.5/2	1.5" - 2"	1.25" - 2.4"
CPC2.5/3	2.5" - 3"	2.5" - 3.5"
CPC3.5/4	3.5" - 4"	3.375" - 4.5"
CPC5/6	5" - 6"	4.75" - 6.63"

E CONDUIT GROUNDING



- NOTES:
1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.

F EQUIP. PAD FOUNDATION GROUNDING

CONSULTANT:
Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

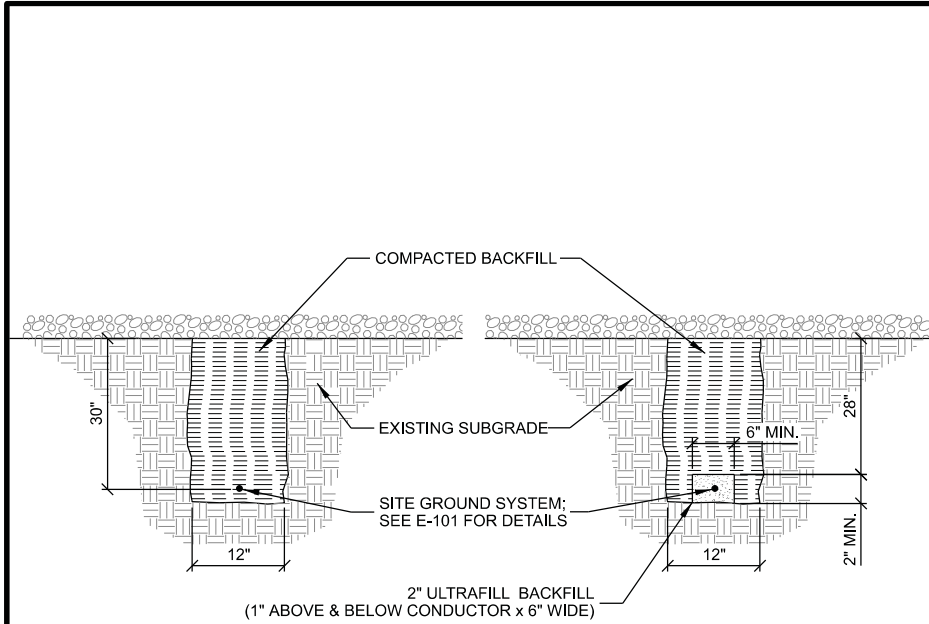
ENGINEER SEAL:
NOT FOR CONSTRUCTION

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

GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

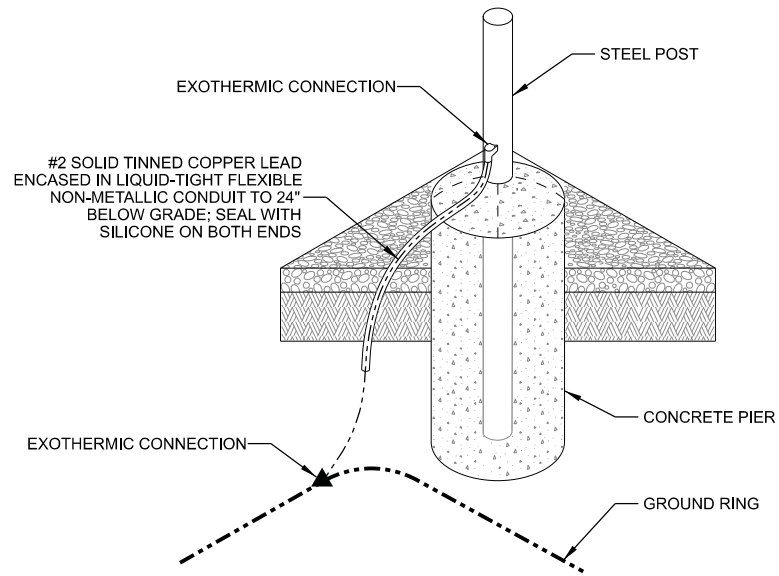
CHECKED BY:	PCM
EDGE SITE ID	S18370
EDGE PROJ. #	47261
SET TYPE	DRAFT
SHEET NUMBER	E-502



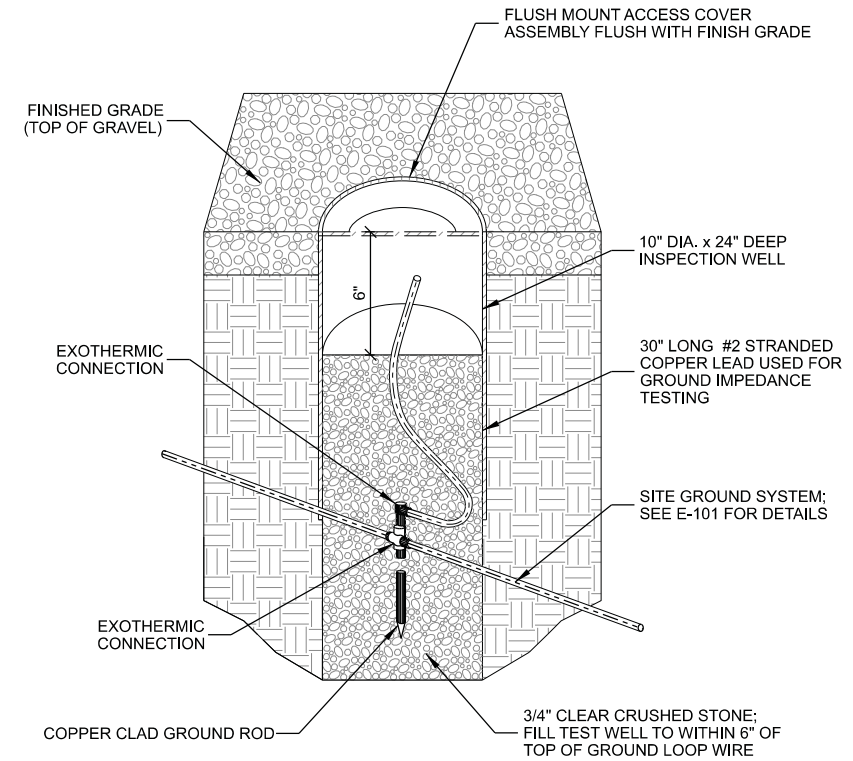
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

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

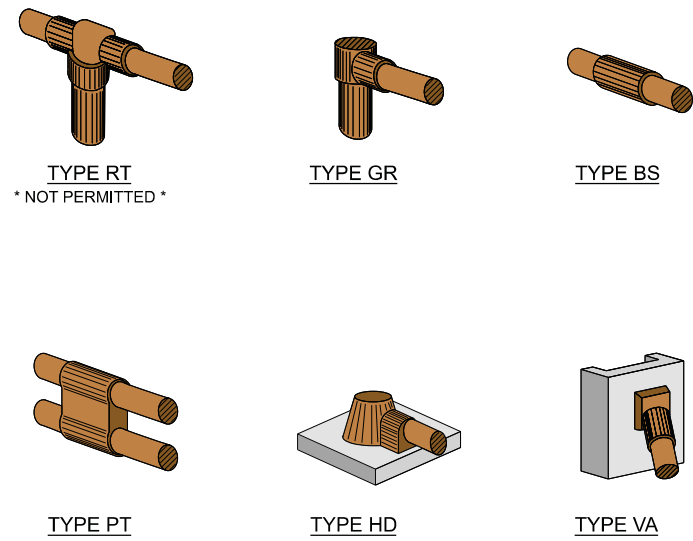
A **GROUND TRENCH**



B **POST GROUNDING**

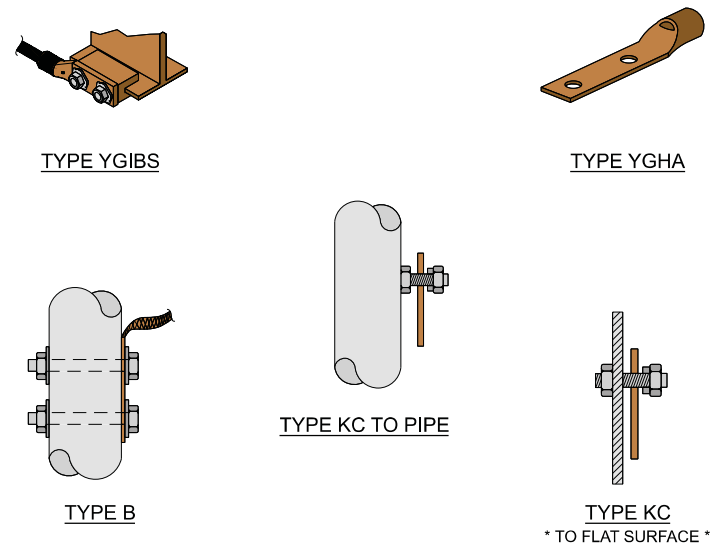


C **INSPECTION WELL**



- NOTES:
1. EXOTHERMIC "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF EXOTHERMIC CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
 2. CONTRACTOR TO PROVIDE ALL REQUIRED EXOTHERMIC CONNECTIONS.

D **EXOTHERMIC CONNECTIONS**



- NOTES:
1. MECHANICAL "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF MECHANICAL CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
 2. CONTRACTOR TO PROVIDE ALL REQUIRED MECHANICAL CONNECTIONS.

E **MECHANICAL CONNECTIONS**

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CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

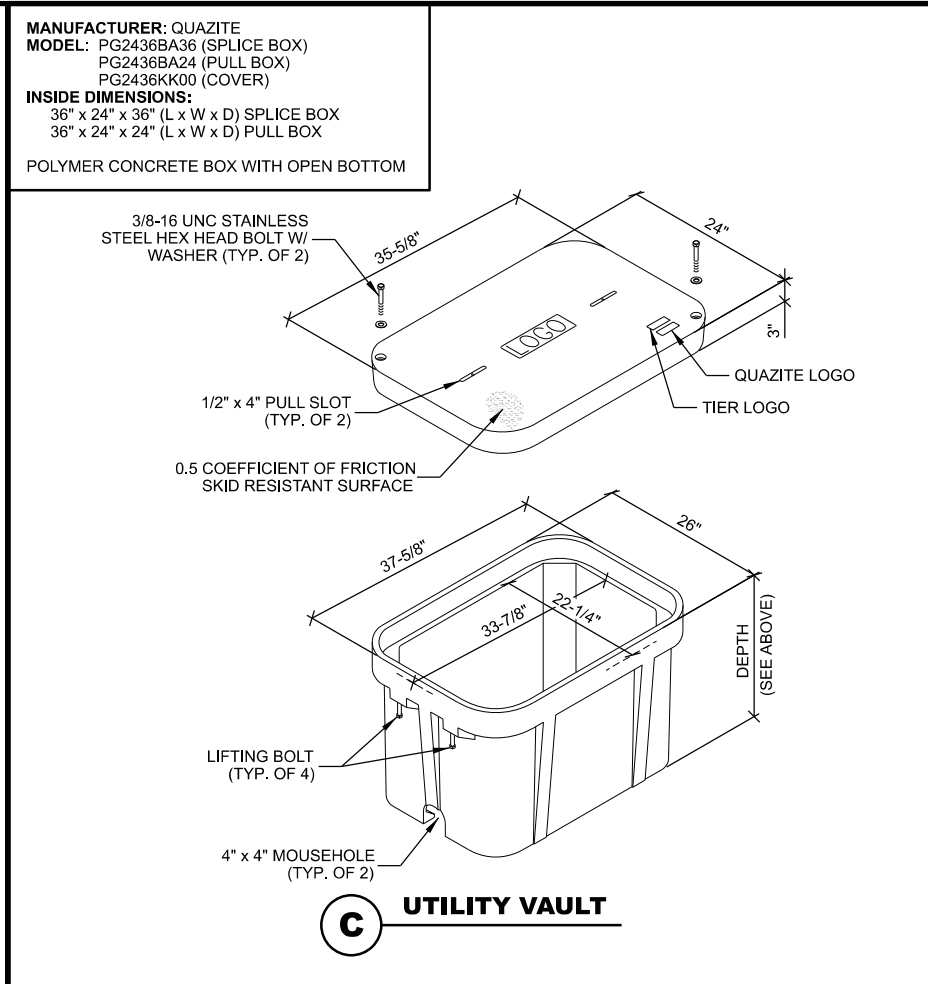
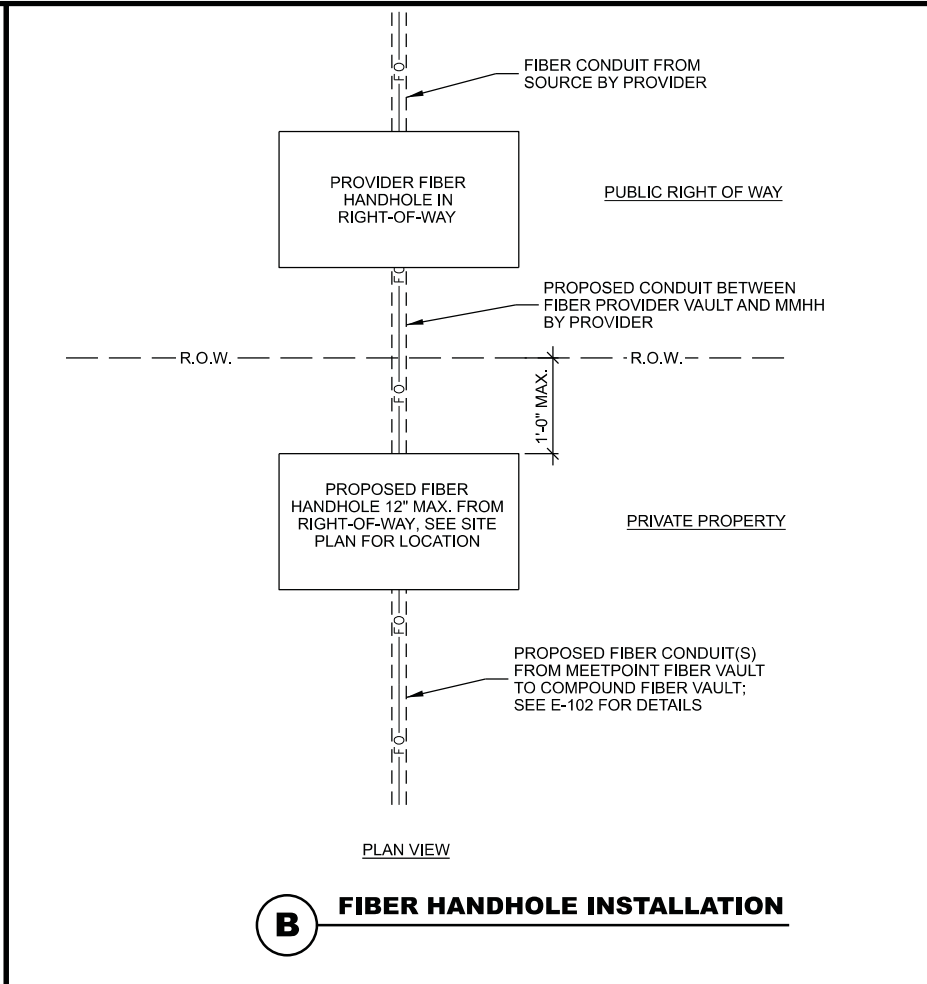
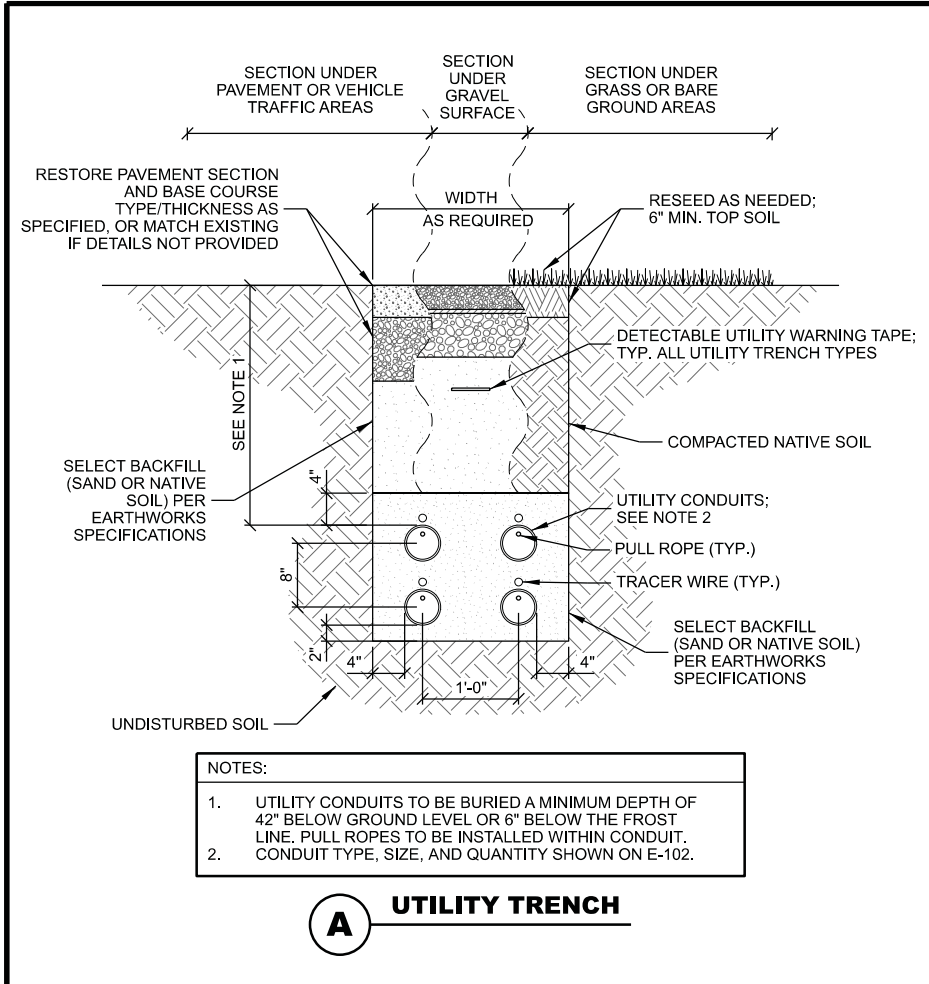
ENGINEER SEAL:

NOT FOR CONSTRUCTION

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

GROUNDING DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VZW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A
CHECKED BY:	PCM	
EDGE SITE ID	S18370	
EDGE PROJ. #	47261	
SET TYPE	DRAFT	
SHEET NUMBER	E-503	



WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

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

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CONSULTANT:

Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:

verticalbridge
THE TOWERS, LLC

LESSEE:

verizon

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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UTILITY DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	06/29/26	REV. A

CHECKED BY: PCM

EDGE SITE ID: S18370

EDGE PROJ. #: 47261

SET TYPE: DRAFT

SHEET NUMBER: **E-504**



INTEGRATED LOAD CENTER (ILC)



MANUFACTURER: INTERSECT, INC.
MODEL: 112200-30-42-ATS-3R
DIMENSIONS: 54.33" x 26.0" x 12.0" (H x W x D)
 TYPE 3R ENCLOSURE
 ATS 1-PHASE, 42 POSITION LOAD CENTER



FIBER ENCLOSURE



SHOWN WITH OPTIONAL SLIDE OUT TRAY

THIS SPACE INTENTIONALLY LEFT BLANK



GENERAL NOTE:

1. CONTRACTOR SHALL PERFORM WORK (ELECTRICAL, GROUNDING, & BONDING) IN ACCORDANCE WITH ALL APPLICABLE GOVERNING STATE & LOCAL CODES AND O.S.H.A. REGULATIONS
2. ALL CONDUCTORS SHALL BE TYPE THHN/ THWN-2. CONDUCTORS MUST BE RATED FOR THE APPLICATION PER NEC.
3. LABEL METER & DISCONNECT PER NEC.
4. EQUIPMENT AND MATERIALS SHOWN (OR APPROVED EQUAL) TO BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE
5. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL ELECTRICAL ROUTING, WIRE SIZING, CONDUCTOR SIZING, END FUSING SIZING, ETC. WITH UTILITY COMPANY PRIOR TO INSTALLATION.



1. STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE ONLY.
2. ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.

GENERATOR ALARM WIRING

CONSULTANT:



TOWER OWNER:



LESSEE:



ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

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

ELECTRICAL DETAILS
INGLESIDE (VB #: VB-NE-5313)
NE09 INGLESIDE (VzW #: 2541188)
HASTINGS, NEBRASKA

SUBMITTAL:

[illegible]

CHECKED	
BY	

D	PCM
---	-----

EDGE
SITE ID

	S18370
--	--------

EDGE
PROJ #

47261

SET	
TYPE	

DRAFT

SHEET

E-505

WIRELESS NETWORK CONSULTING

Vertical Bridge
NE-5313 Ingleside
Verizon NE09_INGLESIDE
Capacity Site

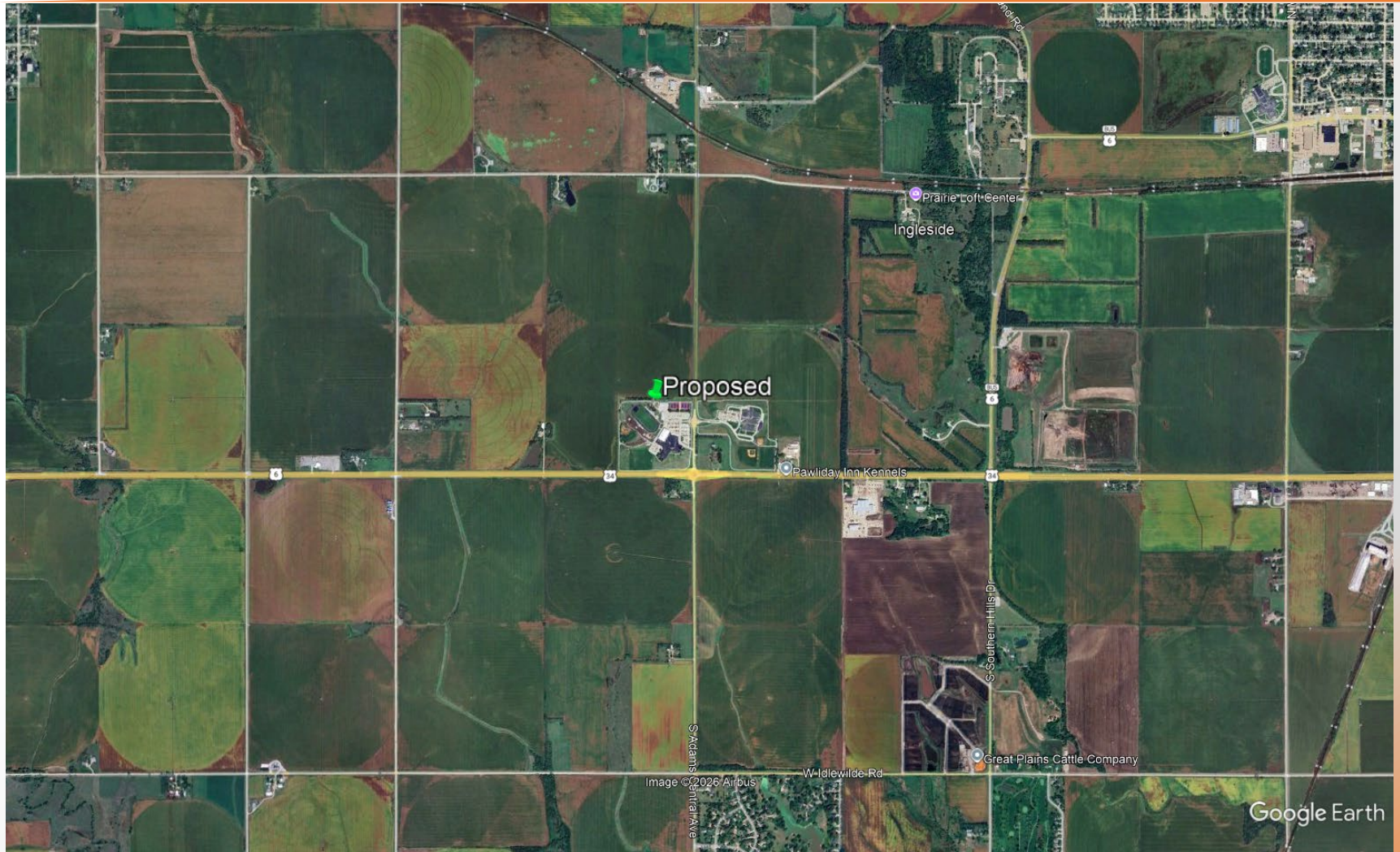
ALTERNATE HEIGHT ANALYSIS



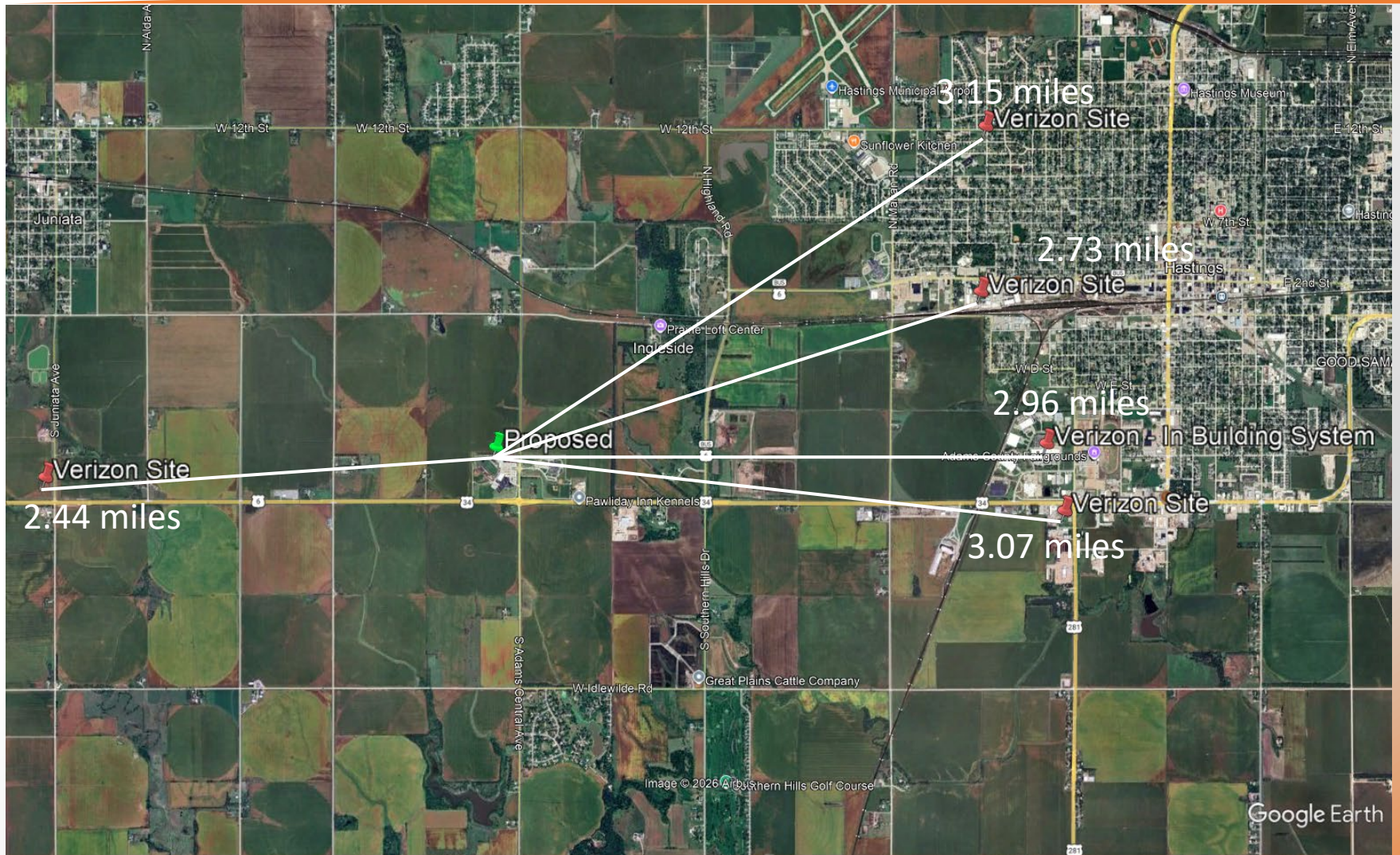
Alternate Height

- † Requested to compare (2) different heights and analyze offload
- † Primary objective is to provide capacity offload (throughput) to the surrounding sites that are over capacity
- † Provide better quality coverage to the area

Zoom – proposed site



Existing Verizon Sites and Proposed

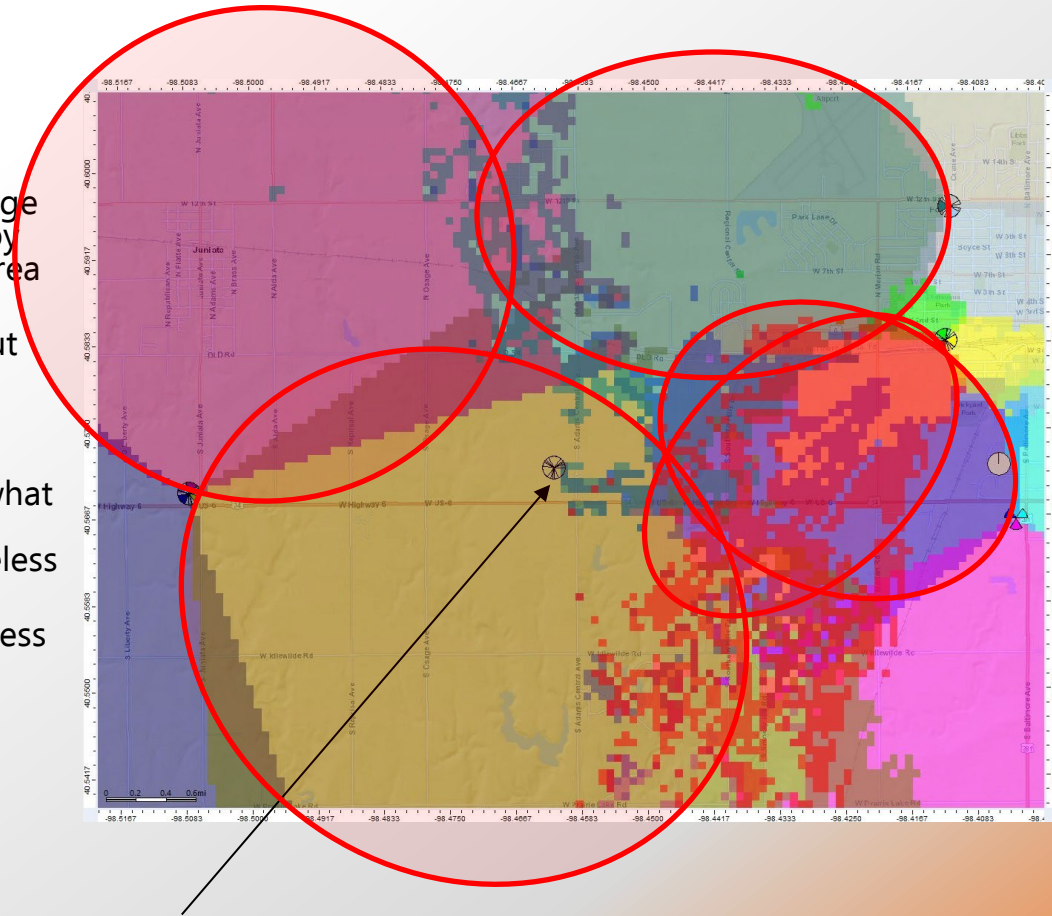


Capacity – an analogy

- † Water pipeline – Imagine a water pipe that feeds a residential street
- † If only **1** house connects to the pipe, they get **100%** of the capacity (gallons per minute / GPM)
- † If **(2)** houses connect each gets **50%** of the GPM, if **(4)** houses connect each gets **25%** of the GPM, if **(8)** houses connect each gets **12.5%** of the GPM
- † Take that analogy and compare it to a radio channel
- † A radio channel is a finite resource with a limit and much like the water pipe users share that resource.
- † The more users in an area on a channel the less GPM (Throughput) per user
- † This is what is happening in the area around the proposed, there are so many users requiring the throughput that the amount per user (throughput) is far below the quality standards for the wireless carrier

What is an Offload (Capacity) Site?

- Notice the (4) existing sites to the West, NE, NNE and SE currently cover around the proposed
- Mobiles around the proposed are jumping between these (4) sectors for service (coverage and bandwidth (throughput), this is shown by seeing the multiple colors mixed up in the area around the proposed
- This is causing a lower amount of throughput per user because they are on cell edge
- This is causing higher amount of power required to make link per user
- The number of users in the area are above what the current sites can handle so it is low throughput per user and low quality for wireless customers
- To resolve this issue of low throughput wireless carriers design cell splits (capacity sites) to alleviate this problem

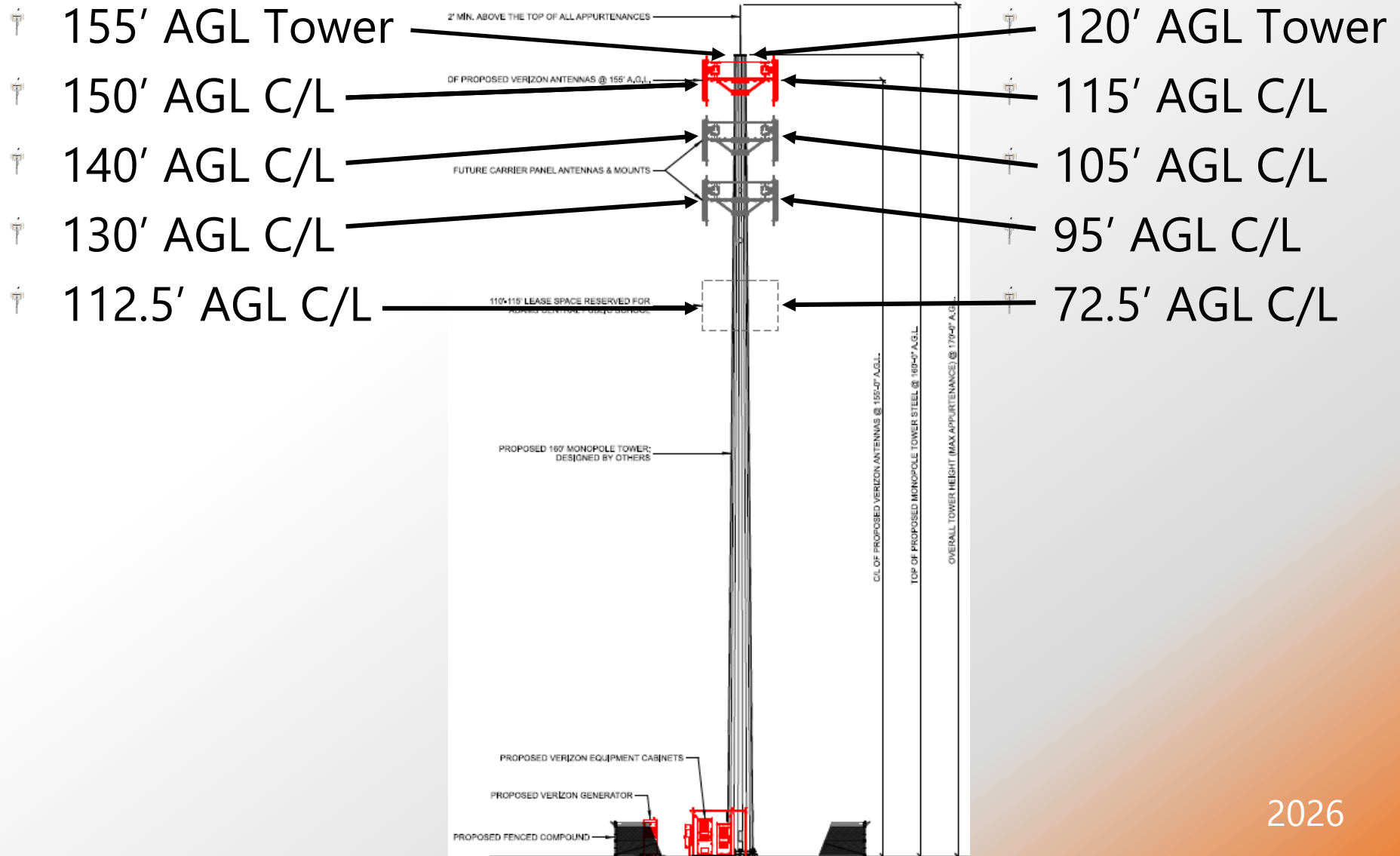


Proposed Site

Alternate Height

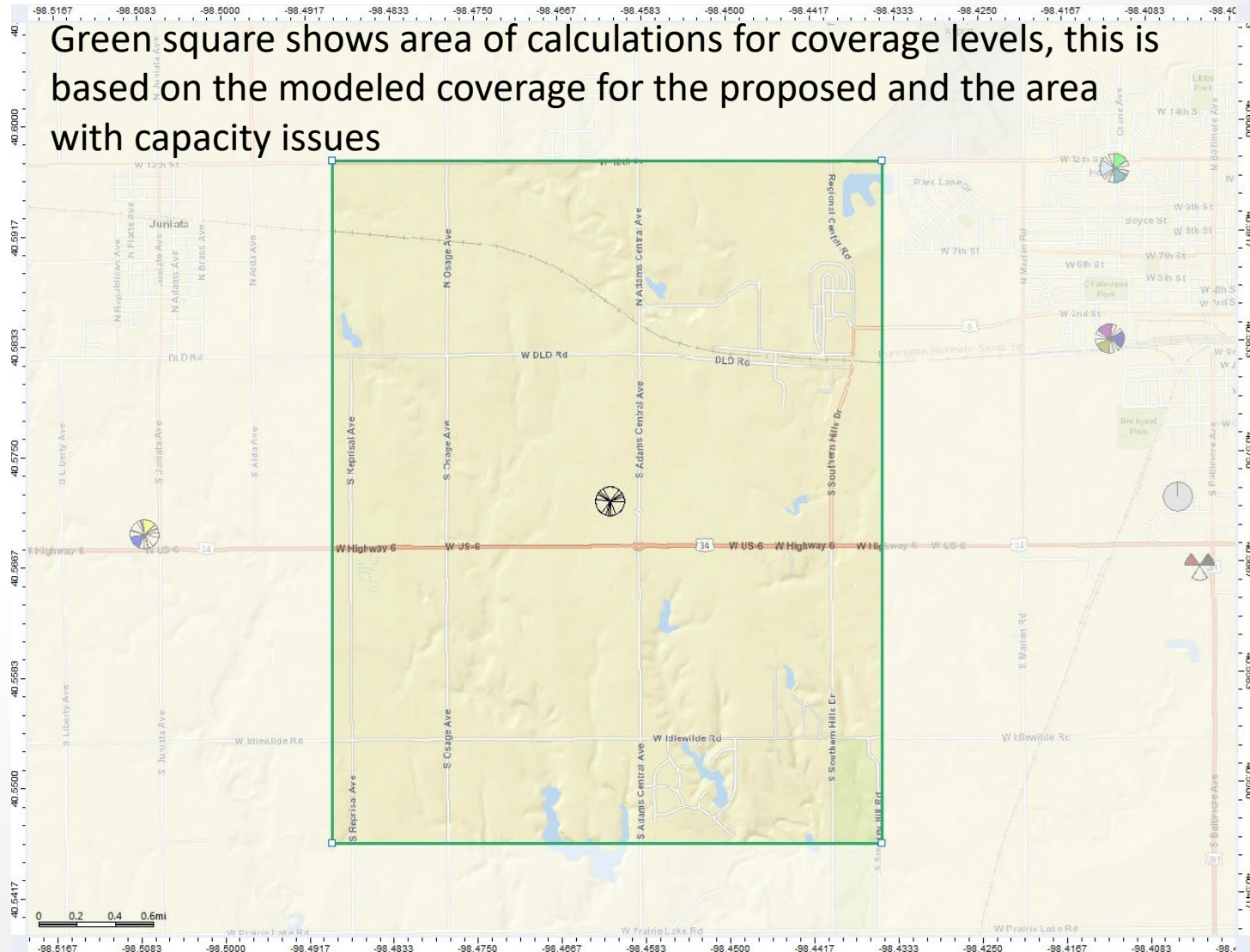
- † Vertical Bridge and Verizon have requested a 155' monopole with a 4' lightning rod
 - Verizon requested height is 150' AGL
 - Future 2nd carrier would be located at 140' AGL
 - Future 3rd carrier would be located at 130' AGL
 - Adams School District would be located at 112.5' AGL
- † Jurisdictional zoning ordinance has a maximum height limit of 120' AGL
 - Verizon height would be 115' AGL
 - Future 2nd carrier would be located at 105' AGL
 - Future 3rd carrier would be located at 95' AGL
 - Adams School District would be located at 72.5' AGL
- † Analysis was completed on Verizon antenna system/network

Alternate Height Graphic



Focus Zone

Green square shows area of calculations for coverage levels, this is based on the modeled coverage for the proposed and the area with capacity issues



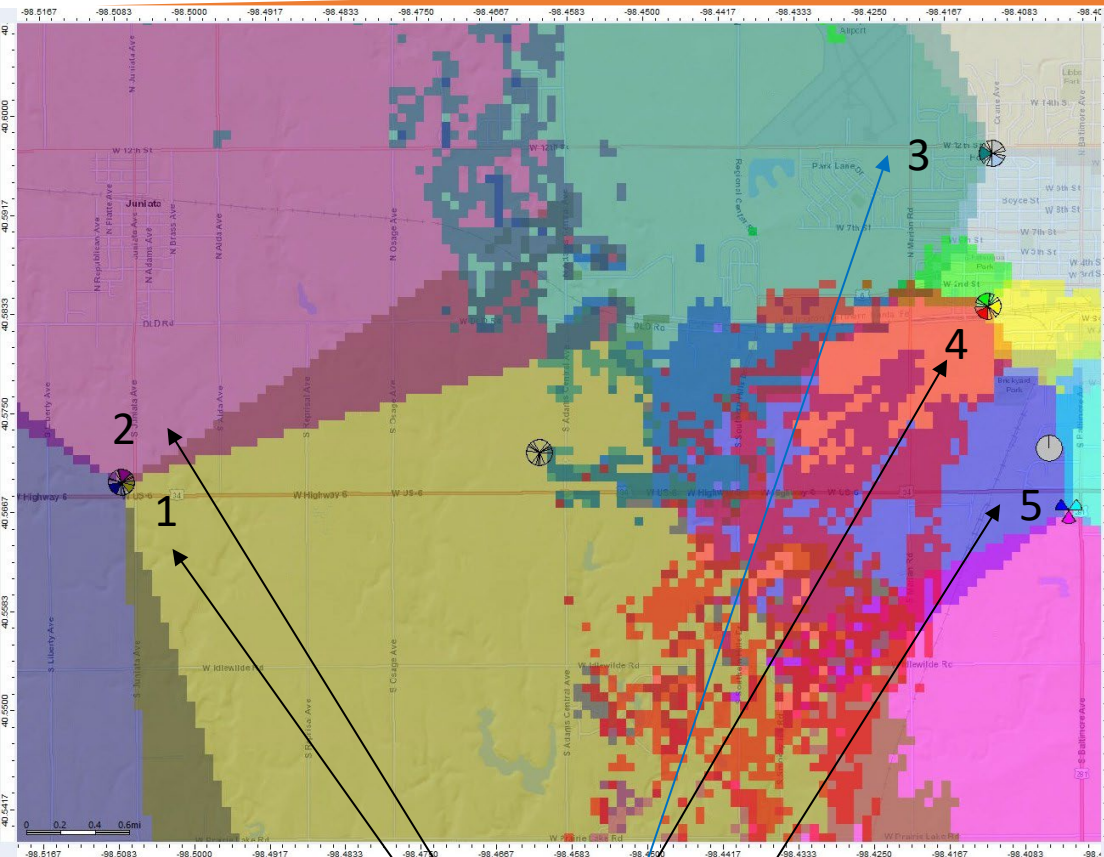
Best Server – low band Existing Coverage

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	17.34	64.6
2	6.15	22.9
3	7.35	27.4
4	2.79	10.4
5	4.06	15.1

Graphic to left shows coverage and capacity provided by existing Verizon sites, table below shows which sectors provide in the coverage objective
Table below shows the amount of coverage provided by each sector in the coverage objective

Overlapping coverage from (5) different sectors in area of proposed results in lower quality coverage and capacity

Adding a dominant coverage site will maximize the data speed, quality, and reliability of the wireless users' experience



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		26.392399	26.828762	100	100
	4	198156 02 B13_10MHz_5230 NE09_HASTINGS_WEST (A-0000)		2.797184	10.4	10.6
		198156 03 B13_10MHz_5230 NE09_HASTINGS_WEST (A-0000)		0.006724	2.5e-02	2.5e-02
	3	198324 03 B13_10MHz_5230 NE09_HAWTHORNE (A-0000)		7.356056	27.4	27.9
	2	198380 01 B13_10MHz_5230 NE09_JUNIATA (A-0000)		6.15246	22.9	23.3
	1	198380 02 B13_10MHz_5230 NE09_JUNIATA (A-0000)		17.341198	64.6	65.7
		198587 02 B13_10MHz_5230 NE09_ADAMS_COUNTY_FAIR (A-0000)		0.188272	0.7	0.7
	5	198587 03 B13_10MHz_5230 NE09_ADAMS_COUNTY_FAIR (A-0000)		4.061296	15.1	15.4

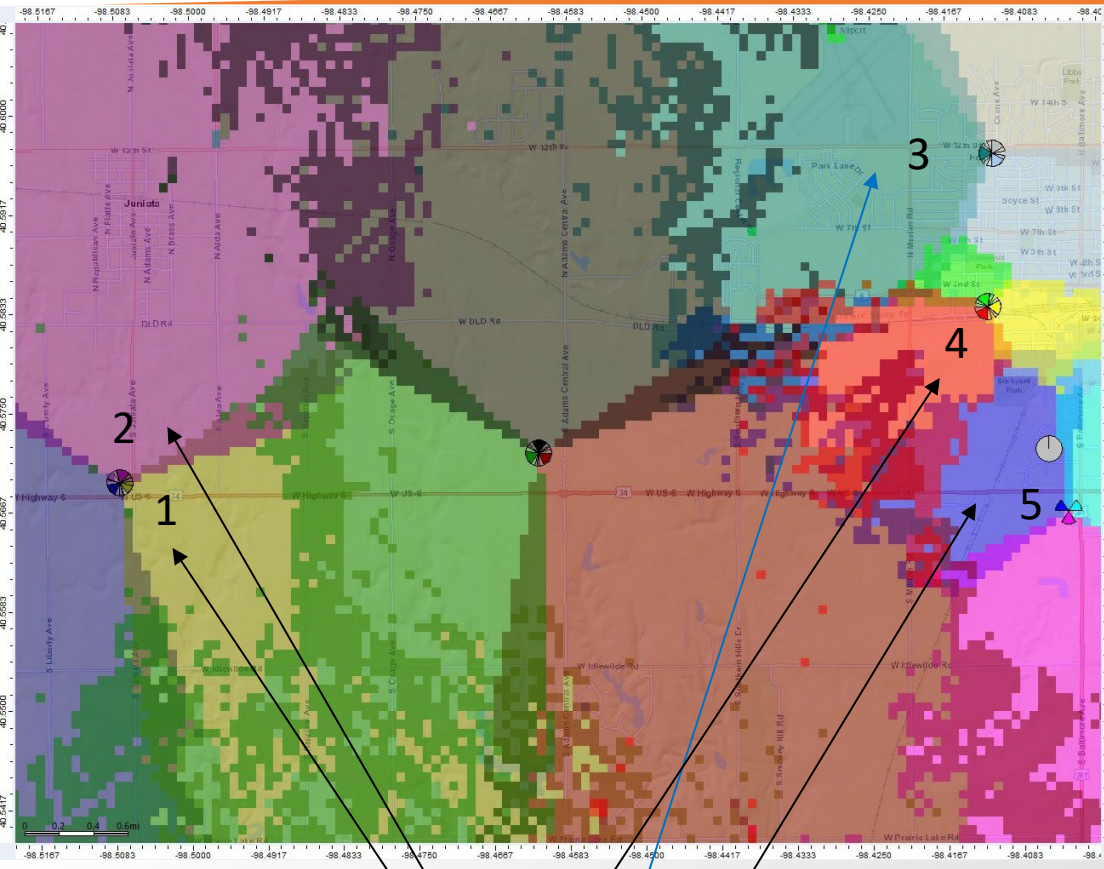
Best Server – low band Proposed – 155' AGL tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	4.35	16.2
2	2.33	8.7
3	2.43	9.1
4	0.18	0.7
5	0.75	2.8

A new site must reduce the amount of coverage being provided by the other sectors 1(yellow), 2(purple), 3(green) and, 4(red), 5(blue) in the coverage objective.

Shown in top table above is the reduced sector coverage as compared to existing coverage on the previous slide.

The proposed site provides a dominant site and takes over coverage in the objective, and the Juniata, Hawthorne, Hastings West and Adams County Fair sites will be offloaded and optimized, and the capacity problems will be resolved



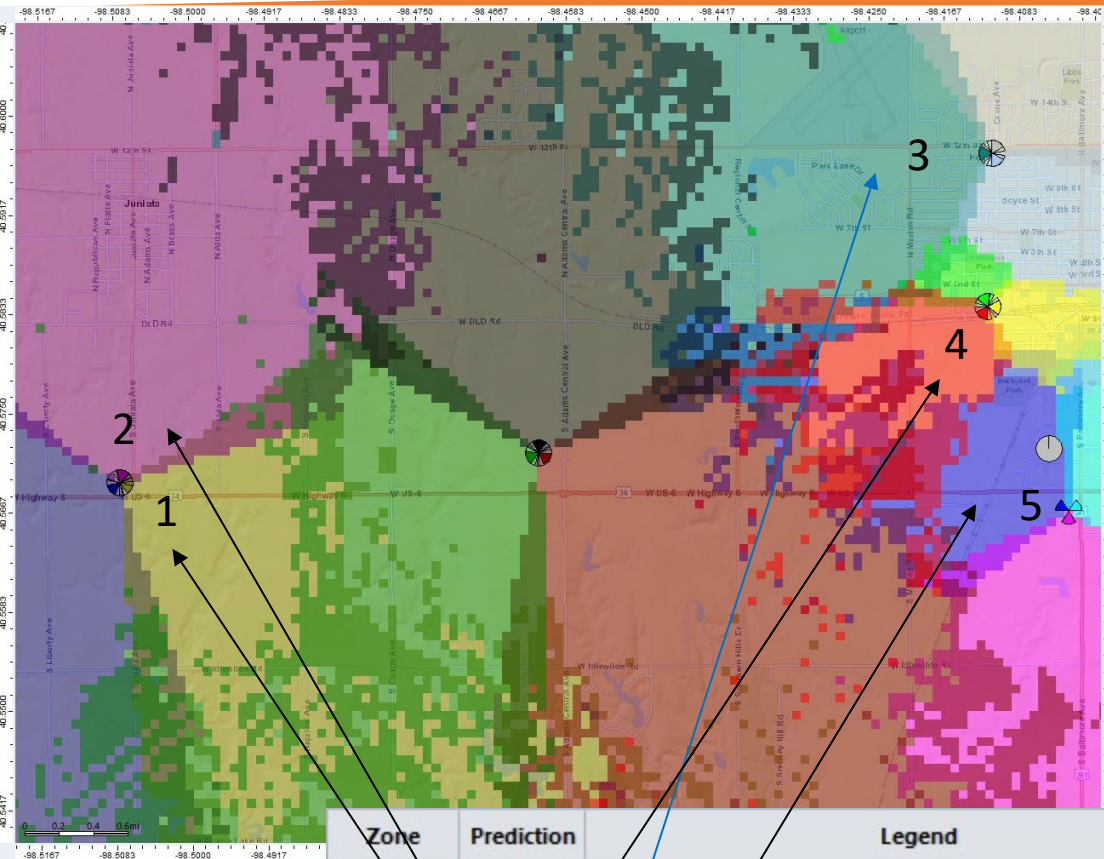
Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		26.392399	26.828762	100	100
		198156 02 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)		7.443469	27.7	28.2
		198156 03 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)		0.006724	2.5e-02	2.5e-02
		198324 02 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)		0.161376	0.6	0.6
		198324 03 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)		15.498821	57.8	58.7
		198380 03 B4_10MHz_2100 NE09_JUNIATA (A-0000)		0.658952	2.5	2.5
		198380 01 B4_10MHz_2100 NE09_JUNIATA (A-0000)		12.620949	47	47.8
		198587 03 B4_10MHz_2100 NE09 ADAMS COUNTY FAIR (A-0000)		0.484128	1.8	1.8

Lower Height – 120' AGL tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	5.15	19.2
2	2.66	9.9
3	2.91	10.9
4	0.3	1.1
5	1.06	4

Graphic to left shows coverage and capacity provided by existing sites and proposed in focus zone

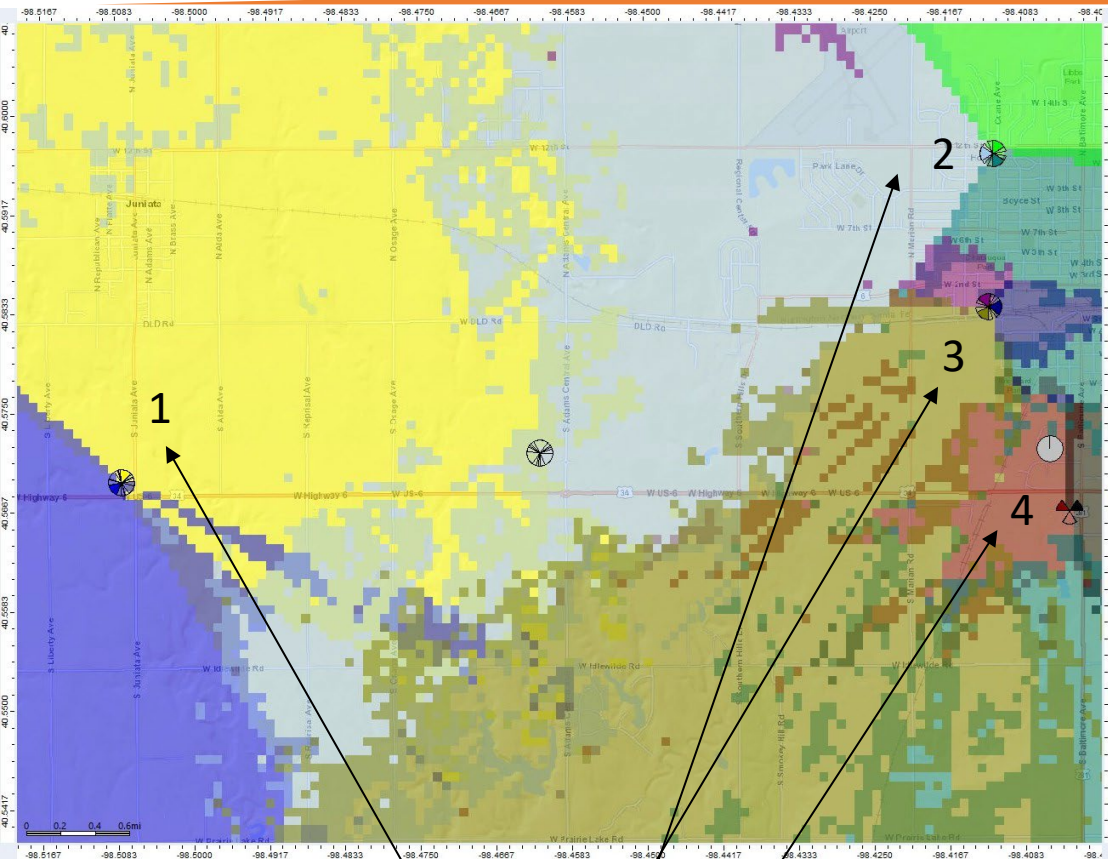
The reduced height to a 120' tower of the proposed does not provide the capacity offload as compared to the proposed height of a 155' tower. The Adams School District antennas height will be lowered by 40' AGL



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		26.392399	26.828762	100	100
	4	198156 02 B13_10MHz_5230 NE09_HASTINGS_WEST (A-0000)		0.30258	1.1	1.1
		198156 03 B13_10MHz_5230 NE09_HASTINGS_WEST (A-0000)		0.006724	2.5e-02	2.5e-02
		198323 01 B13_10MHz_5230 NE09_INGLESIDE (A-0002)		8.734477	32.6	33.1
		198323 03 B13_10MHz_5230 NE09_INGLESIDE (A-0002)		7.961216	29.7	30.2
		198323 02 B13_10MHz_5230 NE09_INGLESIDE (A-0002)		8.405001	31.3	31.8
	3	198324 03 B13_10MHz_5230 NE09_HAWTHORNE (A-0000)		2.918216	10.9	11.1
	2	198380 01 B13_10MHz_5230 NE09_JUNIATA (A-0000)		2.669428	9.9	10.1
	1	198380 02 B13_10MHz_5230 NE09_JUNIATA (A-0000)		5.157308	19.2	19.5
	5	198587 03 B13_10MHz_5230 NE09_ADAMS_COUNTY_FAIR (A-0000)		1.069116	4	4.1

Best Server – mid band Existing Coverage

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	12.62	47
2	15.49	57.8
3	7.44	27.7
4	0.48	1.8



Graphic to left shows coverage and capacity provided by existing Verizon sites, table below shows which sectors provide in the coverage objective
Table below shows the amount of coverage provided by each sector in the coverage objective

Overlapping coverage from (4) different sectors in area of proposed results in lower quality coverage and capacity

Adding a dominant coverage site will maximize the data speed, quality, and reliability of the wireless users' experience

Zone	Prediction	Legend		Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server			26.392399	26.828762	100	100
3	198156 02 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)				7.443469	27.7	28.2
	198156 03 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)				0.006724	2.5e-02	2.5e-02
	198324 02 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)				0.161376	0.6	0.6
2	198324 03 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)				15.498821	57.8	58.7
	198380 03 B4_10MHz_2100 NE09_JUNIATA (A-0000)				0.658952	2.5	2.5
1	198380 01 B4_10MHz_2100 NE09_JUNIATA (A-0000)				12.620949	47	47.8
4	198587 03 B4_10MHz_2100 NE09 ADAMS COUNTY FAIR (A-0000)				0.484128	1.8	1.8

Best Server – mid band

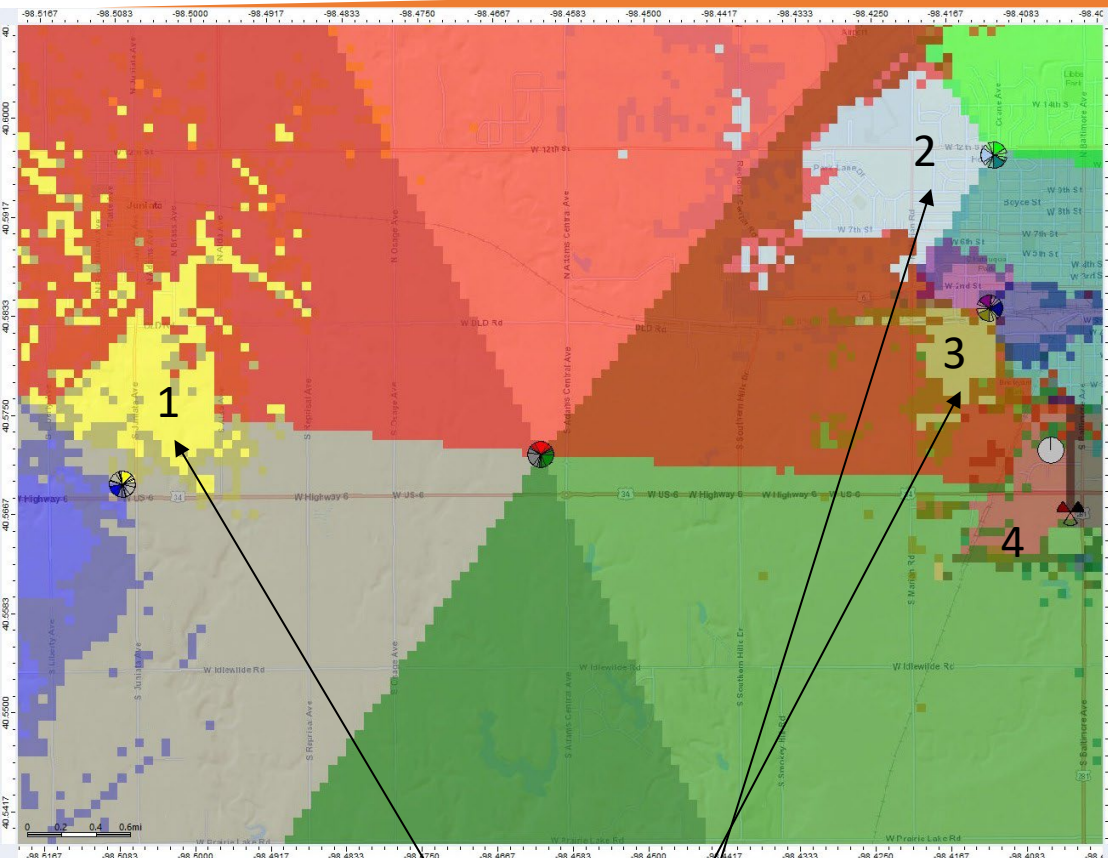
Proposed – 155' AGL tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	0.18	0.7
2	0.74	2.8
3	0.006	2.50E-02

A new site must reduce the amount of coverage being provided by the other sectors 1(yellow), 2(gray), 3(dk yellow) and, 4(brown) in the coverage objective.

Shown in top table above is the reduced sector coverage as compared to existing coverage on the previous slide.

The proposed site provides a dominant site and takes over coverage in the objective, and the Juniata, Hawthorne, Hastings West and Adams County Fair sites will be offloaded and optimized, and the capacity problems will be resolved

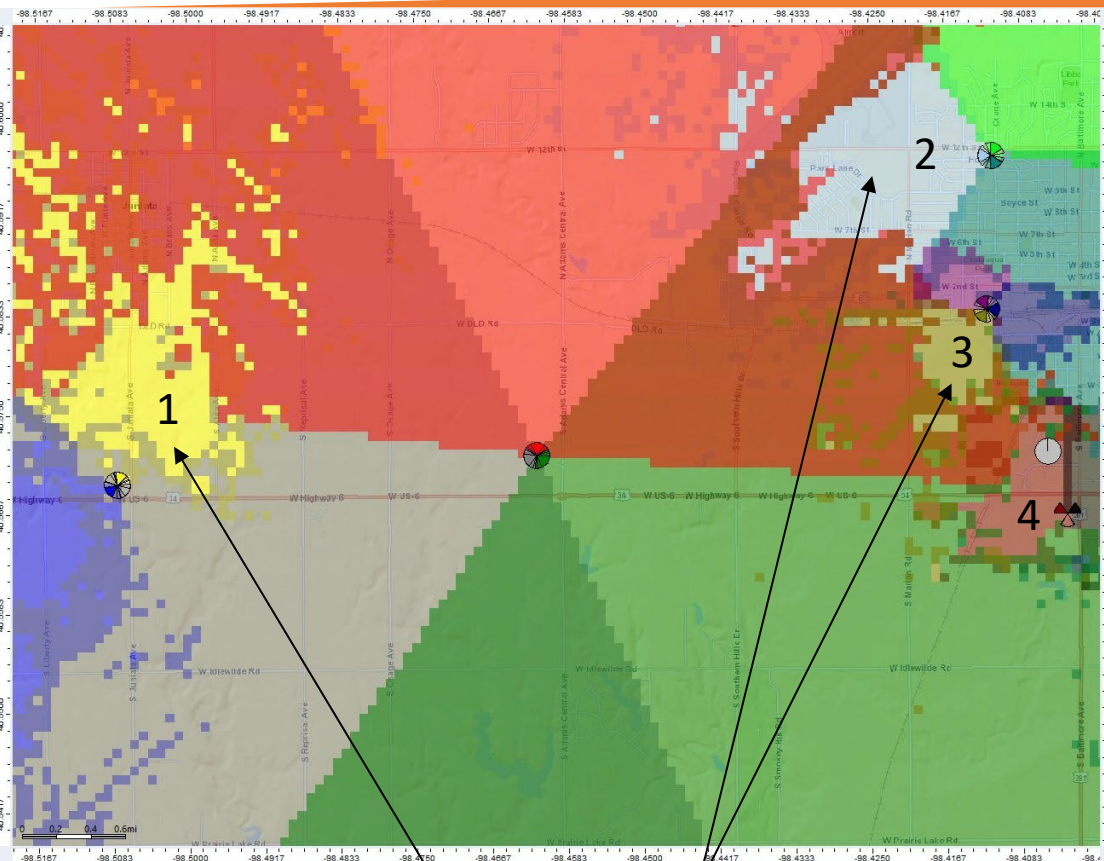


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		26.392399	26.828762	100	100
	3	198156 02 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)		0.006724	2.5e-02	2.5e-02
		198323 01 B4_10MHz_2100 NE09 INGLESIDE (A-0002)		13.04456	48.6	49.4
		198323 02 B4_10MHz_2100 NE09 INGLESIDE (A-0002)		12.668016	47.2	48
		198323 03 B4_10MHz_2100 NE09 INGLESIDE (A-0002)		13.535413	50.5	51.3
	2	198324 03 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)		0.746364	2.8	2.8
	1	198380 01 B4_10MHz_2100 NE09_JUNIATA (A-0000)		0.181548	0.7	0.7

Best Server – mid band

Lower Height – 120' AGL tower

Total Surface Area of Focus Zone		
Sector	(km ²)	% of covered area
1	0.3	1.2
2	0.96	3.6
3	0.01	5.00E-02



Graphic to left shows coverage and capacity provided by existing sites and proposed in focus zone

The reduced height to a 120' tower of the proposed does not provide the capacity offload as compared to the proposed height of a 155' tower. The Adams School District antennas height will be lowered by 40' AGL

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	Best Server		26.392399	26.828762	100	100
3	198156 02 B4_10MHz_2100 NE09_HASTINGS_WEST (A-0000)			0.013448	5e-02	5.1e-02
	198323 01 B4_10MHz_2100 NE09 INGLESIDE (A-0002)			12.997494	48.4	49.2
	198323 02 B4_10MHz_2100 NE09 INGLESIDE (A-0002)			12.634397	47.1	47.9
	198323 03 B4_10MHz_2100 NE09 INGLESIDE (A-0002)			13.542137	50.5	51.3
2	198324 03 B4_10MHz_2100 NE09_HAWTHORNE (A-0000)			0.961532	3.6	3.6
1	198380 01 B4_10MHz_2100 NE09_JUNIATA (A-0000)			0.309304	1.2	1.2

Conclusion

- † The tower height limitation of a 120' AGL tower does not offload the overloaded sectors as much to resolve the over capacity issues from the (5) sectors providing service around the proposed
- † The 155' AGL proposed tower provides the amount of coverage overlap needed as well as the offload percentages for the existing sites.
- † The 155' AGL tower is also tall enough to allow Adams School district antennas at 112.5' AGL





June 11, 2026

City of Hastings, MN
Zoning Department
ATTN: Ember Batelaan – City Planner
101 4th Street East
Hasting, MN 55033

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

Address: 1090 S. Adams Central Ave., Hastings, NE 68901
Parcel #: 010016019
Site Name: Ingleside
Site ID: US-NE-5313
Site Number: 465939

Dear Ember Batelaan,

The Grinnell Group has submitted the City of Hastings Zoning Application for the Construction of New Wireless Service Support Structure, Facilities at the above-mentioned location.

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

John Stevens
Vice President, Development