

ORDINANCE NO. 17,227

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 13,260, AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD A WIRELESS COMMUNICATION TOWER FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-05-203-004 (8919 N KNOXVILLE AVE), 14-05-203-007 (8901 N KNOXVILLE AVE), 14-05-252-004 (8727 N KNOXVILLE AVE), 14-05-252-002, 14-05-278-011 (N KNOXVILLE AVE), 14-05-252-005 (8727 N KNOXVILLE AVE), 14-05-278-012 (8713 N KNOXVILLE AVE), 14-05-278-010 (8711 N KNOXVILLE AVE), 14-05-278-016 (N KNOXVILLE AVE), 14-05-278-005 (8787 N KNOXVILLE AVE), 14-05-278-015 (N KNOXVILLE AVE), 14-05-203-008 (N KNOXVILLE AVE), 14-05-203-006 (8915 N KNOXVILLE AVE). THE PROPERTY IS COMMONLY KNOWN AS THE NORTHPOINT SHOPPING CENTER, PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to an existing Special Use for an Wireless Communication Facility under the provisions of Section 2.15 of Appendix B, the Permanent Zoning Ordinance, of the City of Peoria; and

WHEREAS, said Planning & Zoning Commission held a public hearing on May 7, 2015, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Planning & Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That an amendment to an existing Special Use for an Wireless Communication Facility is hereby approved for the following described property:

A part of the Northeast Quarter of Section 5, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 5; thence South 00°-00'-05" East along the West line of the Northeast Quarter of said Section 5, a distance of 2094.70 feet; thence South 89°-50'-57" East, a distance of 1015.46 feet to the Point of Beginning of the tract to be described; thence continuing South 89°-50'-57" East, a distance of 443.52 feet; thence North 0°-09'-03" East, a distance of 229.00 feet; thence South 89°-50'-57" East, a distance of 357.44 feet to a point on the Southwesterly R.O.W. line of Illinois Rte. No. 40 (Knoxville Avenue); thence North 34°-51'-10" West along the Southwesterly R.O.W. line of Illinois Rte. No. 40, a distance of 135.75 feet; thence North 24°-48'-10" West along the Southwesterly R.O.W. line of Illinois Rte. No. 40, a distance of 1002.50 feet; thence North 27°-39'-33" West along the Southwesterly R.O.W. line of Illinois Rte. No. 40, a distance of 120.40 feet to a point on the Southerly R.O.W. line of Bird Boulevard; thence North 68°-45'-59" West along the Southerly R.O.W. line of Bird Boulevard, a distance of 71.49 feet; thence in a Westerly direction along the Southerly R.O.W. line of Bird Boulevard, on a curve to the right, having a radius of 200.00 feet for an arc distance of 107.22 feet; thence North 53°-27'-30" West along the Southerly R.O.W. line of Bird Boulevard, a distance of 87.95 feet; thence in a Northwesterly direction along the Southerly R. O. W. line of Bird Boulevard, on a curve to the left, having a radius of 140.00 feet for an arc distance of 55.91 feet; thence South 89°-55'-03" West along the South R.O.W. line of Bird Boulevard, a distance of 147.06 feet; thence

South 0°-00'-05" East along the southerly R.O.W. line of Bird Boulevard, a distance of 15.00 feet; thence South 89°-55'-03" West along the South R.O.W. line of Bird Boulevard, a distance of 85.50 feet to a point on the East R.O.W. line of North Hale Avenue; thence South 0°-00'-05" East along the East R.O.W. line of North Hale Avenue, a distance of 961.45 feet; thence in a Southeasterly direction along the Easterly R.O.W. line of North Hale Avenue, on a curve to the left, having a radius of 270.00 feet for an arc distance of 217.96 feet; thence South 46°-15'-17" East along the Easterly R.O.W. line of North Hale Avenue, a distance of 117.98 feet; thence in a Southeasterly direction along the Easterly R.O.W. line of North Hale Avenue, on a curve to the right, having a radius of 333.25 feet for an arc distance of 269.91 feet to the Point of Beginning, containing 23.555 Acres, situate, lying and being in the County of Peoria and State of Illinois.

P.I.N.S.: 14-05-203-004 (8919 N Knoxville Ave), 14-05-203-007 (8901 N Knoxville Ave), 14-05-252-004 (8727 N Knoxville Ave), 14-05-252-002, 14-05-278-011 (N Knoxville Ave), 14-05-252-005 (8727 N Knoxville Ave), 14-05-278-012 (8713 N Knoxville Ave), 14-05-278-010 (8711 N Knoxville Ave), 14-05-278-016 (N Knoxville Ave), 14-05-278-005 (8787 N Knoxville Ave), 14-05-278-015 (N Knoxville Ave), 14-05-203-008 (N Knoxville Ave), 14-05-203-006 (8915 N Knoxville Ave).


Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and with the following conditions:

- 1) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line and is shielded or directed away from the residential properties to the south.
- 2) A 10-foot wide landscaped buffer surrounding the tower and equipment shelters must be maintained with plant materials that screens the view of the equipment shelters from adjacent street and/or residential properties.


Section 2. All provisions of Appendix B, the Zoning Ordinance, of the City of Peoria, with respect to Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS
26th DAY OF May, 2015.

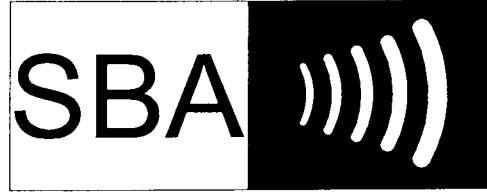
APPROVED:


 Mayor

ATTEST:


 City Clerk

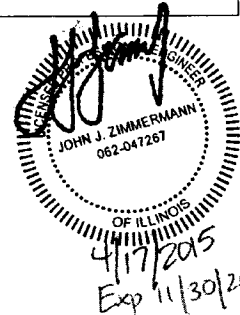
EXAMINED AND APPROVED:

SBA TOWERS VI LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

CHICAGO SMSA
d/b/a VERIZON WIRELESS

LOCATION NUMBER: 279503
SITE NAME: NORTH POINT PLAZA



SITE NUMBER: IL16128-B
SITE NAME: PEORIA 3
E911 ADDRESS: HALE AVE, PEORIA, IL 61614

PROPOSED 145' MONOPOLE TOWER
WITH COMMUNICATION EQUIPMENT



SBA TOWERS VI, LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483



600 Busse Highway
Peoria, IL 61608
P.O. Box 100
Peoria, IL 61601
Fax: 847/699-6401

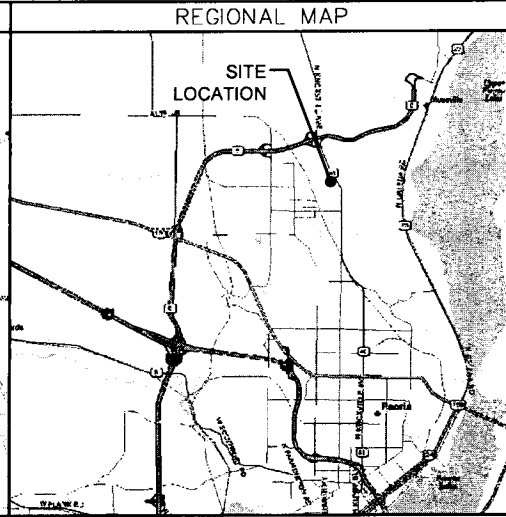
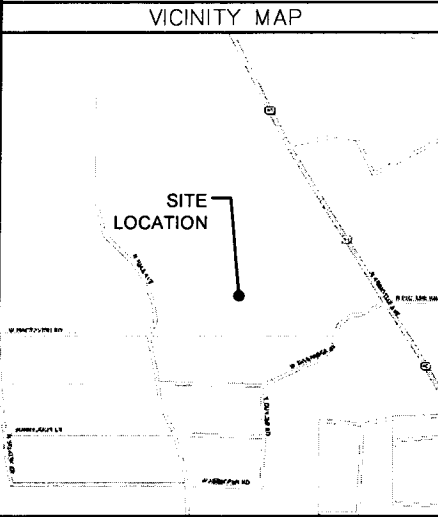
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/25/15
2	REVISED LEASE AREA	02/27/15
3	UPDATE ACCESS DRIVE MATERIAL	03/11/15
4	UPDATE SBA LEASE AREA	03/25/15
5	UPDATE PERCENT OF PEORIA COMMENTS	04/17/15

SITE IL16128-B
PEORIA 3
HALE AVE
PEORIA, IL 61614

DRAWN BY: BTE
CHECKED BY: TAZ
DATE: 02/25/15
PROJECT #: 7544

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



PROJECT INFORMATION	
SITE NUMBER:	IL16128-B
SITE NAME:	PEORIA 3
SITE ADDRESS:	HALE AVE PEORIA, IL 61614
COUNTY:	PEORIA
LAND OWNER:	BRAD JOSEPH 5001 N UNIVERSITY PEORIA, IL 61614 309-692-1135
APPLICANT:	SBA TOWERS VI, LLC 5900 BROKEN SOUND PKWY NW BOCA RATON, FL 33487
CONTACT PERSON:	LAURA HALPENNY (630) 802-2357
LATITUDE:	40° 47' 32.21" (FROM 1A)
LONGITUDE:	89° 36' 24.15" (FROM 1A)
LAT/LONG TYPE:	DEGREES MINUTES AND SECONDS
GROUND ELEVATION:	794'
CURRENT ZONING:	COMMERCIAL
PARCEL No.:	14-05-278-011

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SURVEY ATTACHMENTS		
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UTILITY CONTACT INFORMATION		
POWER:	AMEREN ILLINOIS MICHELLE MCIRVIN 309-693-4752	FIBER: T.B.D.
NOTE: UTILITY COORDINATION IS NOT FINALIZED. DO NOT PROCEED WITH CONSTRUCTION UNTIL POWER / TELCO / FIBER HAVE BEEN CONFIRMED.		

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DRIVING DIRECTIONS

FROM LESSEE OFFICE IN SCHAUMBURG, IL:
DEPART E WOODFIELD RD TOWARD N PLAZA DR (0.6 MI). TURN RIGHT ONTO W FRONTAGE RD (0.5 MI). TAKE RAMP LEFT FOR I-290 EAST / I-53 SOUTH TOWARD CHICAGO (4.5 MI). KEEP LEFT ONTO I-355 S (20.1 MI). TAKE RAMP RIGHT FOR I-55 SOUTH TOWARD ST LOUIS (19.0 MI). AT EXIT 250B, TAKE RAMP RIGHT FOR I-80 WEST TOWARD IOWA (64.9 MI). AT EXIT 61, TAKE RAMP RIGHT FOR I-180 SOUTH TOWARD HENNEPIN (9.6 MI). TAKE RAMP RIGHT FOR IL-29 S TOWARD PEORIA (1.7 MI). ROAD NAME CHANGES TO IL-29 (16.8 MI). ROAD NAME CHANGES TO IL-17 / IL-29 / N RAILROAD ST (0.3 MI). KEEP STRAIGHT ONTO IL-29 / S RAILROAD ST (9.2 MI). KEEP STRAIGHT ONTO IL-29 S / S 4TH ST (7.0 MI). TURN RIGHT ONTO ROAD (0.1 MI). TAKE RAMP RIGHT AND FOLLOW SIGNS FOR IL-6 SOUTH (3.7 MI). AT EXIT 6, TAKE RAMP RIGHT FOR IL-40 TOWARD BRADFORD (1.0 MI). BEAR RIGHT ONTO IL-40 / N KNOXVILLE AVE (0.4 MI). TURN RIGHT TOWARD N HALE AVE (0.2 MI). TURN RIGHT ONTO N HALE AVE (48 FT). ARRIVE AT 8527 N HALE AVE, PEORIA, IL 61615.

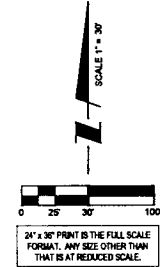
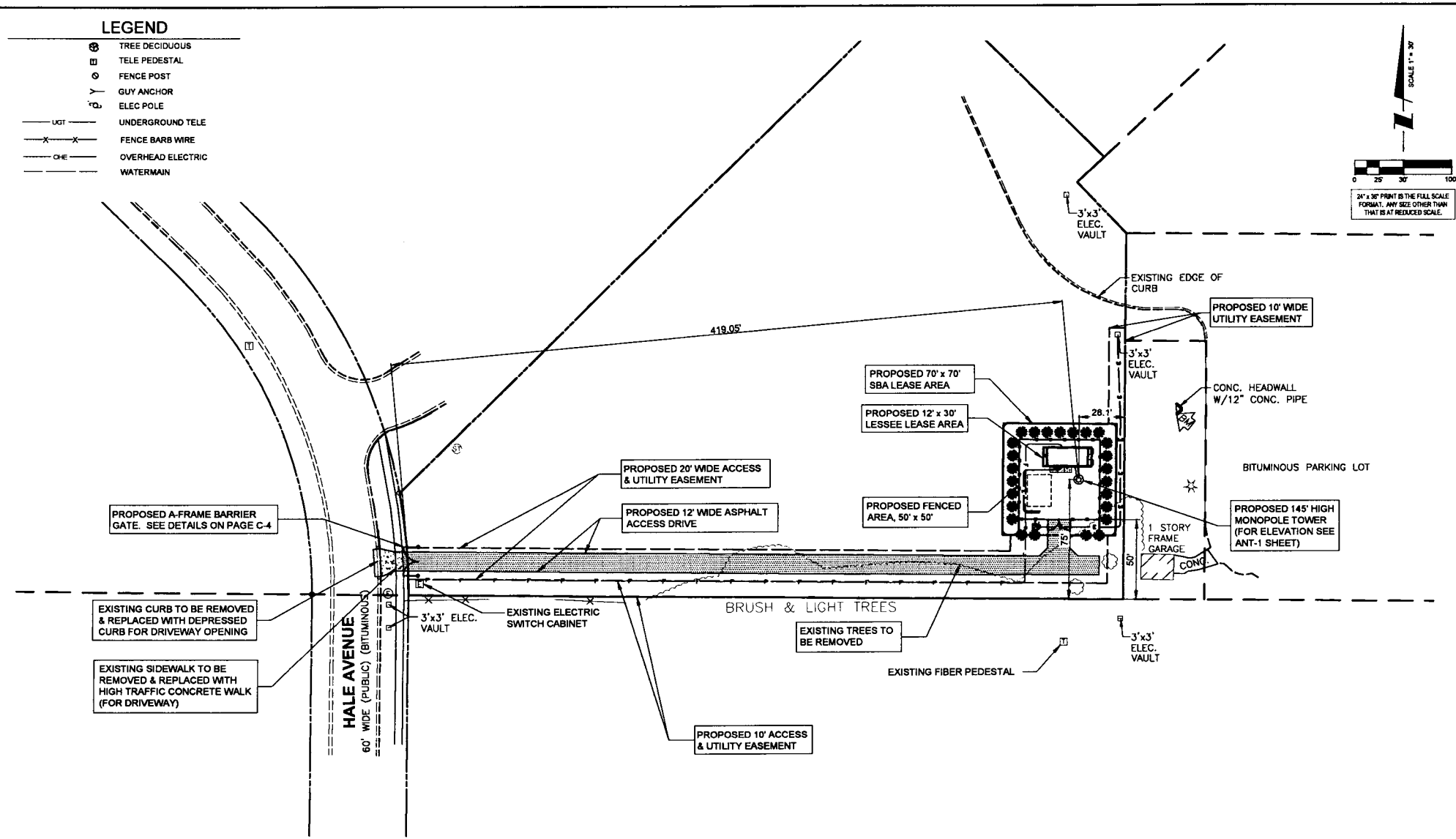
SPECIAL NOTES

HANDICAPPED REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED

PLUMBING REQUIREMENTS:
FACILITY HAS NO PLUMBING

LEGEND

- ⊕ TREE DECIDUOUS
- ⊙ TELE PEDESTAL
- ⊠ FENCE POST
- ⊥ GUY ANCHOR
- ⊖ ELEC POLE
- UGT UNDERGROUND TELE
- X — X — FENCE BARB WIRE
- CHE — OVERHEAD ELECTRIC
- WATERMAIN



SBA
 SBA TOWERS, V.I. LLC
 5900 BAY PALM BLVD
 BOCA RATON, FL 33487
 PHONE: 1-800-487-7483

TERRA
 600 Busse Highway
 Park Ridge, IL 60068
 TEL: 847/688-6401
 FAX: 847/688-6401

NO	REVISIONS	DATE
1	ISSUED FOR REVIEW	02/25/15
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5	UPDATE PER CITY OF PEORIA COMMENTS	04/07/15

SITE IL16128-B
PEORIA 3
 HALE AVE
 PEORIA, IL 61614

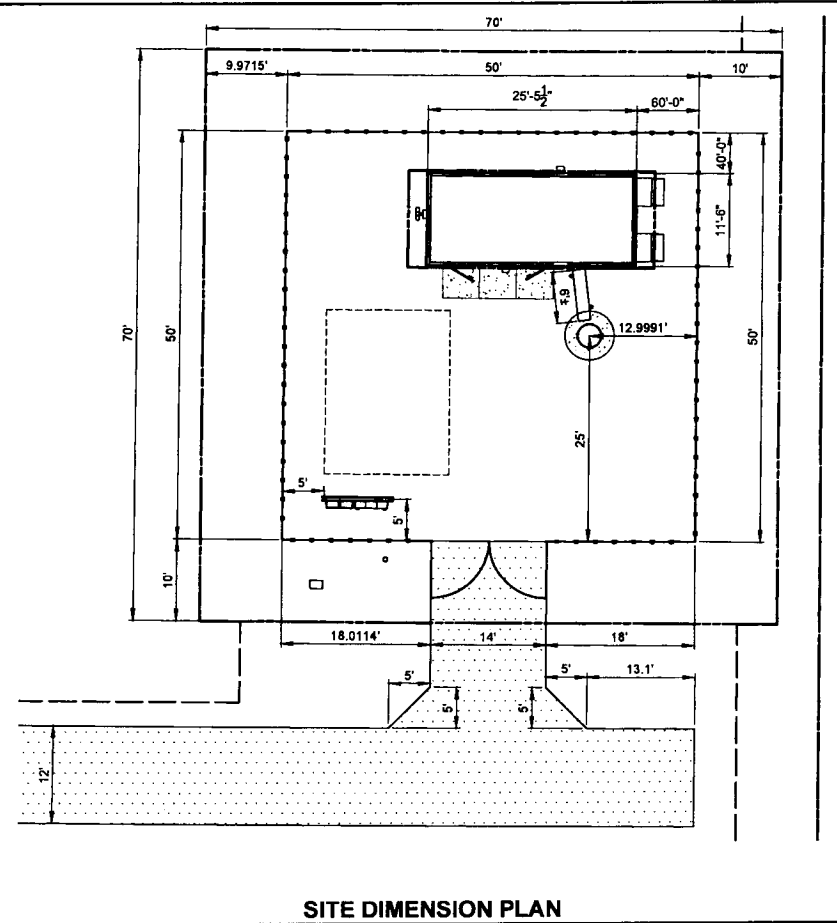
DRAWN BY:	BTE
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DATE:	02/25/15
PROJECT #:	7544

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

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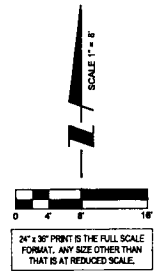
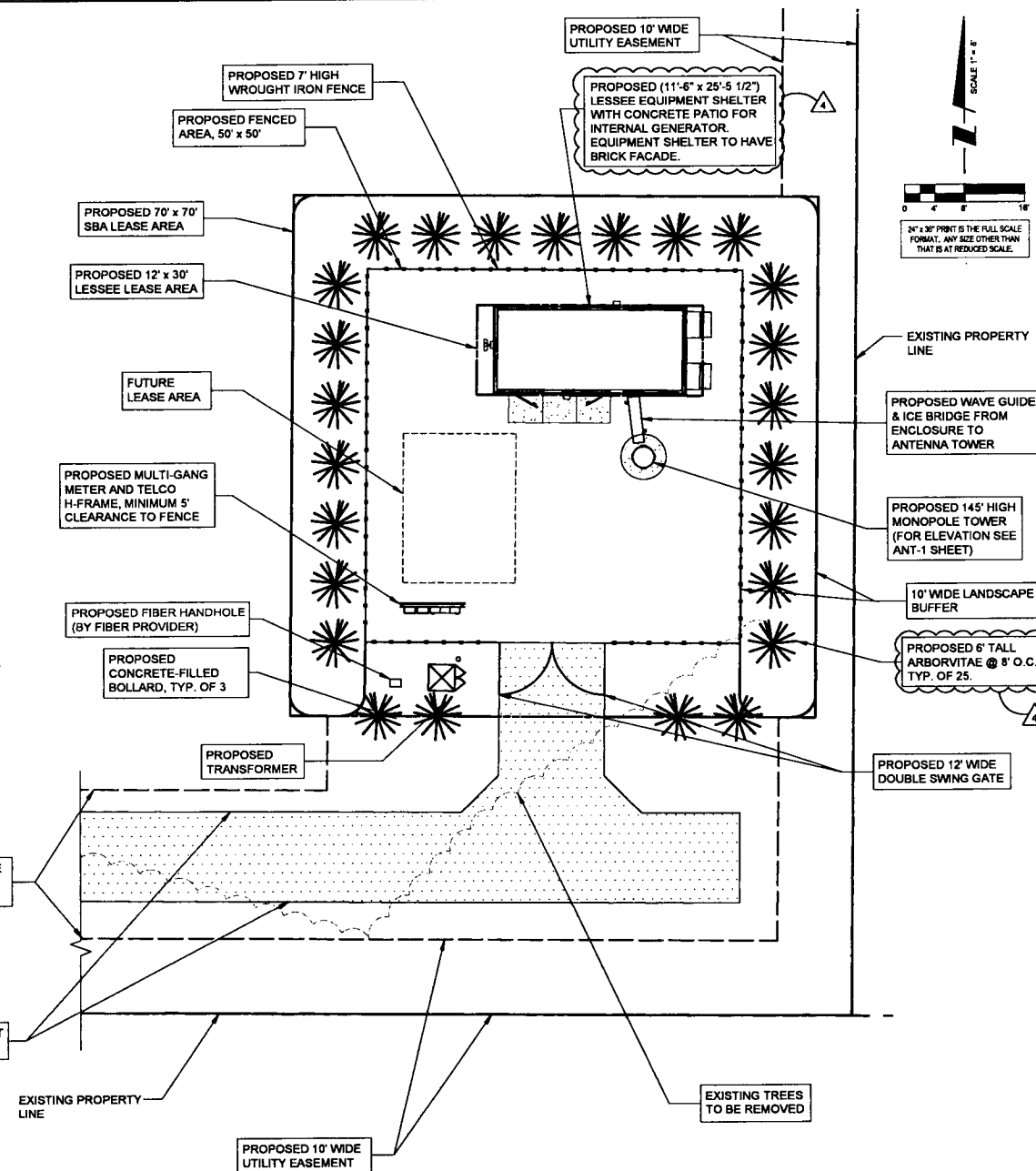
SITE DIMENSION PLAN

PAVEMENT MATERIALS AND QUANTITIES	
ACCESS ROAD	637 S.Y.
1-1/2" HMA SURFACE COURSE	
3" ASPHALT COURSE	
0.30 GAL/SY. BITUMINOUS PRIME COAT (MC-30)	
6" AGGREGATE BASE COURSE, CRUSHED STONE TYPE B	
LEASE SITE	278 S.Y.
5" AGGREGATE BASE COURSE (CRUSHED RUN) (TOP)	
3" #57 WASHED STONE (BOTTOM)	
8 MIL MIRAFL 600 WEED CONTROL FABRIC	
200 L.F. OF FENCING	
THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND Haul-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.	



Williams & Works
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616.224.1500 phone . 616.224.1501 facsimile
549 Ottawa Ave NW . Grand Rapids, MI 49503



SBA

SBA TOWERS V, LLC
5900 BOCA RATON BLVD #13487
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
Engineering & Surveying, LLC

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6401
Fax: 847/698-6401

NO	DATE	DESCRIPTION
1	02/26/15	ISSUED FOR REVIEW
2	02/27/15	REVISED LEASE AREA
3	03/11/15	UPDATE ACCESS DRIVE MATERIAL
4	02/26/15	UPDATE SBA LEASE AREA
5	04/27/15	UPDATE PER CITY OF PEORIA COMMENTS

SITE IL16128-B

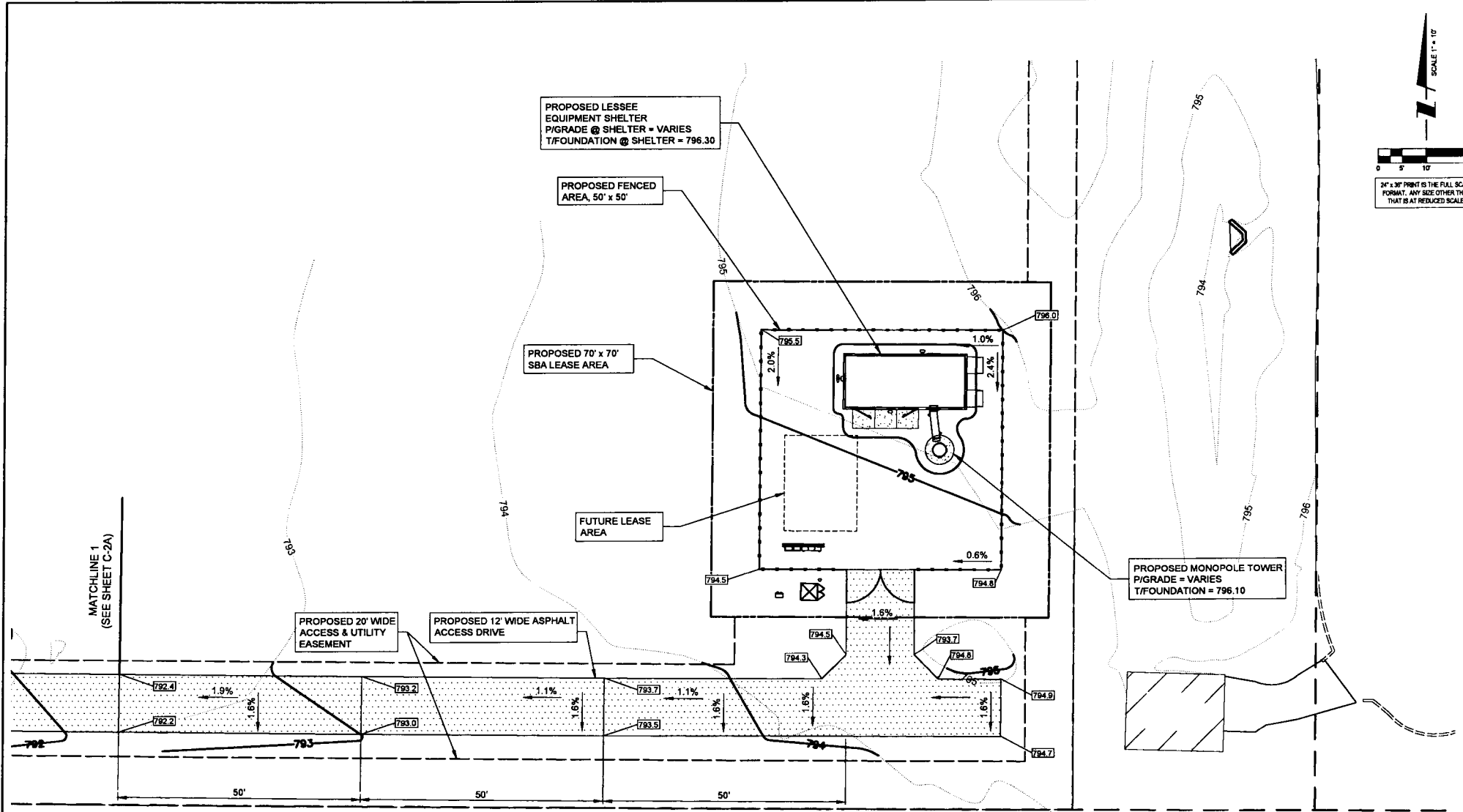
PEORIA 3

HALE AVE
PEORIA, IL 61614

DRAWN BY	BTE
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DATE	02/25/15
PROJECT #	7544

SHEET TITLE
ENGINEERING SITE PLAN

SHEET NUMBER
C-1



SBA

SBA TOWERS, INC.
5800 BRACKEN ROAD
BOCA RATON, FL 33487
PHONE: 1-800-487-7463

TERRA

800 Busse Highway
Park Ridge, IL 60068
Phone: 847/698-6405
Fax: 847/698-6401

NO	REVISIONS	DATE
1	ISSUED FOR REVIEW	02/25/15
2	REVISED LEASE AREA	02/27/15
3	UPDATE ACCESS DRIVE MATERIAL	03/11/15
4	UPDATE SBA LEASE AREA	03/20/15
5	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

SITE IL16128-B

PEORIA 3

HALE AVE
PEORIA, IL 61614

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DATE:	02/25/15
PROJECT #:	7544

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-2

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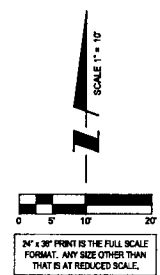
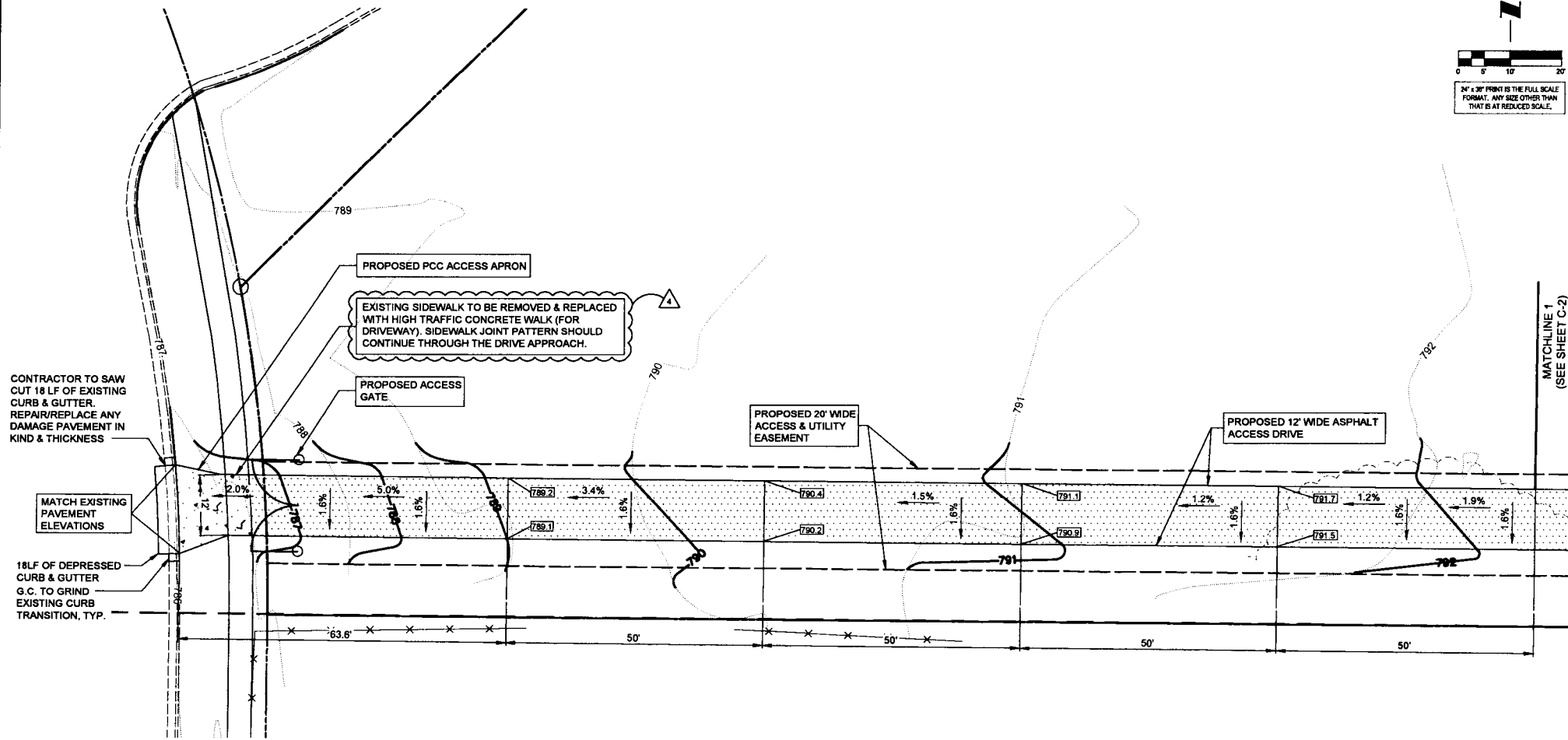
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SBA

SBA TOWERS VA, LLC
 5800 BROADWAY SUITE 200
 EDGE MOUNTAIN, NC 28609
 PHONE: 1-800-487-7483

TERRA

600 Busse Highway
 Peoria, IL 61614
 Phone: 314-334-4877
 Fax: 314-334-4877

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/25/15
2	REVISED LEASE AREA	02/27/15
3	UPDATE ACCESS DRIVE MATERIAL	03/11/15
4	UPDATE BRUSH AREA	03/24/15
5	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

SITE IL16128-B

PEORIA 3

HALE AVE
 PEORIA, IL 61614

DRAWN BY: BTE
 CHECKED BY: TAZ
 DATE: 02/25/15
 PROJECT #: 7544

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-2A



GENERAL NOTES AND CONDITIONS

- ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STATE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. ONE SET OF MEASUREMENTABLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE OWNER BY THE CONTRACTOR.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
- ALL DIRT WILL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- WORK MUST COMMENCE AND BE COMPLETED BY THE TIME INDICATED IN THE PROJECT SPECIFICATIONS.
- EXISTING UTILITIES, IF ANY, ARE SHOWN AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATING ANYWHERE ON THE SITE.
- ALL ADDENDA, IF ANY, MUST BE ACKNOWLEDGED WITH THE BID.

EARTHWORK, GRADING, AND PAVING

- ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
- THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
- UPON COMPLETION OF THE PAVING, THE CONTRACTOR WILL ENSURE THAT POSITIVE DRAINAGE EXISTS ADJACENT TO ALL CONSTRUCTED IMPROVEMENTS.

SOIL EROSION AND SEDIMENT CONTROL

- REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, PREPARED BY THE U.S. SOIL AND CONSERVATION SERVICE.
- ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
- STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT IF NEEDED. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN NINE MONTHS, IT MUST HAVE SUFFICIENT VEGETATION TO CONTROL BOTH WATER AND WIND EROSION.
- STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, AND SWALES THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
- SILT FENCE TO BE CONSTRUCTED ALONG THE DOWN SLOPE OF THE CONSTRUCTION AREA.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
- REPLACE SOIL EROSION CONTROL DEVICES WITH BOO AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
- ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
- ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN IF DEEMED NECESSARY BY THE ENGINEERING INSPECTOR DURING THE COURSE OF CONSTRUCTION.

SITE I.D.#: _____
FCC#: _____

LEASING (800)487-SITE (7483)
EMERGENCY (888) 950-SITE (7483)
WWW.SBASITE.COM

12"x24" x.063 ALUMINUM

CAUTION

PLEASE KEEP GATE CLOSED

NO TRESSPASSING! AUTHORIZED ENTRY ONLY

WARNING: ANTEENNAS MAY BE ACTIVE

DO NOT CLIMB TOWER WITHOUT OWNERS WRITTEN AUTHORIZATION

18"x24" .040 ALUMINUM

FCC #: 1215412

4"x18" .040 ALUMINUM

SBA NETWORK SERVICES, INC.
1-800-873-7228

CAUTION NOTICE

WARNING CAUTION

FCC # _____

NEAREST HOSPITAL _____

EMERGENCY # _____

24"x18" SF C-X PLASTIC (TEMP)

SBA TOWERS

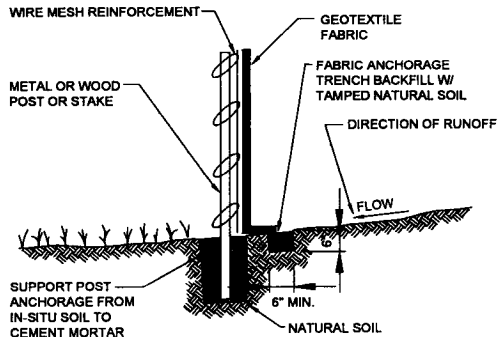
SITE I.D.#: _____
FCC#: _____

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EMERGENCY (888) 950-SITE (7483)
WWW.SBASITE.COM

18"x24" SF C-X PLASTIC (TEMP)

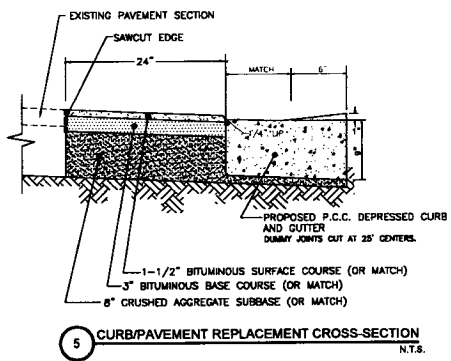
NOTE: CONTRACTOR TO POST THE TEMPORARY SIGNS PRIOR TO SITE CONSTRUCTION.

1 SIGN DETAIL N.T.S.

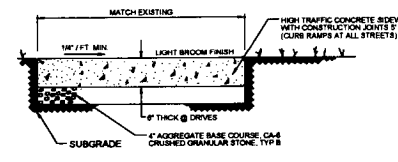


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

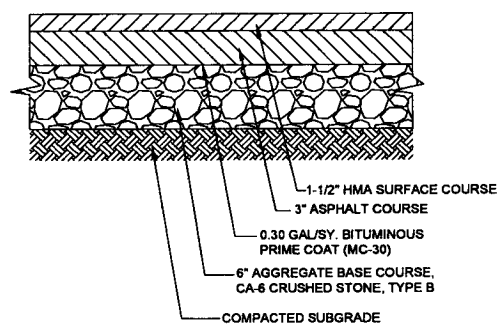
2 TYPICAL SILT FENCE DETAIL N.T.S.



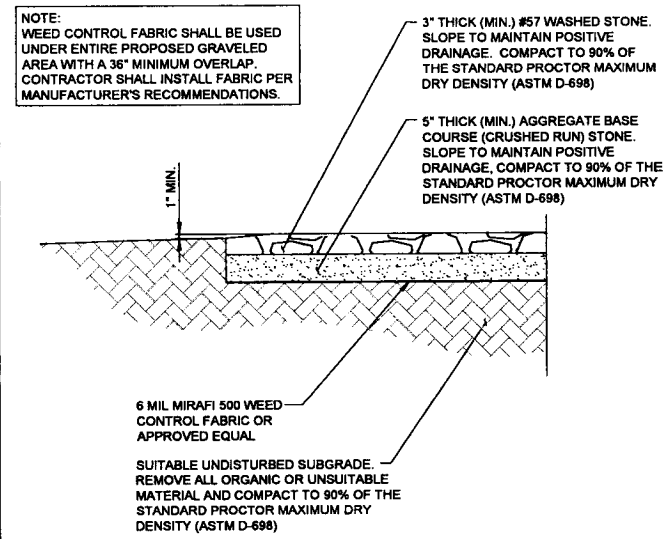
5 CURB/PAVEMENT REPLACEMENT CROSS-SECTION N.T.S.



6 CONCRETE SIDEWALK N.T.S.



3 BITUMINOUS ROAD SECTION N.T.S.



4 COMPOUND FINISH DETAIL N.T.S.

SBA

SBA TOWERS V. LLC
5900 BROKEN SOUND PKWY. NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA

500 Busse Highway
Peoria, IL 61614
Ph: 847.959-6400
Fax: 847.698-6401

NO.	DATE	DESCRIPTION
1	02/26/15	ISSUED FOR REVIEW
2	02/27/15	REVISED LEASE AREA
3	03/11/15	UPDATE ACCESS DRIVE MATERIAL
4	03/25/15	UPDATE SBA LEASE AREA
5	04/17/15	UPDATE PER CITY OF PEORIA COMMENTS

SITE IL16128-B

PEORIA 3

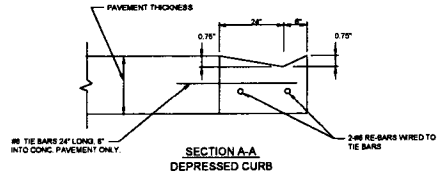
HALE AVE
PEORIA, IL 61614

DRAWN BY	SITE
CHECKED BY	TAZ
DATE	02/25/15
PROJECT #	7544

SHEET TITLE
SITE DETAILS & SPECIFICATIONS

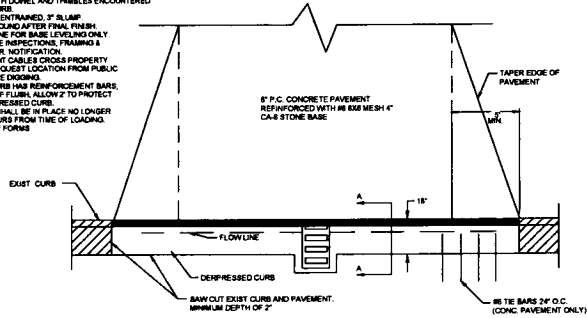
SHEET NUMBER
C-3

- NOTE:
1. IF THE BAR IS LOOSE FIT, MORTAR IN PLACE
 2. NO RE-BAR CLOSER THAN 2" TO EXPOSED SURFACE



GENERAL NOTES:

1. REPLACE ANY EXPANSION OR CONTRACTION JOINTS, COMPLETE WITH DOWEL AND CHAMBERS ENCOUNTERED IN EXISTING CURB.
2. 8 BAG MIX. AIR ENTRAINED, 3" SLAB.
3. CURING COMPOUND AFTER FINAL FINISH.
4. CRUSHED STONE FOR BASE LEVELING ONLY.
5. TWO SEPARATE INSPECTIONS, TRAINING & POURING, 24 HR. NOTIFICATION.
6. IF STREET LIGHT CABLES CROSS PROPERTY FRONTAGE, REQUEST LOCATION FROM PUBLIC WORKS BEFORE DIGGING.
7. IF EXISTING CURB HAS REINFORCEMENT BARS, DO NOT CUT OFF FLUSH, ALLOW 2" TO PROTECT INTO NEW DEPRESSIONED CURB.
8. ENTIRE POUR SHALL BE IN PLACE NO LONGER THAN 1-1/2 HOURS FROM TIME OF LOADING.
9. SPADE SIDE OF FORMS.



1 DRIVEWAY ENTRANCE DETAIL
N.T.S.

SBA

SBA TOWERS V, LLC
5900 BOCA RATON BLVD, SUITE 100
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
CONSTRUCTION SERVICES, LLC

600 Busse Highway
Park Ridge, IL 60068
Park Ridge, IL 60068
FAX: 847/898-6401

NO.	REVISIONS	DATE
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2.	REVISED LEASE AREA	02/27/15
3.	UPDATE ACCESS DRIVE MATERIAL	03/11/15
4.	UPDATE SBA LEASE AREA	03/25/15
5.	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

SITE IL16128-B

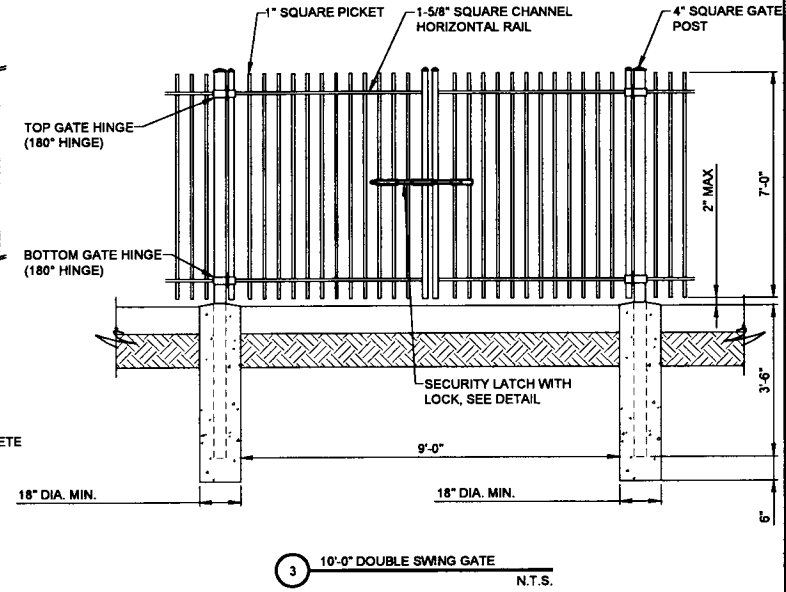
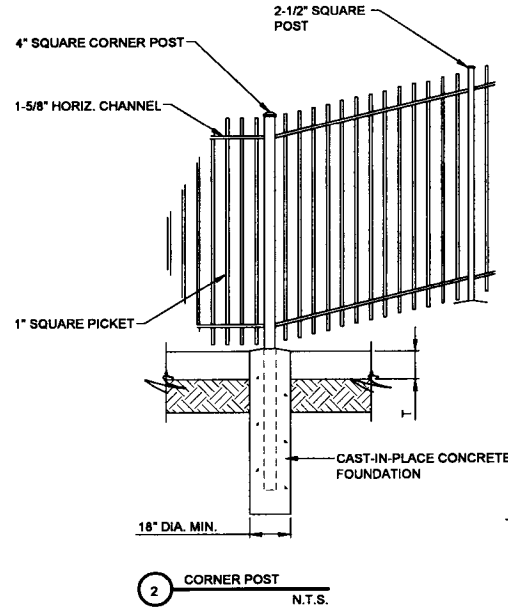
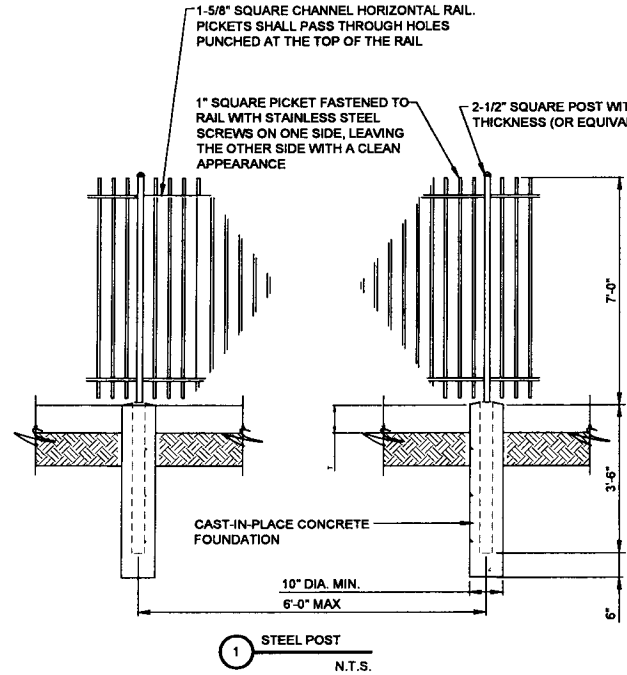
PEORIA 3

HALE AVE
PEORIA, IL 61614

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	02/25/15
PROJECT #	7544

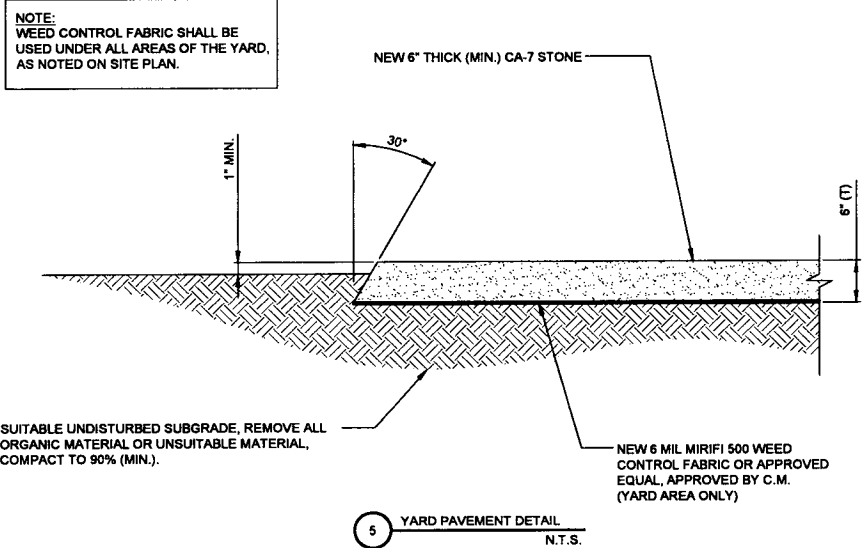
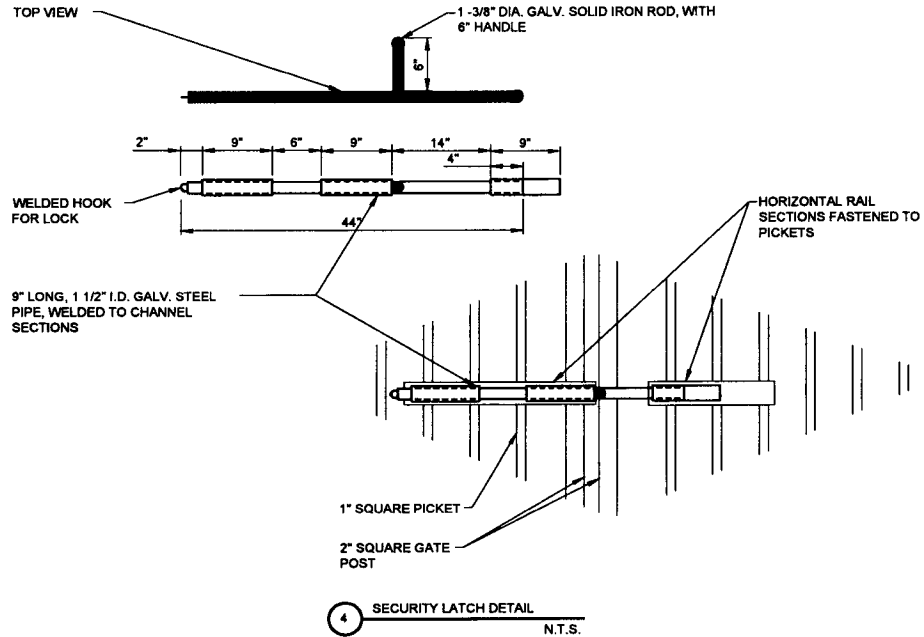
SHEET TITLE
SITE DETAILS
& SPECIFICATIONS

SHEET NUMBER
C-3A



FENCING NOTES:

1. THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS.
2. ALL FENCING AND RELATED ASSEMBLIES SHALL BE GALVANIZED ZINC FINISH (BARB WIRE-ASTM A585 FABRIC-ASTM A392-84 FRAME WORK-ASTM F669-81).
3. ALL CONCRETE FOOTING SHALL BE 6.1 BAG MIX 2500 PSI CONCRETE.



SBA

SBA TOWERS, V. LLC
5900 BRADLEY BLVD. SUITE 6008
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA

600 Busse Highway
Peoria, IL 61614
Phone: 319-998-6008
Fax: 319-998-6401

NO.	REVISIONS	DATE
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5	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

SITE IL16128-B

PEORIA 3

HALE AVE
PEORIA, IL 61614

DRAWN BY: BTE

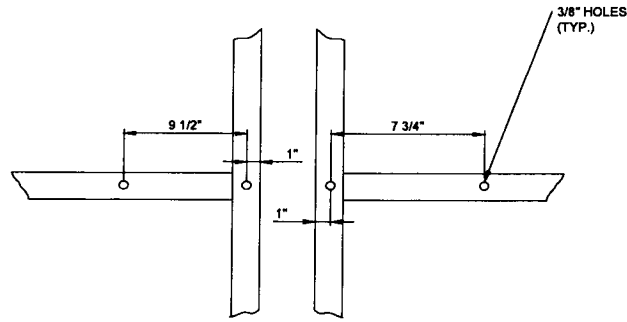
CHECKED BY: TAZ

DATE: 02/25/15

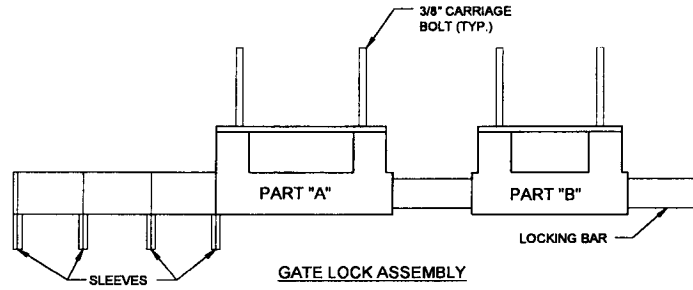
PROJECT #: 7544

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-4



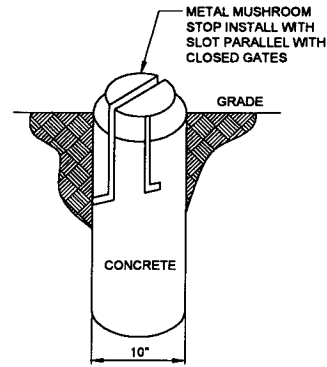
1 GATE FACE - ACCOMODATING STYMILOCK
N.T.S.



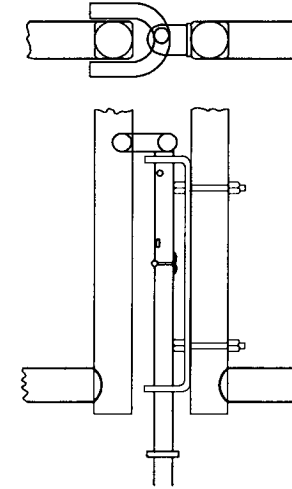
2 GATELOCK ASSEMBLY DETAIL
N.T.S.

STYMILOCK INSTALLATION

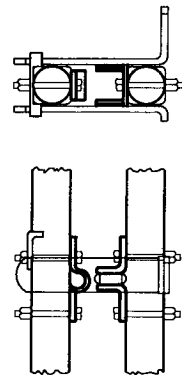
1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.



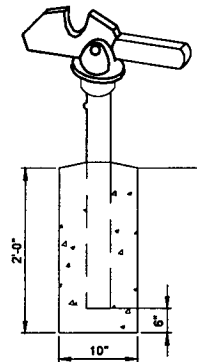
3 MUSHROOM STOP DETAIL
N.T.S.



4 DROP ROD ASSEMBLY DETAIL
N.T.S.



5 LATCH ASSEMBLY DETAIL
N.T.S.



6 GATE KEEPER DETAIL
N.T.S.

SBA

SBA TOWERS, V.L. LLC
5900 ROCKY HOLLOW, NW
ROCKY HOLLOW, FL 33487
PHONE: 1-800-487-7483

TERRA

600 Busse Highway
Park Ridge, IL 60068
Peoria, IL 61614
Fax: 847/898-6401

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SITE IL16128-B

PEORIA 3

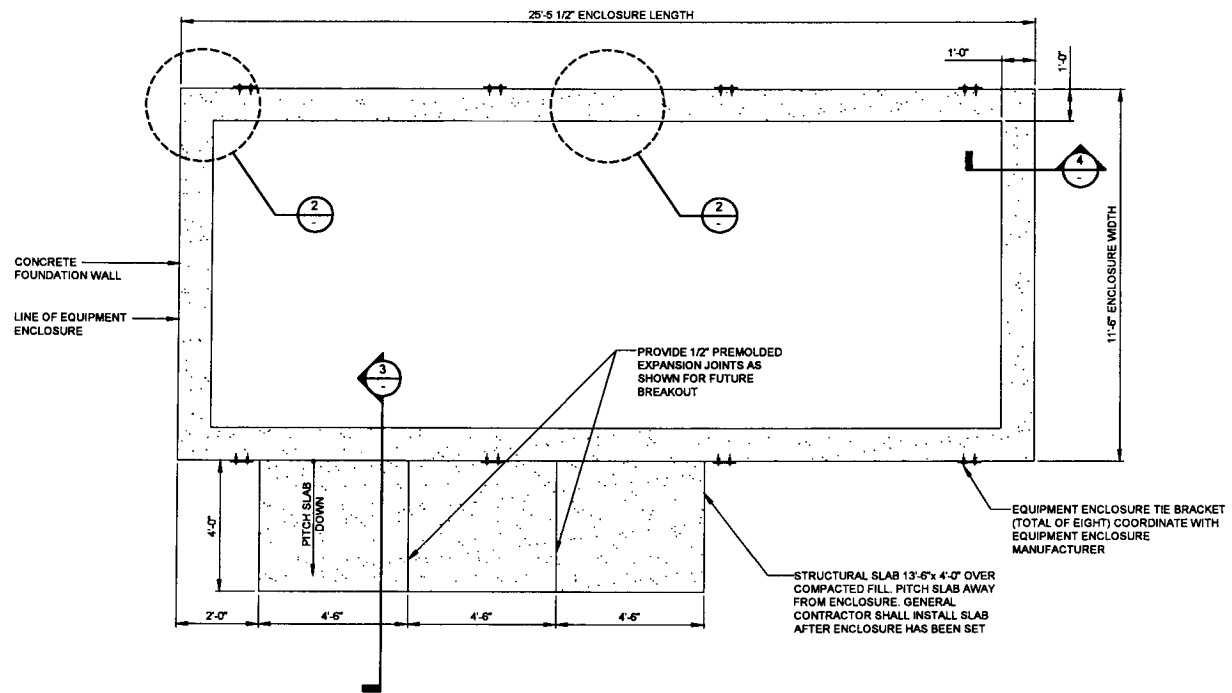
HALE AVE
PEORIA, IL 61614

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	02/25/15
PROJECT #:	7544

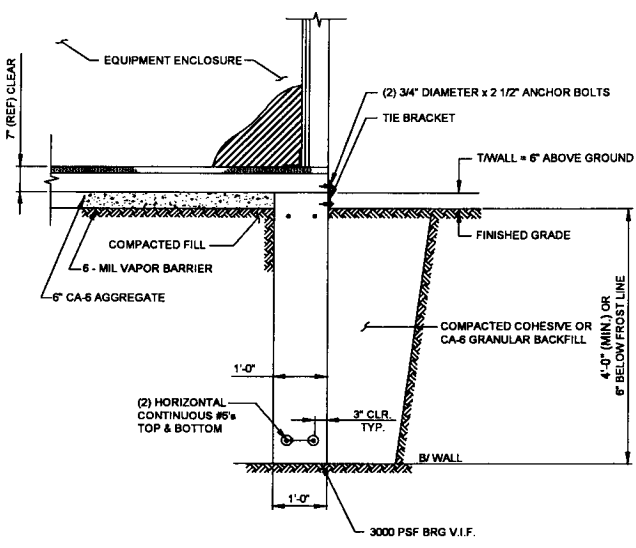
SHEET TITLE
FENCE DETAILS

SHEET NUMBER

C-5

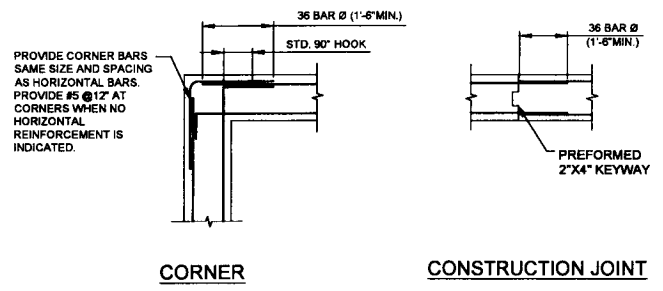


1 EQUIPMENT ENCLOSURE FOUNDATION PLAN
N.T.S.

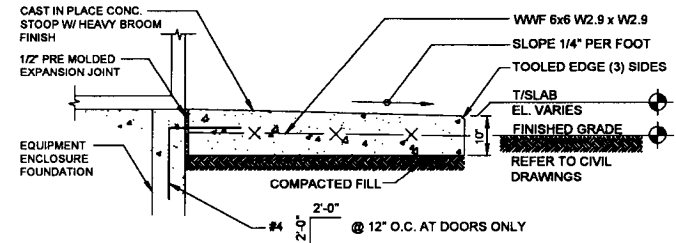


4 FOUNDATION WALL SECTION
N.T.S.

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.



2 CONCRETE WALL REINFORCEMENT DETAILS
N.T.S.



3 STOOP DETAIL
N.T.S.

A. EQUIPMENT ENCLOSURE FOUNDATION

- REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
- EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:
ENCLOSURE DEAD LOAD: 70,000 LBS.
ROOF LIVE LOAD: 30 PSF
FLOOR LIVE LOAD: 125 PSF
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
- FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF.
- SUBGRADE PREPARATION:
A. REMOVE ALL SOILS CONTAINING TOPSOIL, ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
- FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
- ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
- CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.
THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F_c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINMENT.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

SBA
SBA TONERS V. LLC
5900 S. WOOD RD. #13487
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
TERRA CONSULTANTS, LLC
600 Busse Highway
Park Ridge, IL 60068
P.O. Box 118
Fon. 847/868-6401

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5	UPDATE PERMITS OF RECORD COMMENTS	04/17/15

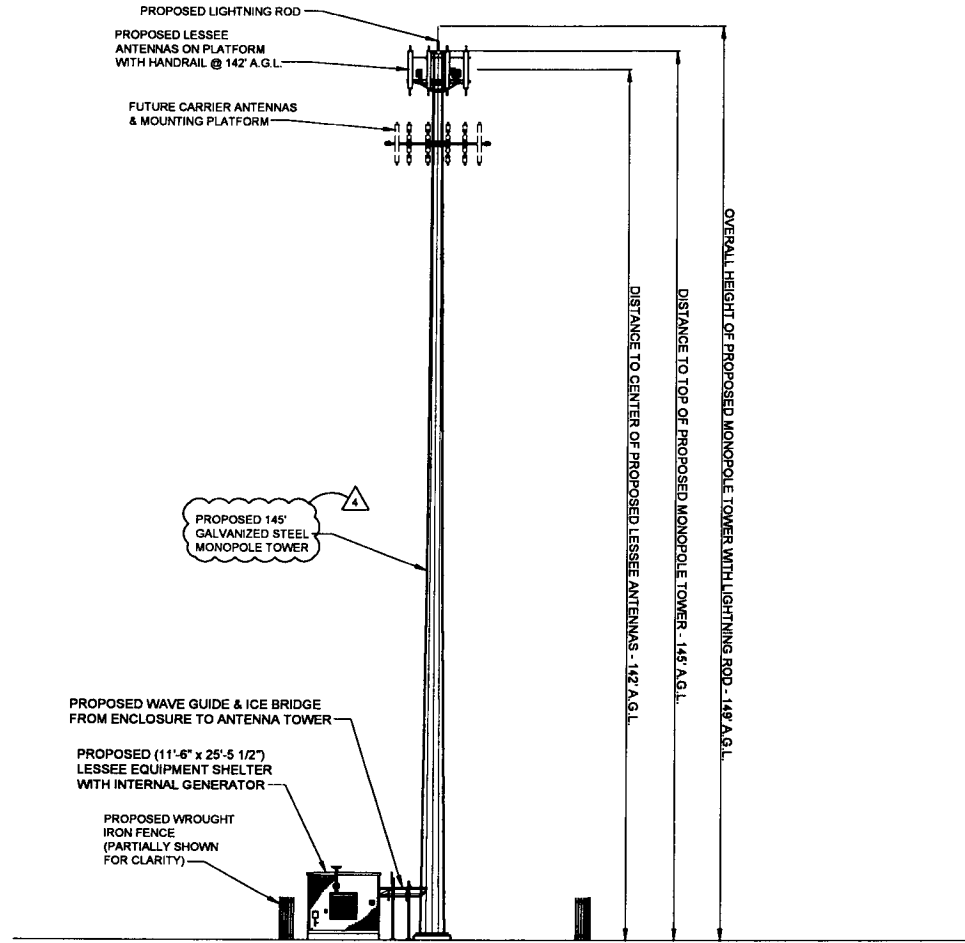
SITE IL16128-B
PEORIA 3

HALE AVE
PEORIA, IL 61614

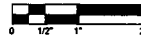
DRAWN BY:	ITE
CHECKED BY:	TAZ
DATE:	02/25/15
PROJECT #:	7544

SEE THE
EQUIPMENT
ENCLOSURE
FOUNDATION PLAN

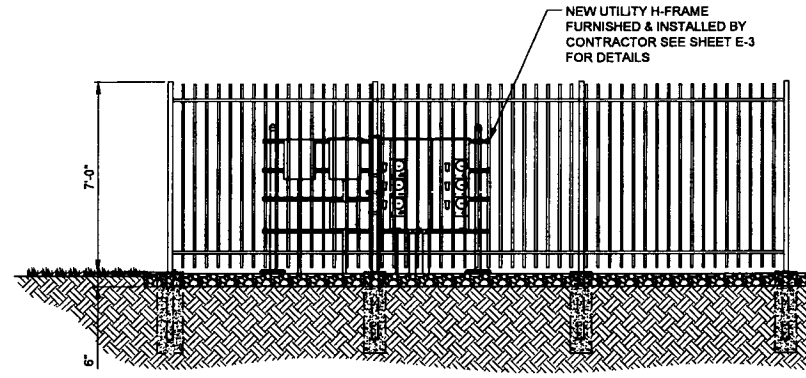
SHEET NUMBER
C-6



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"
24" x 36" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.



2 ELEVATION VIEW @ UTILITY H-FRAME
N.T.S.

SBA

SBA TOWERS, LLC
5900 BROOKEN SOUND PKWY, NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA

800 Blusse Highway
P.O. Box 847
Peoria, IL 61606
Fax: 847/698-6401

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PEORIA 3
HALE AVE
PEORIA, IL 61614

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PROJECT #: 7544

SHEET TITLE
ANTENNA
ELEVATION

SHEET NUMBER
ANT-1

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	North Point Plaza	RF Engineer	Matthew From	Call ID	51
Location Number	279503	Market	Springfield	Address	8627 N Hale
Date of Request	4/17/2015			City/State/Zip	Peoria, IL 61615

PROPOSED CONFIGURATION Configuration Option-A2

Sector	Pos	Antenna		Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable TR	Mechanical TR	Action		
		Port	RF Path										
Alpha	A1	L1 (-45)	LTE B50 - RxTx0	AMPHENOL	CWWX06SX25X00		142	0	4	0	Add-Install		
		L2 (-45)	LTE B50 - RxTx1										
		H1 (-45)	Unused at this time										
	A2	L1 (-45)	Unused at this time										
		L2 (-45)	Unused at this time										
		H1 (-45)	Unused at this time										
	A3	A3	L1 (-45)	LTE C - RxTx0	AMPHENOL	CWWX06SX25X00		142	0	1	0	Add-Install	
			L2 (-45)	LTE C - RxTx1									
			H1 (-45)	AWS - Rx2									
		A4	A4	L1 (-45)	AWS - Rx3	AMPHENOL	CWWX06SX25X00		142	0	1	0	Add-Install
				L2 (-45)	LTE C - Rx2								
				H1 (-45)	LTE C - Rx3								
Beta	B1	L1 (-45)	LTE B50 - RxTx0	AMPHENOL	CWWX06SX25X00		142	120	3	0	Add-Install		
		L2 (-45)	LTE B50 - RxTx1										
		H1 (-45)	Unused at this time										
	B2	B2	L1 (-45)	Unused at this time									
			L2 (-45)	Unused at this time									
			H1 (-45)	Unused at this time									
	B3	B3	L1 (-45)	LTE C - RxTx0	AMPHENOL	CWWX06SX25X00		142	120	1	0	Add-Install	
			L2 (-45)	LTE C - RxTx1									
			H1 (-45)	AWS - Rx2									
		B4	B4	L1 (-45)	AWS - Rx3	AMPHENOL	CWWX06SX25X00		142	120	1	0	Add-Install
				L2 (-45)	LTE C - Rx2								
				H1 (-45)	LTE C - Rx3								
GAMMA	G1	L1 (-45)	LTE B50 - RxTx0	AMPHENOL	CWWX06SX25X00		142	240	6	0	Add-Install		
		L2 (-45)	LTE B50 - RxTx1										
		H1 (-45)	Unused at this time										
	G2	G2	L1 (-45)	Unused at this time									
			L2 (-45)	Unused at this time									
			H1 (-45)	Unused at this time									
	G3	G3	L1 (-45)	LTE C - RxTx0	AMPHENOL	CWWX06SX25X00		142	240	1	0	Add-Install	
			L2 (-45)	LTE C - RxTx1									
			H1 (-45)	AWS - Rx2									
		G4	G4	L1 (-45)	AWS - Rx3	AMPHENOL	CWWX06SX25X00		142	240	1	0	Add-Install
				L2 (-45)	LTE C - Rx2								
				H1 (-45)	LTE C - Rx3								

Comments

PPC CONNECTORS ONLY

1 PROPOSED ANTENNA CONFIGURATION N.T.S.

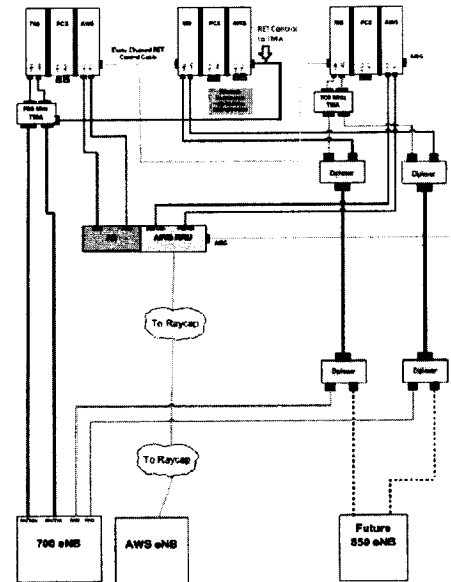
ESTIMATED MAIN LINE HYBRID LENGTH

ANTENNA CENTERLINE (±)	ICE BRIDGE LENGTH (±)	SHELTER (±)	TOTAL (±)
142'	6'	15'	163'

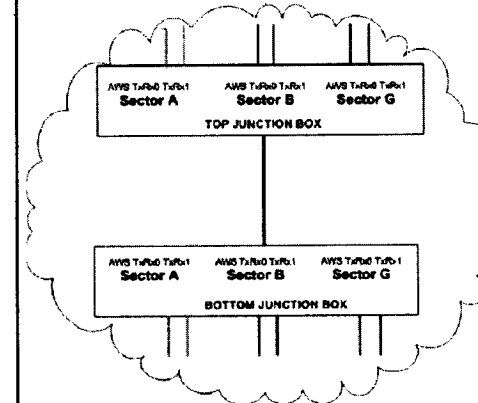
Proposed					
Location	Manufacturer	Component Model	Count	Action	
Top (Platform)	Andrew	CBCT8-DF-8-DCB (D-plate)	6	Install	
Top (Platform)	Westell	AWC-TMA-700C-VG	6	Install	
Top (Platform)	Ericsson	RRUS 12 - AWS	3	Install	
Top (Platform)	Ericsson	A2	3	Install	
Top (Platform)					
Top (Platform)					
Top (Platform)					
Top (Platform)					
Top (Platform)	Raycap	RCMDC-3315-PF-48	1	Install	
Bottom (Shelter)	Andrew	CBCT8-DF-8-DCB (D-plate)	6	Install	
Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	1	Install	

Sector	Coax Manufacturer	Type	Size	Count	Action
Alpha	ANDREW	LD7-50A	15/8	4	Install
Beta	ANDREW	LD7-50A	15/8	4	Install
Gamma	ANDREW	LD7-50A	15/8	4	Install
AWS	Andrew	HF1120B-24S25-XXX		1	Install

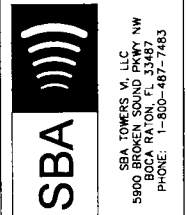
2 COMBINER CABLE DATA INFORMATION N.T.S.



3 CABLE DIAGRAM N.T.S.



4 CABLE DIAGRAM @ JUNCTION BOX N.T.S.



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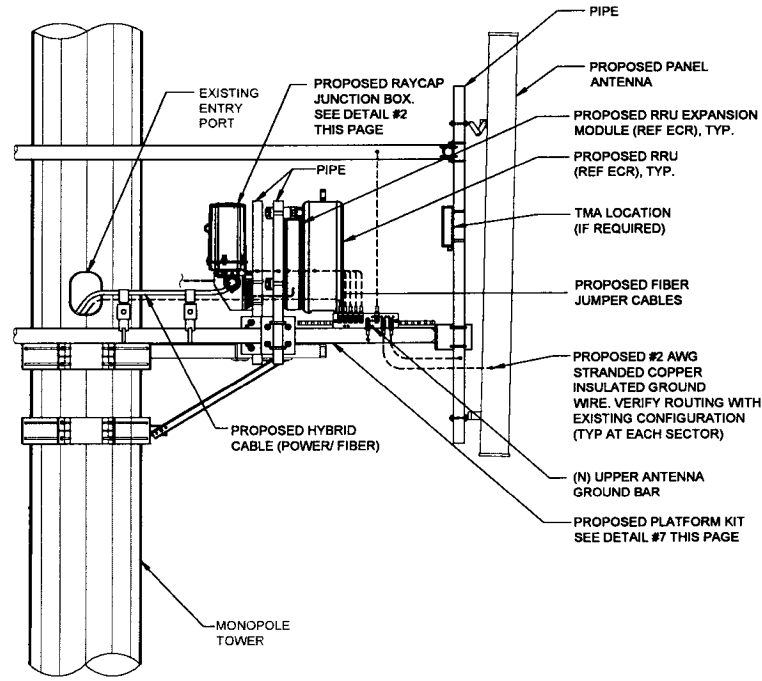
DRAWN BY	BTE
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PROJECT #	7544

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

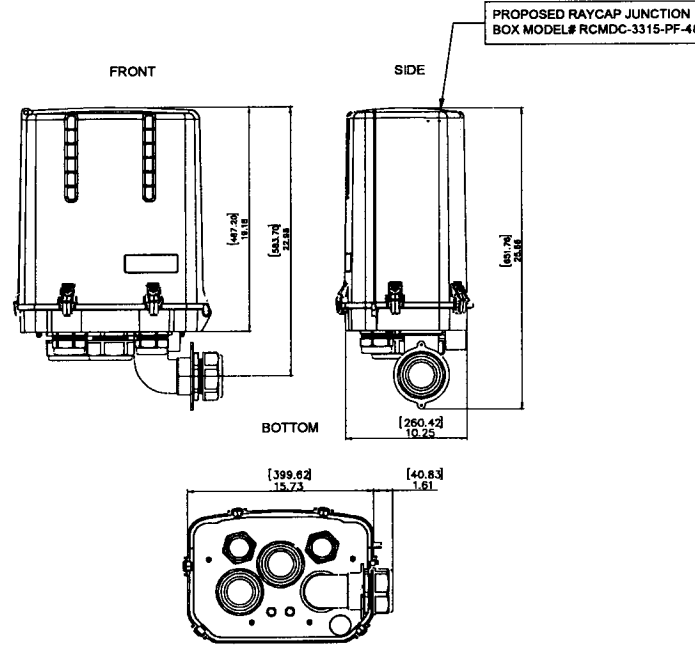
SBA TOWERS V. LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

S.O. BLASS HIGHWAY
PO BOX 8199
CHICAGO, IL 60608
PH: 847/698-6400
FAX: 847/698-6401

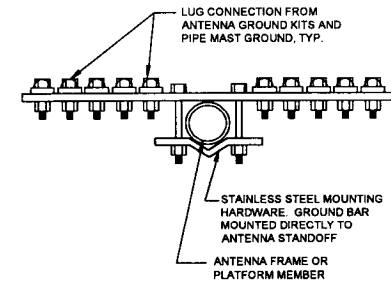


1 ANTENNA, RRU & RAYCAP JUNCTION BOX MOUNTING DETAIL
SCALE: N.T.S.

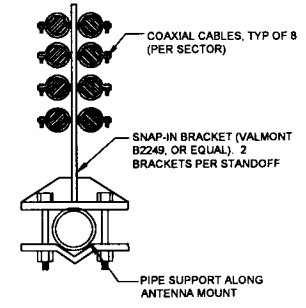
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD [mm]
 APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS INCHES
 WEIGHT: 32LBS (14.51 KG)



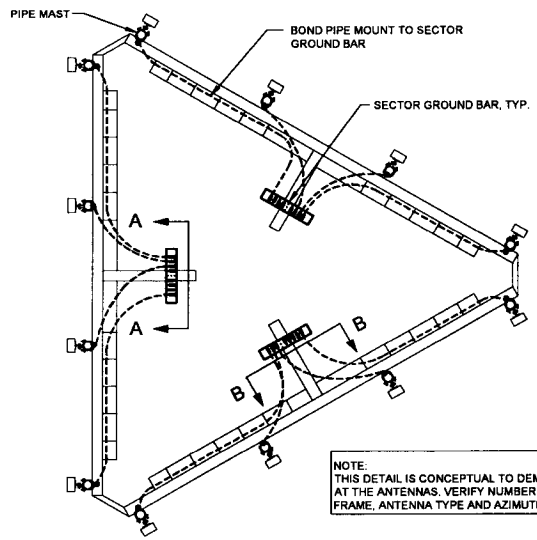
2 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.



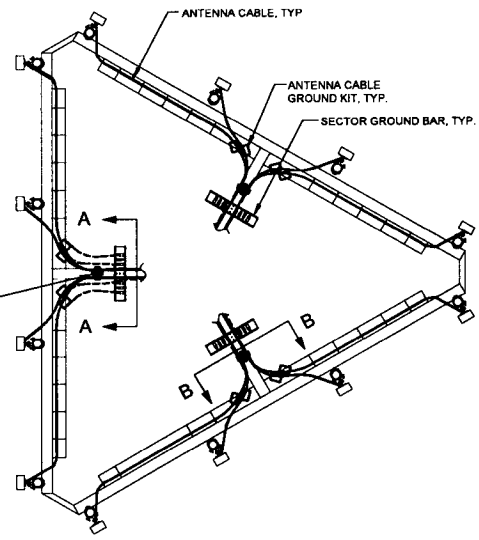
SECTION A-A
 3 GROUND BAR AT SECTOR
N.T.S.



SECTION B-B
 4 SNAP-IN BRACKET AT ANTENNA MOUNT
N.T.S.

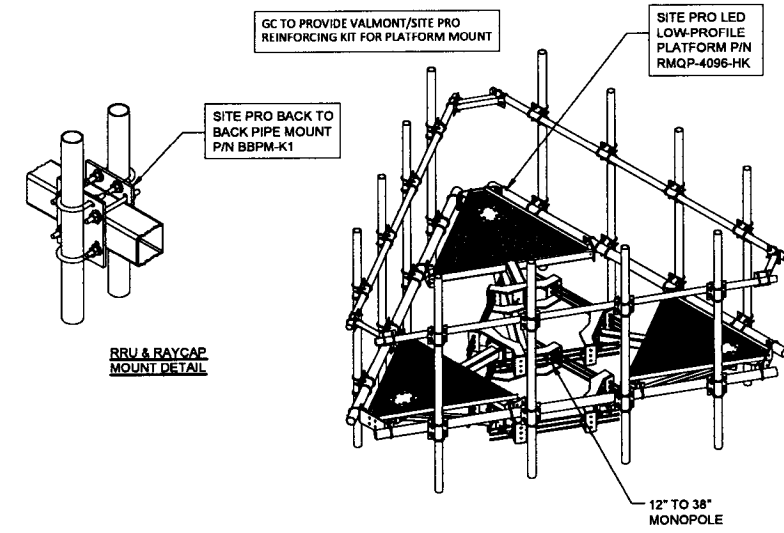


5 PIPE MAST GROUNDING AT ANTENNA ELEVATION
N.T.S.



6 ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION
N.T.S.

NOTE:
 THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNAS. VERIFY NUMBER OF ANTENNAS, MOUNTING FRAME, ANTENNA TYPE AND AZIMUTH WITH ANT-1 SHEET.



7 LED LO-PROFILE PLATFORM DETAIL
SCALE: N.T.S.

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TERRA
 COMMUNICATIONS, INC.
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 Fax: 847/698-6401

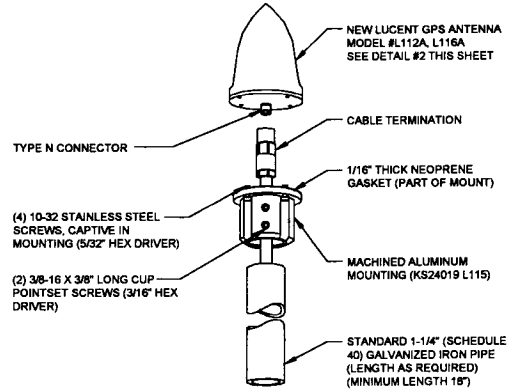
NO.	REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	ISSUED FOR REVIEW	02/25/15
2	REVISED LEASE AREA	UPDATE ACCESS DRIVE MATERIAL	03/11/15
3	UPDATE ACCESS DRIVE AREA	UPDATE SBA LEASE AREA	03/25/15
4	UPDATE PER CITY OF PEORIA COMMENTS	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

SITE IL16128-B
 PEORIA 3
 HALE AVE
 PEORIA, IL 61614

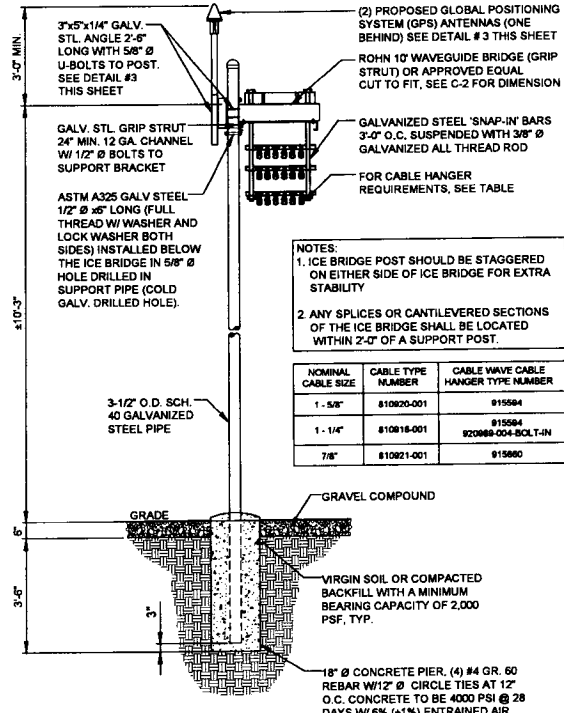
DRAWN BY	BTE
CHECKED BY	TAZ
DATE	02/25/15
PROJECT #	7544

SHEET TITLE
 ANTENNA MOUNTING DETAILS
 SHEET NUMBER
ANT-3

NOTE:
INSTALL EACH GPS ON THE
CLOSEST ICE BRIDGE POSTS TO
SHELTER (TYP. AT 2 LOCATIONS).



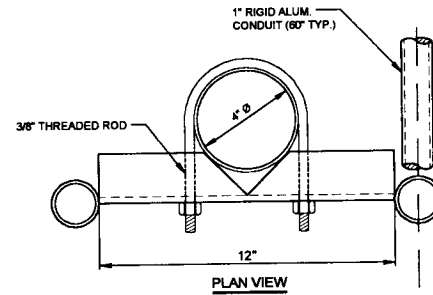
1 TYPICAL GPS DETAIL
N.T.S.



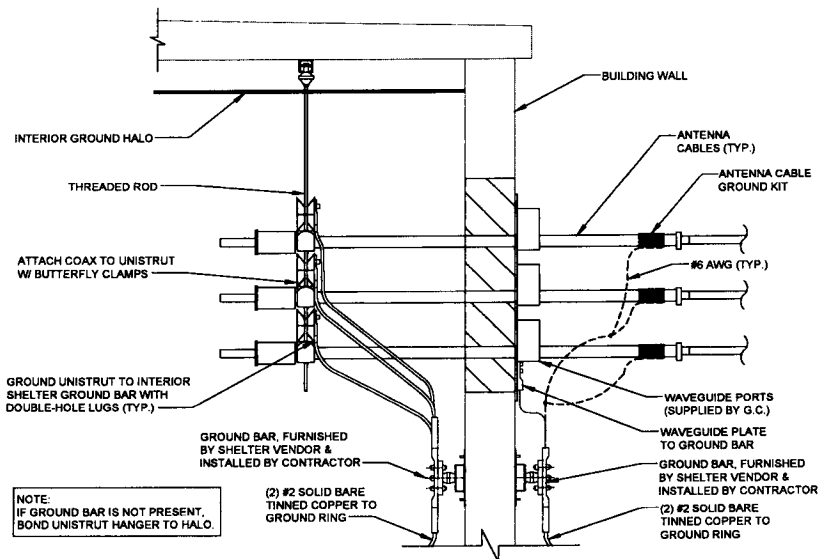
2 ICE BRIDGE DETAIL
N.T.S.

NOTES:
1. ICE BRIDGE POST SHOULD BE STAGGERED ON EITHER SIDE OF ICE BRIDGE FOR EXTRA STABILITY.
2. ANY SPLICES OR CANTILEVERED SECTIONS OF THE ICE BRIDGE SHALL BE LOCATED WITHIN 2'-0\"/>

NOMINAL CABLE SIZE	CABLE TYPE NUMBER	CABLE WAVE CABLE HANGER TYPE NUMBER
1 - 5/8"	#10620-001	#15584
1 - 1/4"	#10816-001	#15584 #20989-004-BCL-T-IN
7/8"	#10921-001	#15680

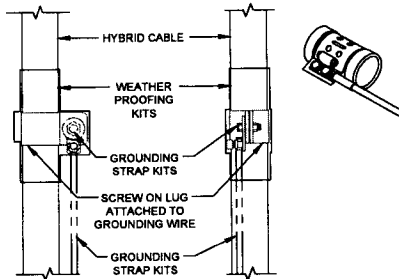


PLAN VIEW

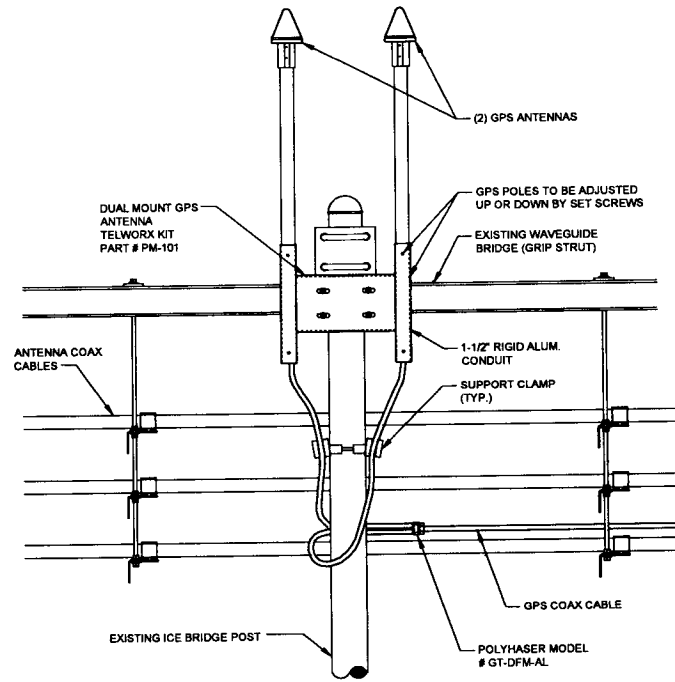


4 ENCLOSURE ENTRY PANEL GROUNDING DETAIL
N.T.S.

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED.
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



5 COAX/HYBRID GROUND KIT DETAIL
N.T.S.



3 GPS MOUNTING DETAIL
N.T.S.

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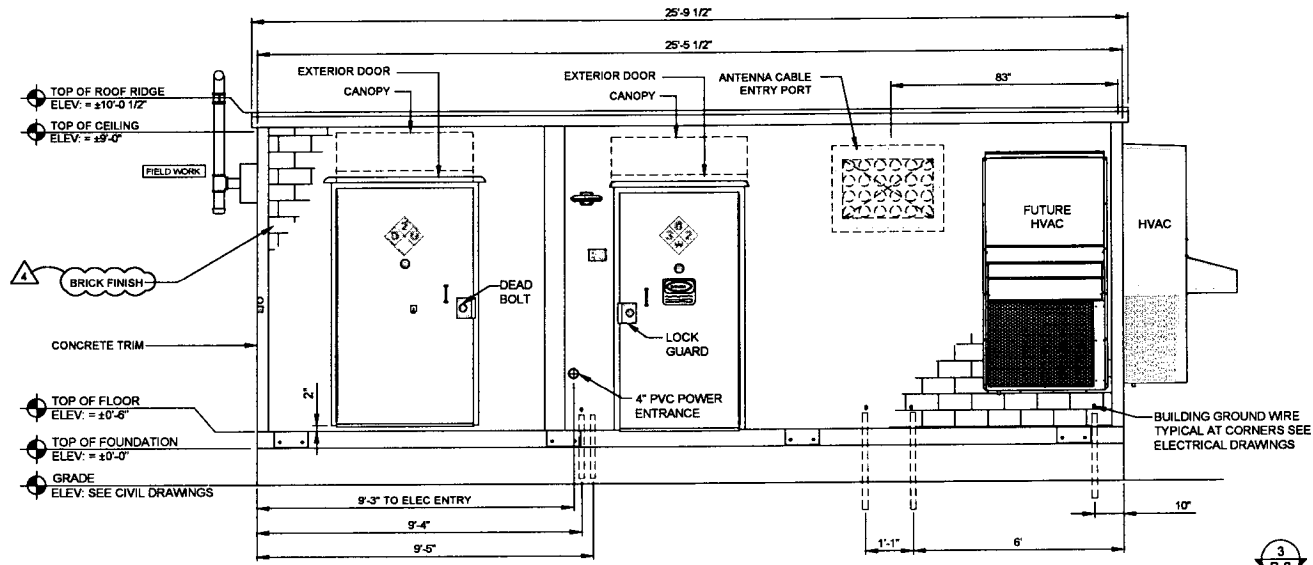
TERRA
COMMUNICATIONS TECHNOLOGIES, LTD.
500 BLISS HIGHWAY
P.O. BOX R1906, IL 60068
PH: 847/698-6400
FAX: 847/698-6401

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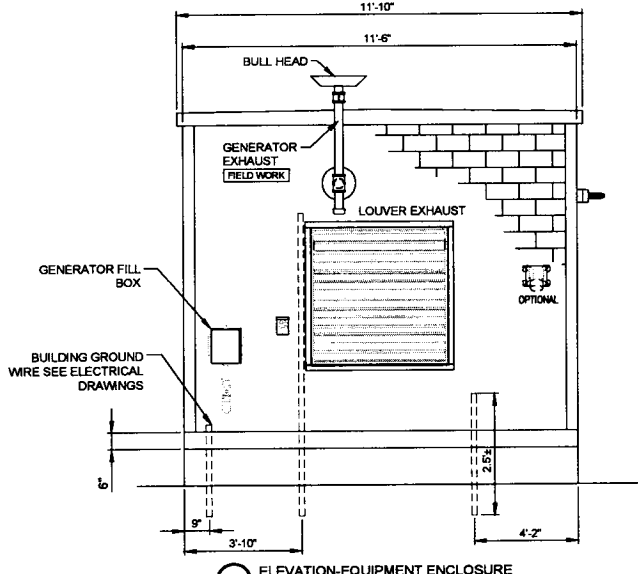
SITE IL16128-B
PEORIA 3
HALE AVE
PEORIA, IL 61614

DRAWN BY:	BTE
CHECKED BY:	TAX
DATE:	02/25/15
PROJECT #:	7544

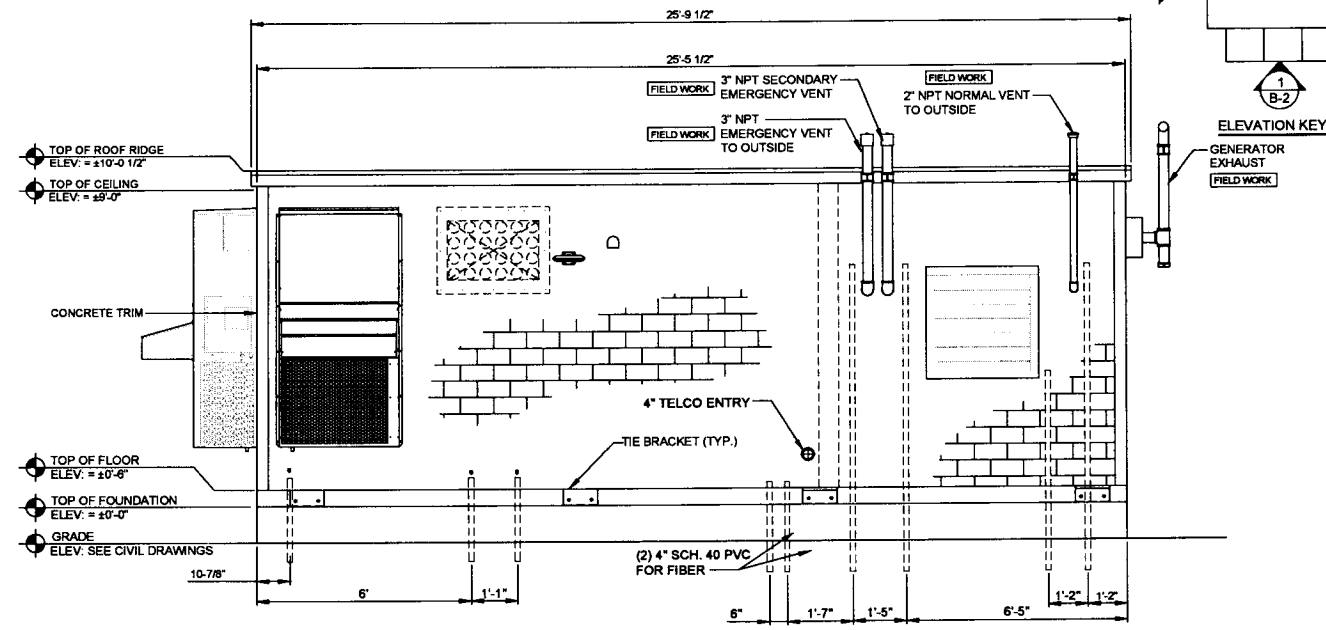
SHEET TITLE
ANTENNA
MOUNTING
DETAILS
SHEET NUMBER
ANT-4



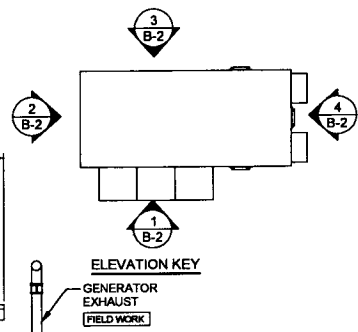
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



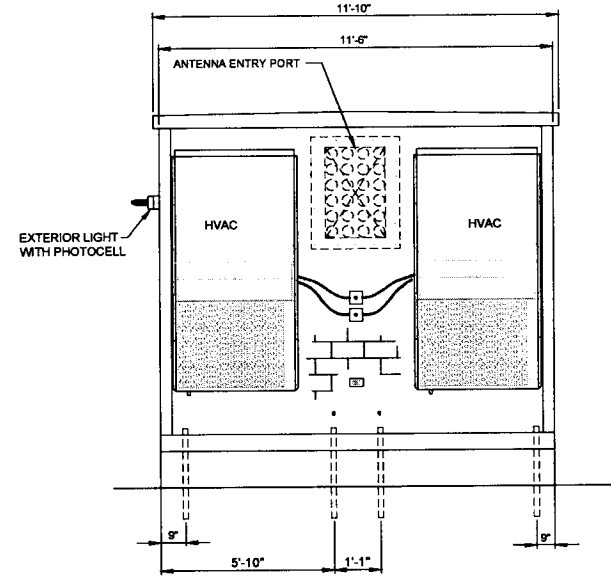
2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



ELEVATION KEY



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

SBA

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SHEET TITLE
EQUIPMENT ENCLOSURE ELEVATIONS
SHEET NUMBER
B-2

ELECTRICAL NOTES

- ALL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ANY LOCAL ORDINANCES, CODES, AND ALL OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.
- ALL EQUIPMENT AND MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE UNDERWRITERS LABORATORIES (U.L.) LISTED, NEW, FREE FROM DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
- ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, AND SHALL RESTORE ALL EXISTING LANDSCAPING, SPRINKLER SYSTEMS, CONDUITS, WIRING, PIPING, ETC. DAMAGED BY THE ELECTRICAL WORK TO MATCH EXISTING CONDITIONS.
- ELECTRICAL WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEMS, TELEPHONE AND COMMUNICATION SYSTEMS, PANEL BOARDS, CIRCUIT CONTROL WIRING, GROUNDING, ETC. AS INDICATED ON ELECTRICAL DRAWINGS AND/OR AS REQUIRED BY GOVERNING CODES.
- PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING SITE LOCATIONS AND CONDITIONS AND UTILITY SERVICE REQUIREMENTS OF THE JOB, AND BY REFERENCE TO ARCHITECTURE AND EQUIPMENT SUPPLIERS DRAWINGS, SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.
- PROVIDE POWER AND TELEPHONE TO SERVICE POINTS PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL CONTACT UTILITY SERVICE PLANNERS AND OBTAIN ALL SERVICE REQUIREMENTS AND INCLUDE COSTS FOR SUCH IN HIS BID.
- SERVICE EQUIPMENT SHALL HAVE A SHORT CIRCUIT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. THE INSTALLATION SHALL BE FREE FROM ANY SHORT CIRCUITS AND GROUNDS.
- ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600 VOLTS INSULATION.
- IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL.
- SERVICE CONDUITS SHALL HAVE NO MORE THAN (2) -90° BENDS IN ANY SINGLE RUN. THE CONTRACTOR SHALL PROVIDE PULL BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDITIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO WITHSTAND 100 M.P.H. WIND SPEED AND DESIGNED FOR EXPOSURE C.
- ALL COAX, POWER AND TELEPHONE SYSTEM CONDUITS SHALL HAVE A MINIMUM 24" RADIUS SWEEPS TO EQUIPMENT, PULLBOXES, MONOPOLE, ETC., UNLESS OTHERWISE NOTED, OR AS REQUIRED BY UTILITY COMPANIES.
- FUSE TYPE SHALL BE BUSSMAN RKI LOW PEAK FUSE (LPU-RK-100).
- UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER.
- CONTRACTOR TO PROVIDE GUTTER TAP(S) AS REQUIRED.
- GENERAL GROUNDING CRITERIA (FOR TENANT IMPROVEMENTS): 1ST STEP: GROUND TO EXISTING BUILDING STRUCTURAL STEEL AND TO THE STREET SIDE OF EXISTING WATER METER COLD WATER LINE. THEN TEST GROUNDING RESISTANCE TO WITHIN 1 TO 5 OHMS OVERALL GROUND RESISTANCE. WHERE THE EFFECTIVE RESISTANCE DOES NOT MEET THIS CRITERIA, PROVIDE SUPPLEMENTAL GROUNDING AND RE-TEST UNTIL GROUND RESISTANCE FALLS BELOW THIS LEVEL. SUPPLEMENTAL GROUND MAY CONSIST OF ONE OR MORE OF THE FOLLOWING: 1) COUNTERPOISE, 2) GROUND ROD AND/OR GROUND WELL IN EXTREMELY ADVERSE SOIL CONDITIONS WHERE THE EXISTING BUILDING STEEL DOES NOT PROVIDE AN EFFECTIVE GROUND RESISTANCE. THEN THE CONTRACTOR SHALL PROVIDE A SEPARATE GROUND CONDUCTOR FROM ROOF MOUNTED BTS EQUIPMENT LOCATIONS EITHER DOWN THROUGH THE INSIDE OF THE BUILDING OR DOWN THE OUTSIDE OF THE BUILDING, DEPENDING UPON OWNER PREFERENCE. WHERE THE GROUND CONDUCTOR FROM THE ROOF MOUNTED EQUIPMENT IS ROUTED IN CONDUIT, THE CONDUIT SHALL BE EFFECTIVELY GROUNDED TO THE GROUND CONDUCTOR AT BOTH ENDS OF THE CONDUIT. (MONOPOLE INSTALLATIONS): FOR INSTALLATIONS WHERE WOODEN STRUCTURES, TOWERS, CONCRETE SILOS ETC. ARE ENCOUNTERED A SEPARATE GROUND LEAD SHALL BE PROVIDED FROM THE ANTENNA SEPARATED BY A MINIMUM OF 12 INCHES FROM THE COAXIAL CABLES. THE GROUND CONDUCTOR SHALL BE SECURELY FASTENED TO THE EXTERIOR OF OUTSIDE STRUCTURES WITH NONMETALLIC GROUND STRAPS EVERY 10 FEET. AGAIN, AS FOR TENANT IMPROVEMENT PROJECTS, TEST THE GROUND RESISTANCE FOR MONOPOLE INSTALLATIONS AND PROCEED PER THE ABOVE STEPS.
- CONTRACTOR TO COLOR PHASE CONDUCTORS BLACK (B PHASE), RED (A PHASE), WHITE (NEUTRAL), AND GREEN (GROUND).
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LOCAL AND STATE BUILDING CODES



FOR CONTINUATION OF FIBER RUN (SEE LP SHEET)

FIBER SERVICE EXTENSION FROM R.O.W., 408 L.F.± TO HANDHOLE (TO BE DETERMINED)

(1) 4" FIBER CONDUIT FROM FIBER HANDHOLE TO LESSEE SHELTER, 78± L.F.

3" WITH (3) 4/O + (1) #2 G., 53± L.F.

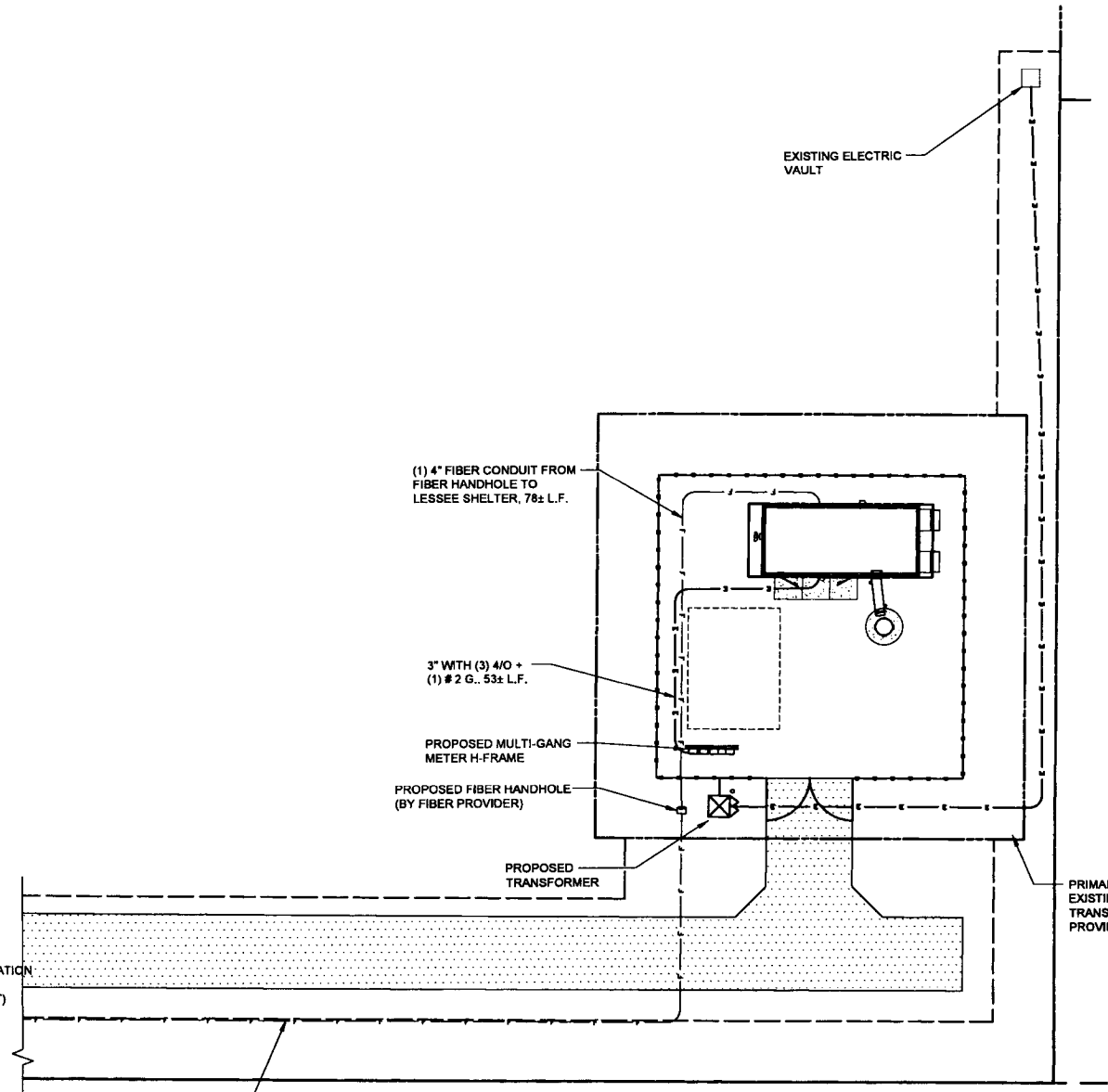
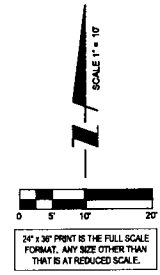
PROPOSED MULTI-GANG METER H-FRAME

PROPOSED FIBER HANDHOLE (BY FIBER PROVIDER)

PROPOSED TRANSFORMER

EXISTING ELECTRIC VAULT

PRIMARY ELECTRIC FEED FROM EXISTING ELECTRIC VAULT TO NEW TRANSFORMER, CONTRACTOR TO PROVIDE (2) 4" C., 182 L.F.±



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SITE IL16128-B
PEORIA 3
HALE AVE
PEORIA, IL 61614

DRAWN BY: BTE
CHECKED BY: TAZ
DATE: 02/25/15
PROJECT #: 7544

SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER
E-1

UTILITIES: POWER
AMEREN ILLINOIS
MICHELLE MCIRVIN
309-693-4879

PHONE
T.B.D.

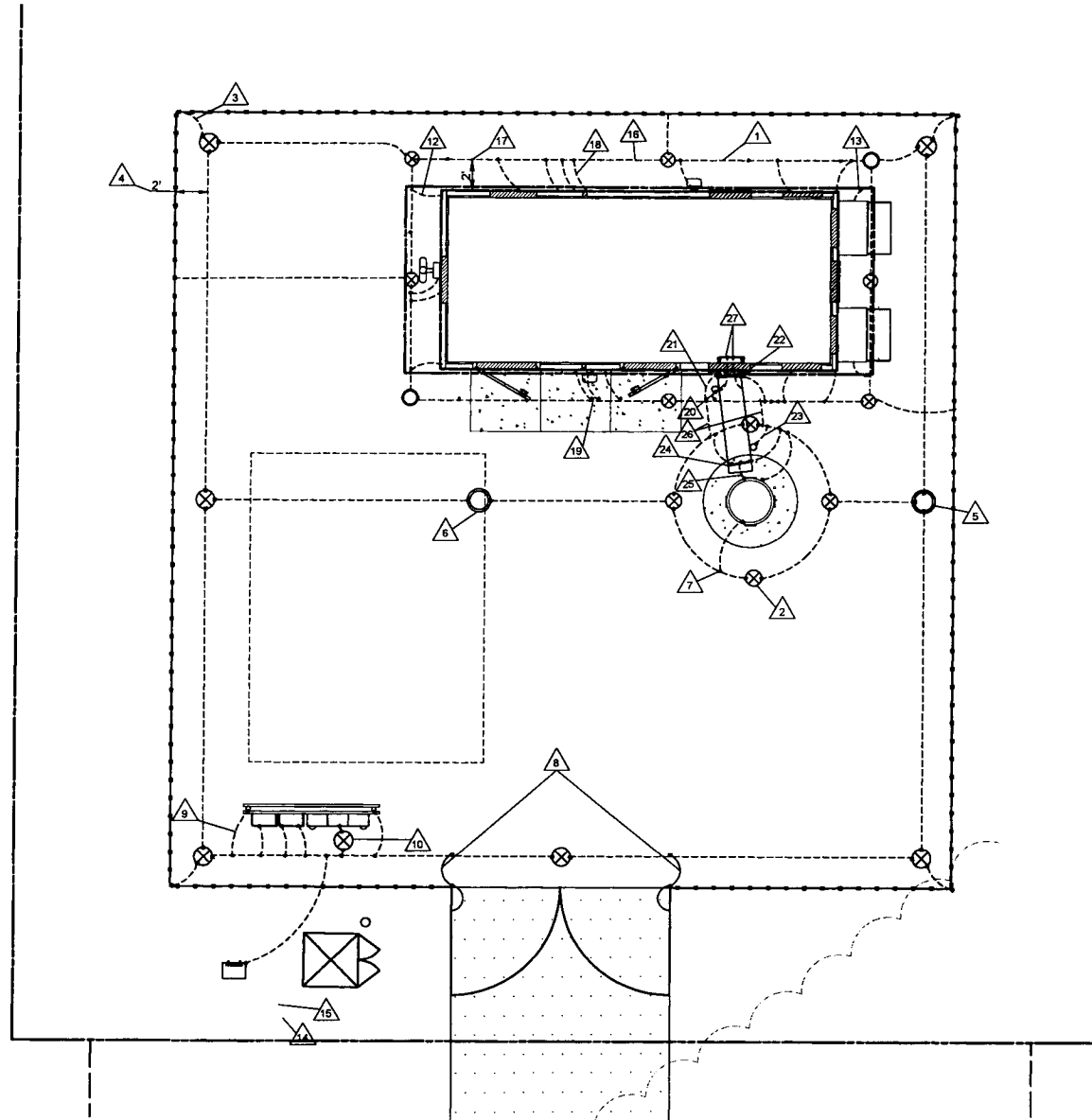
TYPICAL KEYED GROUNDING NOTES

- 1 #2 AWG T1/2ND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
- 2 5/8" x 10' COPPER CLAD GROUND ROD
- 3 GROUND ALL CORNER POSTS WITH MECHANICAL PIPE CONNECTORS
- 4 PERIPHERAL GROUND RING SHOULD BE INSTALLED 1'-2" INSIDE THE FENCE LINE. THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM TWO FEET OFF OF ANY STRUCTURE
- 5 #2 10' LONG COPPERCLAD GROUND ROD WITH INSPECTION WELL. TOP OF GROUND ROD MAX 24" BURY. SEE DETAIL SHEET E-5.
- 6 INSPECTION WELL #2
- 7 BOND TOWER TO GROUND SYSTEM WITH CADWELD TYPE VS, 3 LOCATIONS
- 8 GATE JUMPERS SEE DETAIL ON SHEET E-5
- 9 PROVIDE AN EXTERNAL #2 T1/2NCOATED GROUND LEAD FROM GROUND RING TO ALL METAL CABINETS ON UTILITY BACKBOARD (TELCO, ELECTRIC, BREAKER PANELS, METER RACKS, JUNCTION BOXES, ETC.) SLEEVED IN CONDUIT FROM JUST BELOW GRADE TO SAND CABINETS USING BURNDY TYPE 2 LONG BARREL LUGS WITH NO-OK OR COPPER SHIELD
- 10 BOND THE #6 GREEN INSULATED CONDUCTOR FROM METER PANEL AND DISCONNECT TO SEPARATE GROUND ROD
- 11 BOND THE #6 GREEN INSULATED CONDUCTOR FROM TELCO BOX TO SEPARATE GROUND ROD.
- 12 ENCLOSURE GROUND (TYP.) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT
- 13 GROUND EQUIPMENT ENCLOSURE HVAC WITH MECHANICAL CLAMP (SEE DETAIL, SHEET E-7).
- 14 2" x 3" x 24" FIBER OPTIC HAND HOLE (SEE DETAIL 9, SHEET E-7)
- 15 4" x 12" x 1/4" GROUND BAR INSIDE OF HAND HOLE. G.C. TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR (SEE DETAIL 9, SHEET E-7)
- 16 #2 AWG T1/2ND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (SEE DETAIL 9, SHEET E-7)
- 17 MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
- 18 GROUND TELEPHONE SERVICE ENTRANCE (SEE DETAIL, SHEET E-7).
- 19 ELECTRIC METER AND ELECTRIC SERVICE GROUNDING (SEE DETAIL SHEET E-3), COORDINATE ALTERNATE WITH PM
- 20 GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM ENCLOSURE AND INSTALL GROUND KITS ON EACH CABLE GROUND.
- 21 EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO EXTERIOR HALO GROUND RING (EXOTHERMIC CONNECTION TYPE 1A) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
- 22 4"x20"x1/4" T1/2ND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10' LONG #2 AWG T1/2ND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VV)
- 23 GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
- 24 4"x20"x1/4" T1/2ND INSULATED COPPER GROUND BAR, NON-ISOLATED, WITH 10' LONG #2 AWG T1/2ND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VV)
- 25 GROUND ANTENNA CABLES TO GROUND BAR AT ANTENNA ELEVATION OF TOWER. GROUND BASE GROUND BAR TO GROUND HALO.
- 26 BOND PROPOSED TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG T1/2ND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
- 27 TWO #2 LEADS FROM THE EGR TO THE MGB LOCATED IN THE SHELTER. CADWELD AT EGR AND DOUBLE HOLE LUGS IN SHELTER.
- 28 TIE THE SHELTER EGR TO THE OUTER RING VIA #2 BARE T1/2ND COPPER LEADS WITH CADWELD CONNECTIONS.

ELECTRICAL SYMBOLS

- SURFACE ELECTRICAL PANELBOARD
- ELECTRIC SERVICE METER
- TRANSFORMER
- E— UNDERGROUND ELECTRICAL CONDUIT RUN
- T— UNDERGROUND TELEPHONE CONDUIT RUN
- G— SOLID BARE COPPER WIRE #2 AWG T1/2ND MIN. 24" BELOW GRADE (HARPER L-2) OR EQUAL, OR AS APPROVED.
- 5/8" DIA X 10'-0" LONG COPPER CLAD GROUND ROD
- GROUND BAR WITH INSPECTION WELL
- EXOTHERMIC WELD (CADWELD)
- MECHANICAL GROUND CONNECTION

CONTRACTOR RESPONSIBLE FOR VERIFYING UTILITIES PRIOR TO ANY EXCAVATION



CONTRACTOR RESPONSIBLE TO RETURN SURFACE TO ORIGINAL OR BETTER CONDITION

ALL CONNECTIONS TO GROUND BAR SHALL BE COATED WITH A NON-OXIDIZING COMPOUND



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SITE IL16128-B

PEORIA 3

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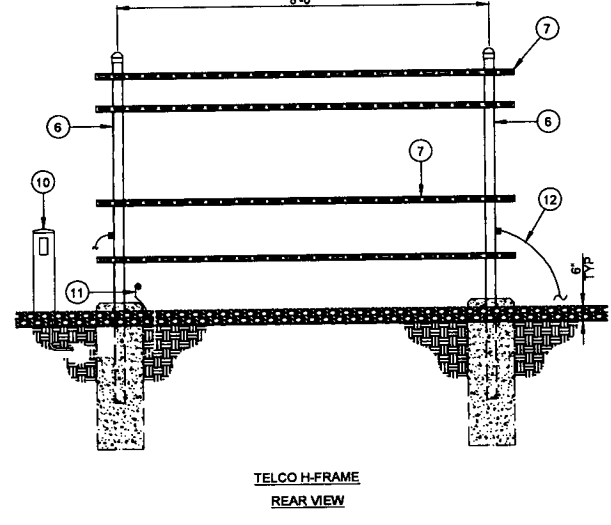
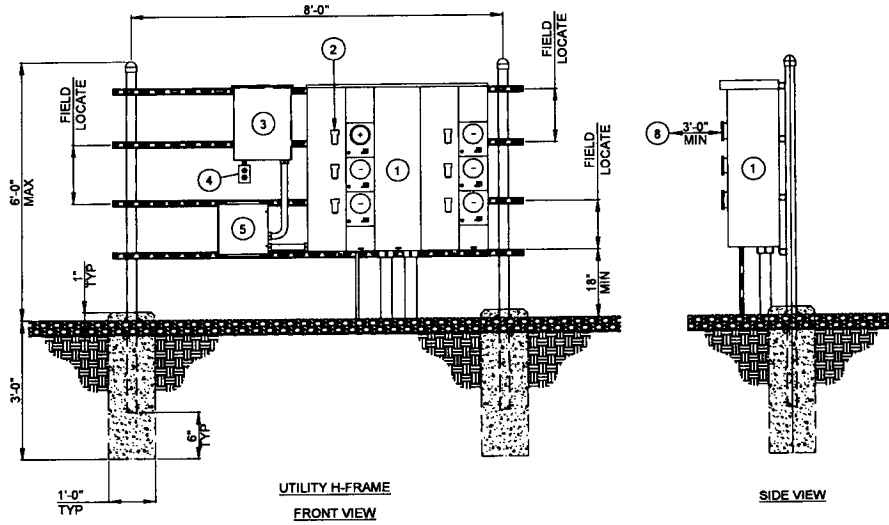
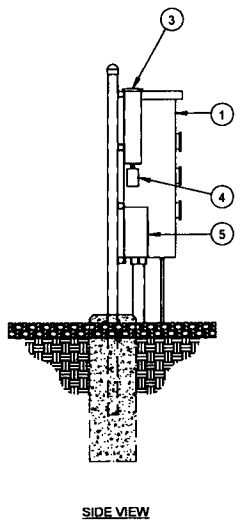
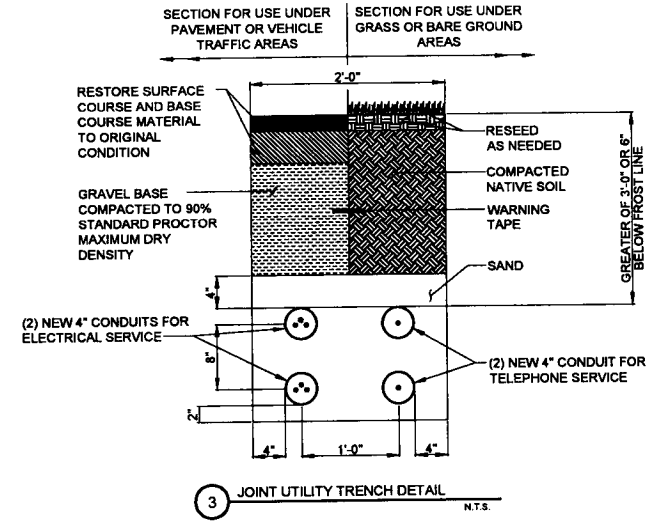
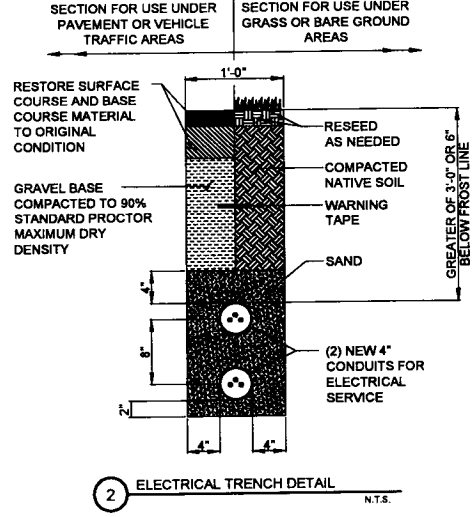
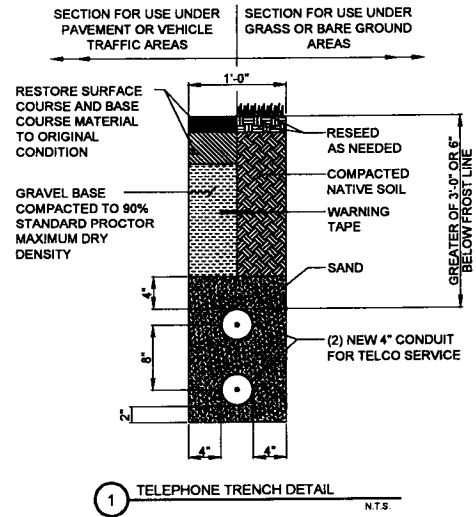
SHEET TITLE
SITE GROUNDING PLAN

SHEET NUMBER
E-2

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE:
1(800) 992-0125
48 HOURS BEFORE
YOU DIG



BALLOON REFERENCE NOTES:

- 1 800A, 120/240V, 1 PHASE, 3 WIRE, 6 POSITION METERING CENTER (200A MAX CIRCUIT BREAKER) (SQUARE D METER PAK MPR86200, OR EQUAL)
- 2 125A TENANT SERVICE DISCONNECT (SQUARE D CATALOG #QOM2125MVH, OR EQUAL)
- 3 125A 120/240V 1 PHASE, 3 WIRE, 12 POSITION LOAD CENTER (SQUARE D QO LOAD CENTER #QO112L125GRB, OR APPROVED EQUAL)
- 4 120/240V 1-GANG COMMERCIAL GRADE OUTDOOR ELECTRICAL BOX W/ 20A COMMERCIAL GRADE DUPLEX RECEPTACLE
- 5 80kA 120/240V, 1 PHASE, 3 WIRE TRANSIENT VOLTAGE SURGE SUPPRESSER (TESSCO #302065, OR APPROVED EQUAL)

- 6 3" NOMINAL GALVANIZED STEEL PIPE WITH PIPE CAP
- 7 HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUAL)
- 8 CONTRACTOR TO MAINTAIN 3'-0" MINIMUM CLEARANCE FROM METERING CENTER TO NEAREST OBSTRUCTION
- 9 4"x4" HOFFMAN BOX FOR TELCO
- 10 PROPOSED TELCO PEDESTAL (PROVIDED BY AT&T) LOCATED NEXT TO UTILITY POLE IN R.O.W.

- 11 6' #6 GROUND WIRE COILED AT POST. CONNECT TO GROUNDING SYSTEM
- 12 #2 AWG BARE SOLID TINNED COPPER WIRE ROUTED TO GROUNDING SYSTEM (TYP. EACH LEG)

4 UTILITY & TELCO H-FRAME DETAIL N.T.S.

SBA

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NO	DATE	DESCRIPTION
1	02/28/15	ISSUED FOR REVIEW
2	02/27/15	REVISED LEASE AREA
3	02/11/15	UPDATE ACCESS DRIVE MATERIAL
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5	04/17/15	UPDATE PER CITY OF PEORIA COMMENTS

SITE IL16128-B

PEORIA 3

HALE AVE
PEORIA, IL 61614

DRAWN BY: BTE

CHECKED BY: TAZ

DATE: 02/28/15

PROJECT #: 7544

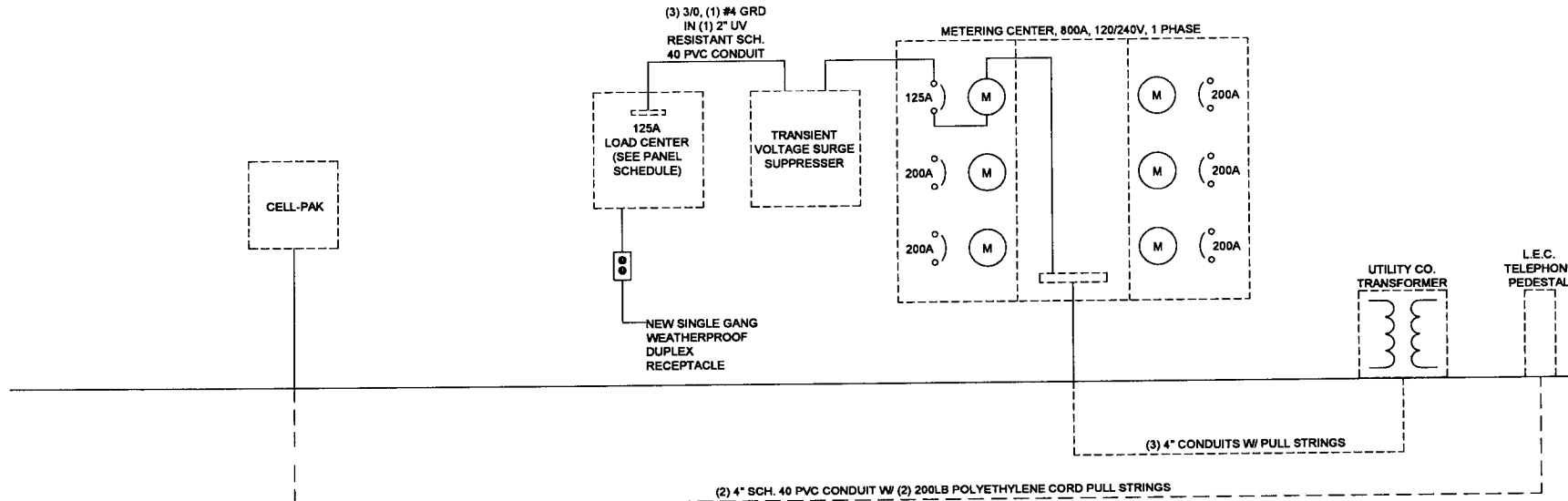
SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
E-3

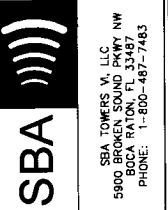
LOAD PER PHASE (VA)		SBA PANEL SCHEDULE									LOAD PER PHASE (VA)	
PHASE		MAIN: 125A MAIN LUGS FEEDER:	VOLTAGE: 120/240V INTERRUPT RATING: 10 KAIC				PHASE: 1 WIRE: 3 ENCLOSURE: NEMA 3R				PHASE	
A	B	CIRCUIT DESCRIPTION	BREAKER	WIRE	NO.	NO.	WIRE	BREAKER	CIRCUIT DESCRIPTION	A	B	
-	-	DUPLX RECEPTACLE	20A	#10	1	2	-	-	SPARE	-	-	
-	-	SPARE	-	-	3	4	-	-	SPARE	-	-	
-	-	SPARE	-	-	5	6	-	-	SPARE	-	-	
-	-	SPARE	-	-	7	8	-	-	SPARE	-	-	
-	-	SPARE	-	-	9	10	-	-	SPARE	-	-	
-	-	SPARE	-	-	11	12	-	-	SPARE	-	-	

- SERVICE BOND IS TO BE MADE BY DEVICES (STRAPS, SCREWS, ETC.) SUPPLIED BY EQUIPMENT MANUFACTURER. IF NO SUCH DEVICE IS SUPPLIED, BOND IS TO BE MADE IN ACCORDANCE WITH NEC ARTICLE 250.
- CONDUCTOR OVERCURRENT PROTECTION DEVICES ARE SELECTED IN ACCORDANCE WITH NEC ARTICLE 240-3. CONDUCTOR SIZING IS SELECTED FROM NEC ARTICLE 310-16.
- CONDUCTOR OVERCURRENT PROTECTION DEVICES ARE SELECTED IN ACCORDANCE WITH NEC ARTICLE 240-3. CONDUCTOR SIZING IS SELECTED FROM NEC ARTICLE 310-16.
- ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.
- ALL CONDUCTORS SHALL BE INSULATED THHN WIRE.

1 LOAD CENTER PANEL SCHEDULE & NOTES
N.T.S.



2 ELECTRICAL SINGLE-LINE DIAGRAM
N.T.S.



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5	UPDATE PER CITY OF PEORIA COMMENTS	04/17/15

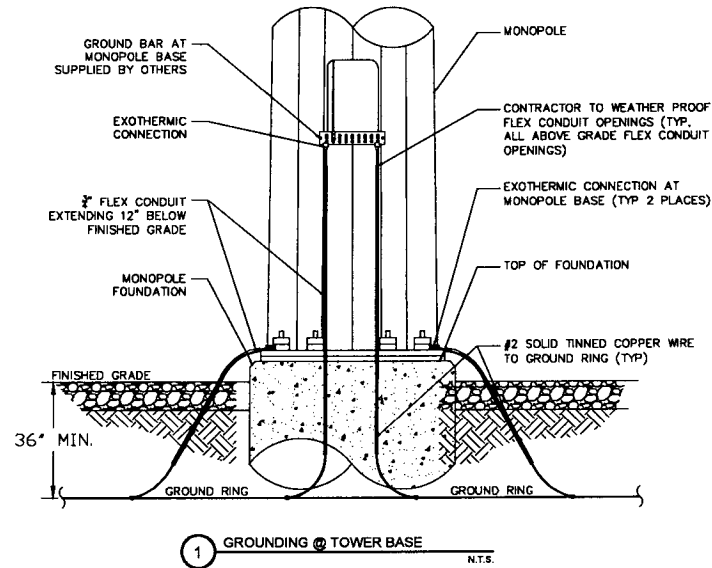
SITE IL16128-B
PEORIA 3

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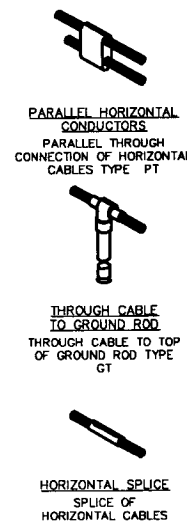
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SHEET TITLE
SINGLE LINE DIAGRAM
& PANEL SCHEDULE

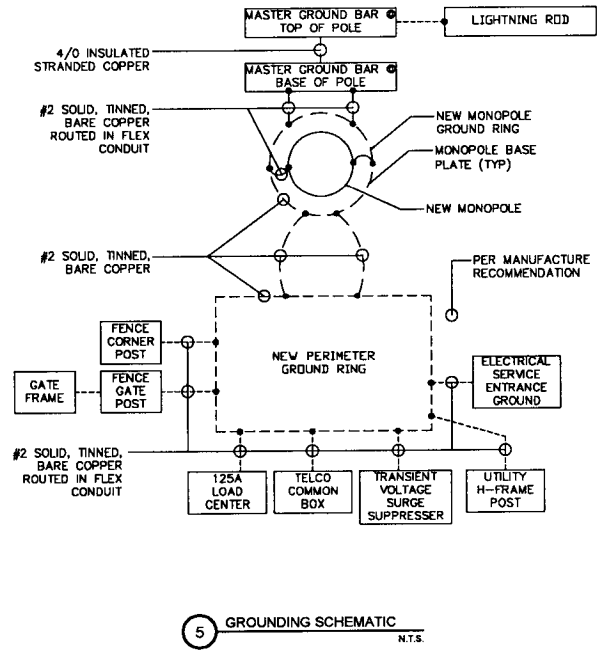
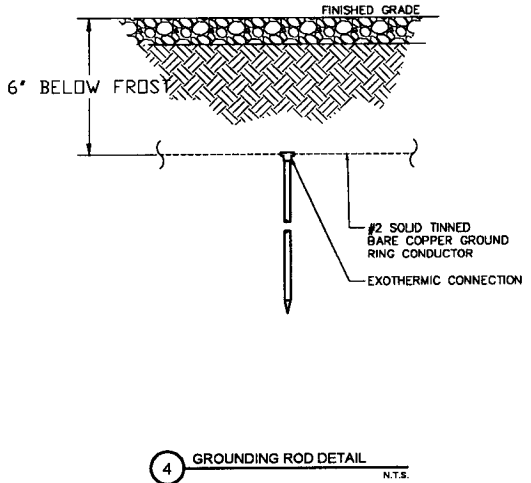
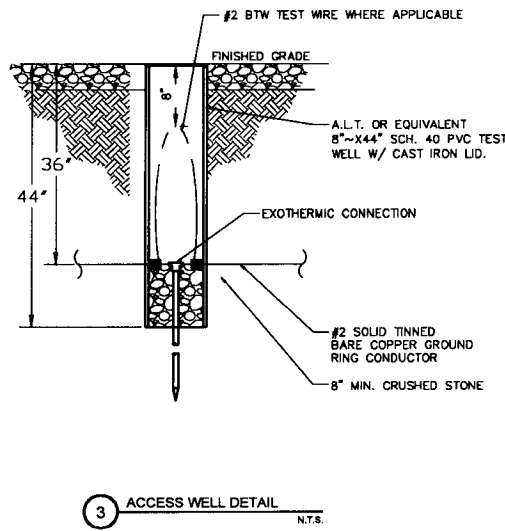
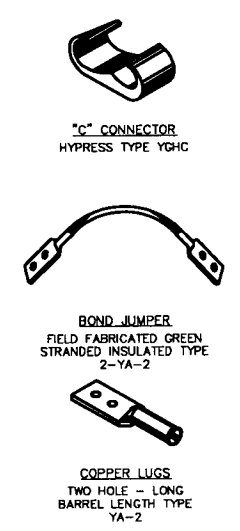
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E-4



CADWELD CONNECTIONS
(OR APPROVED EQUAL)



BURNDY CONNECTIONS
(OR APPROVED EQUAL)



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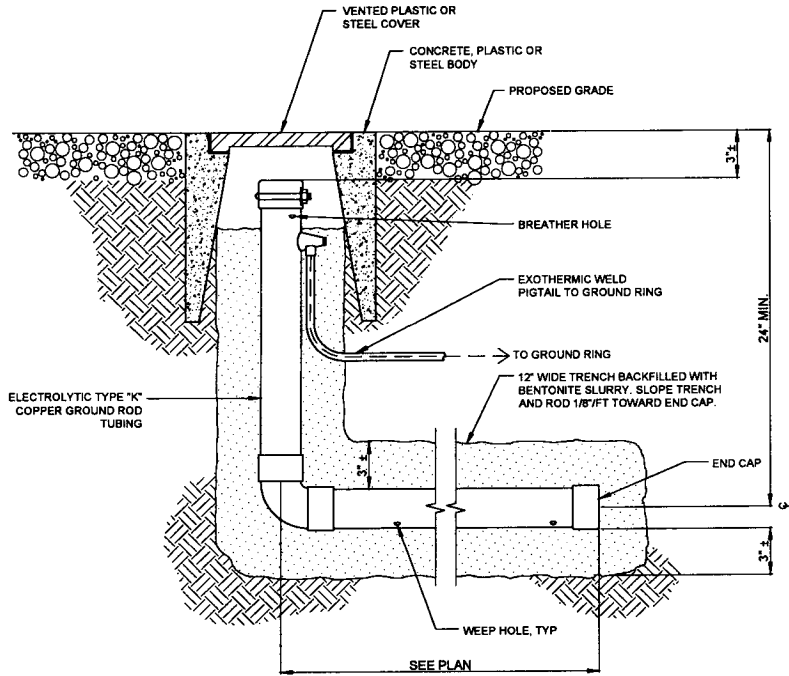
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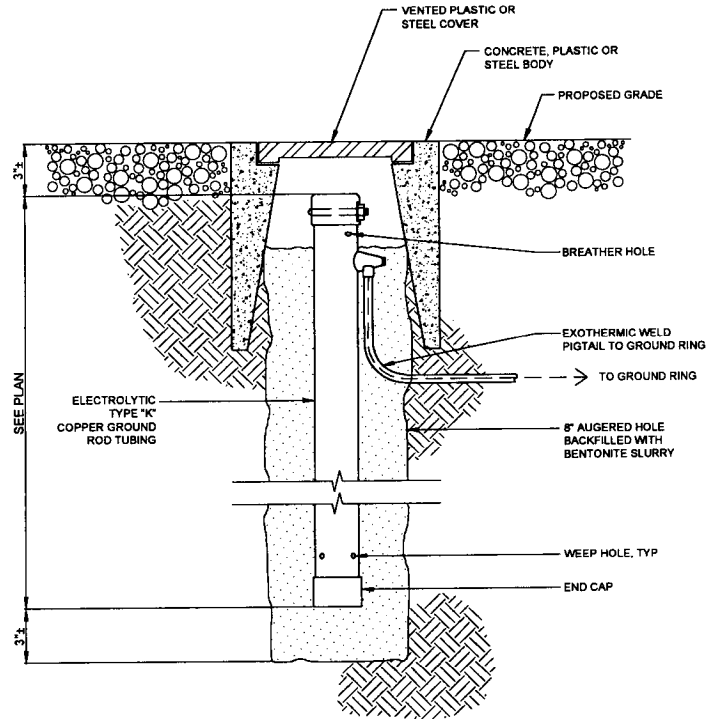
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PROJECT #	7544

SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

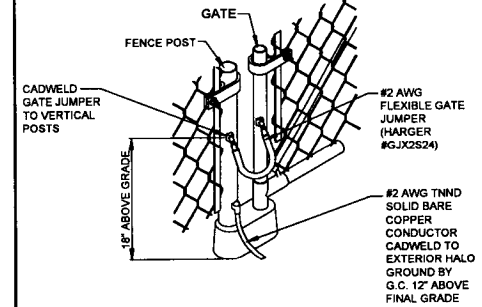
SHEET NUMBER
E-5



1 XIT CHEMICAL GROUND DETAIL HORIZONTAL
(WHEN REQUIRED) N.T.S.



2 XIT CHEMICAL GROUND DETAIL VERTICAL
(WHEN REQUIRED) N.T.S.



3 CORNER AND GATE FENCE POST DETAIL
N.T.S.



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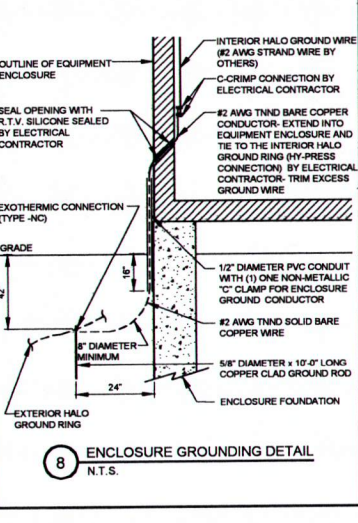
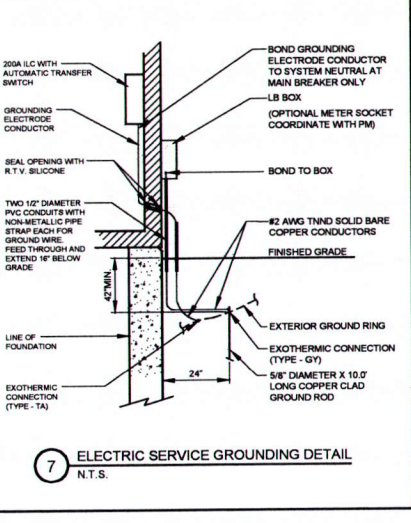
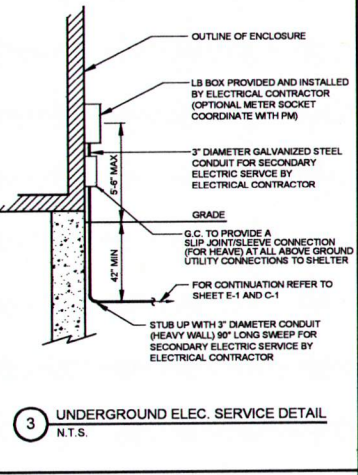
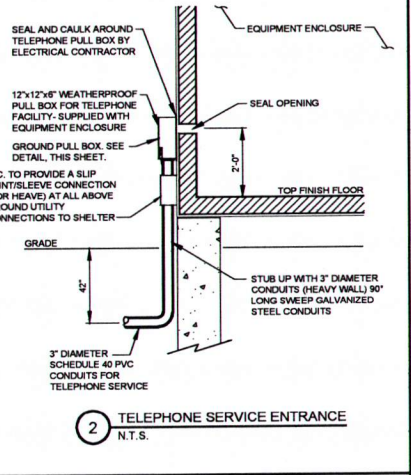
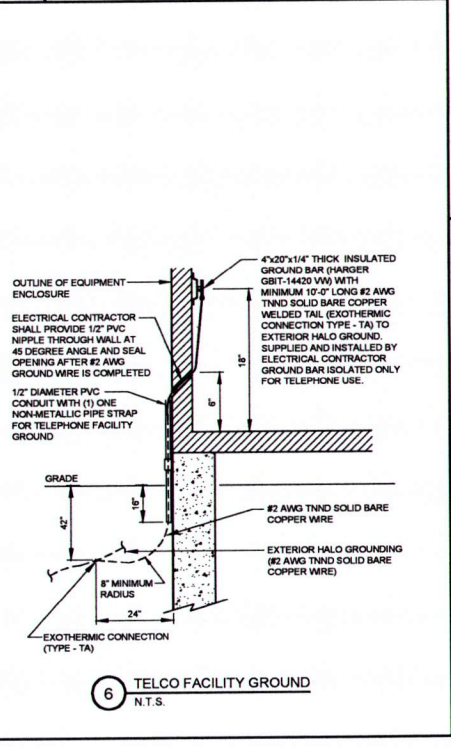
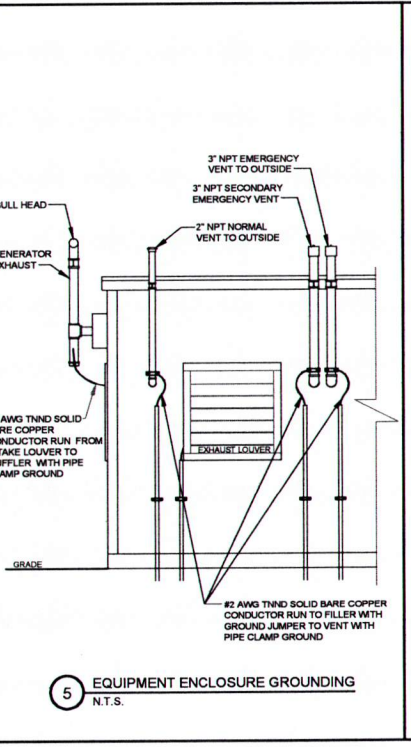
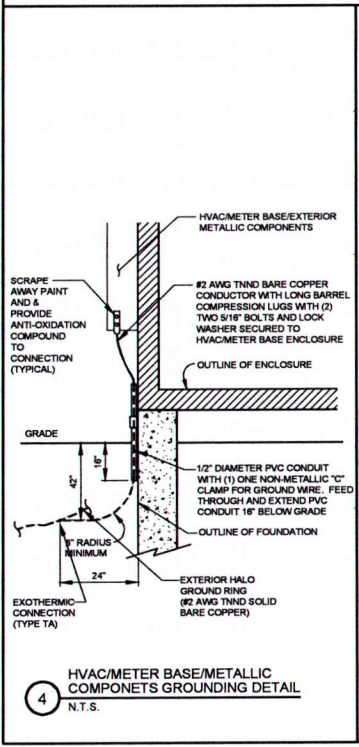
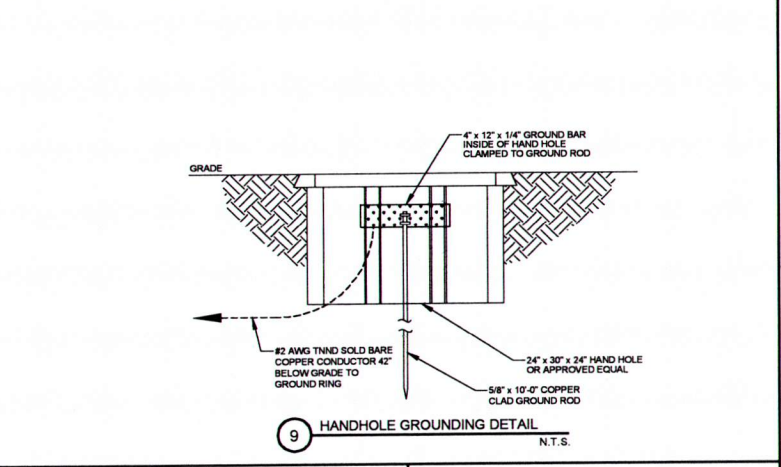
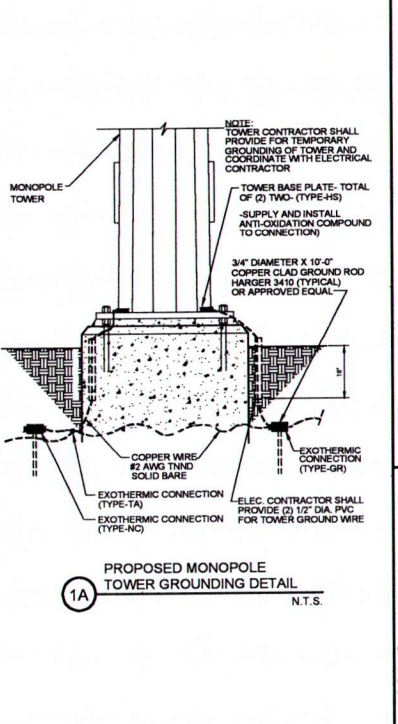
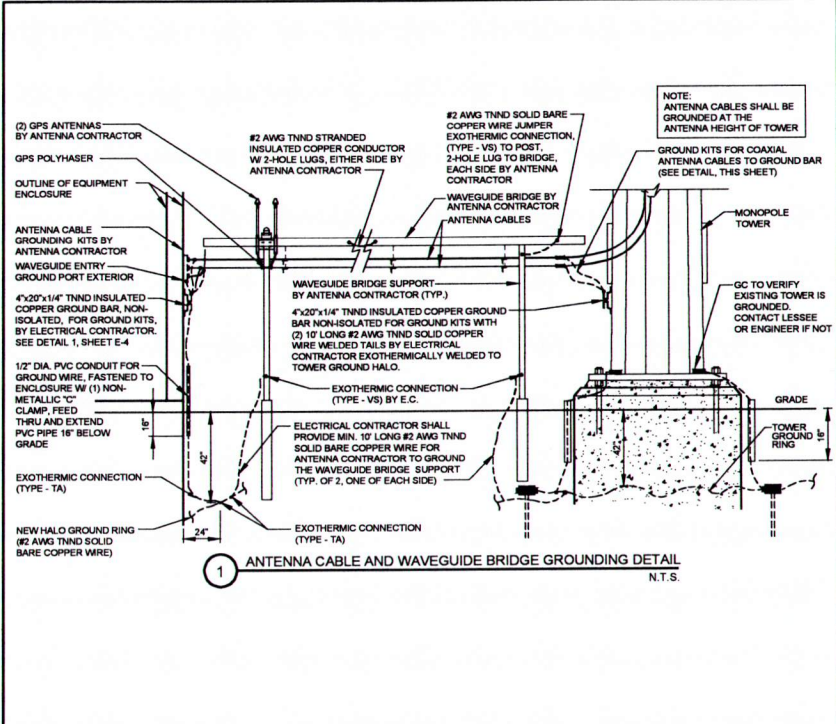
PEORIA 3


HALE AVE
PEORIA, IL 61614

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SHEET TITLE
ELECTRICAL & GROUNDING DETAILS


SHEET NUMBER
E-6





SBA

SBA TOWERS V. LLC
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REVISIONS	
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SHEET TITLE
**LESSEE
GROUNDING DETAILS**

SHEET NUMBER
E-7

GENERAL NOTES	STRUCTURAL NOTES	UTILITIES	PAINTING
<p>1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR ITS DESIGNATED REPRESENTATIVE.</p> <p>2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.</p> <p>3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.</p> <p>4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.</p> <p>5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.</p> <p>6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.</p> <p>7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.</p> <p>9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.</p> <p>10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.</p> <p>11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.</p> <p>12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.</p>	<p>1. DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE E1A/IA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNAS TOWERS AND SUPPORTING STRUCTURES.</p> <p>2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.</p> <p>3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE 8. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE 8. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.</p> <p>4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.</p> <p>5. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.</p> <p>6. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.</p> <p>7. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.</p> <p>8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 80, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.</p> <p>9. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.</p> <p>10. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.</p> <p>11. HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED. AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.</p> <p>12. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.</p> <p>13. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.</p>	<p>1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.</p> <p>2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.</p> <p>3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS, SEED AND MULCH SHALL BE ACCEPTABLE..</p> <p>4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.</p> <p>5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.</p> <p>6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.</p>	<p>1. CONTRACTOR TO COORDINATE PAINTING REQUIREMENTS WITH OWNER.</p> <p>2. PAINT COLORS SHALL BE SELECTED TO MATCH EXISTING COLORS AND TEXTURES.</p> <p>3. PROVIDE THE BEST QUALITY GRADE OF COATINGS AS REGULARLY MANUFACTURED BY APPROVED PAINT MATERIAL MANUFACTURERS. MATERIALS NOT DISPLAYING THE MANUFACTURER'S IDENTIFICATION AS A STANDARD, BEST-GRADE PRODUCT WILL NOT BE ACCEPTABLE.</p> <p>4. PROVIDE UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS THE FINISH COATS. USE ONLY THINNERS APPROVED BY THE PAINT MANUFACTURER AND USE ONLY WITHIN RECOMMENDED LIMITS.</p> <p>5. COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTINGS, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.</p> <p>FERROUS METALS SHOP PRIMED TOUCH-UP COAT - RED OXIDE METAL PRIMER FINISH COATS - SEMI-GLOSS-ALKYD ENAMEL</p>
		GRADING	
	PERMITS	<p>1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.</p> <p>2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.</p> <p>4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.</p>	
	<p>1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)</p> <p>2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.</p> <p>4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.</p> <p>5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.</p>		

SBA CONSTRUCTION REQUIREMENTS

1. AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
3. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
4. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE COMPRESSIVE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
5. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
6. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION, AS WELL AS TELCO SERVICE BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC...).
7. CONTRACTOR WILL HAVE A REPRESENTATIVE ON A WEEKLY CONFERENCE CALL TO PROVIDE SBA WITH SITE SPECIFIC UPDATES. CURRENTLY, THIS CONFERENCE CALL IS HELD EACH AND EVERY THURSDAY AT 4 PM (EASTERN TIME).
8. CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
9. CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER OSHA STANDARDS AT ALL TIMES.
10. CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
11. CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
12. CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
13. CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
14. CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
15. CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING.



SBA TOWERS, V. LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483



500 Busse Highway
Boca Raton, FL 33487
Tel: 847/858-6400
Fax: 847/858-6401

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	REVISED LEASE AREA
3	UPDATE ACCESS DRIVE MATERIAL
4	UPDATE SBA LEASE AREA
5	UPDATE PER CITY OF PEORIA COMMENTS

SITE IL16128-B

PEORIA 3

HALE AVE
PEORIA, IL 61614

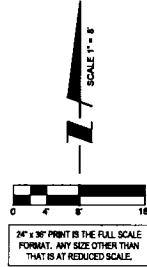
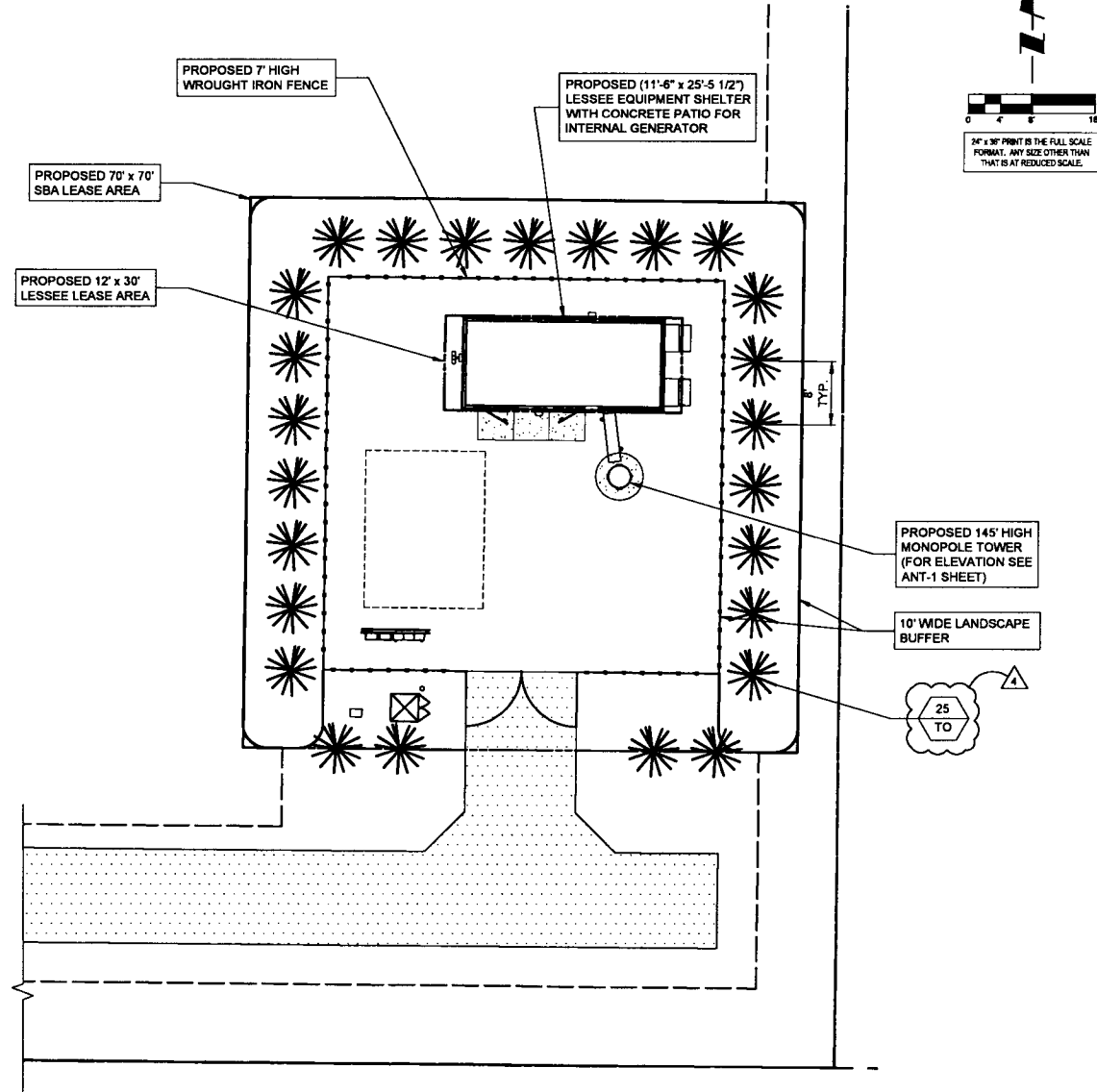
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	02/25/15
PROJECT #	7544

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
N-1

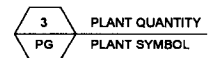
GENERAL LANDSCAPE NOTES

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM. REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITTS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
SEED: SEDD MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
7. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
8. ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE NORTHERN HALF OF THE STATE OF ILLINOIS AND LICENSED BY THE STATE OF ILLINOIS.
9. THE PLANTING SEASON SHALL BE APPROXIMATELY OCTOBER 15 TO DECEMBER 1, AND MARCH 15 TO MAY 1.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	25	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)



SBA
SBA TOWERS, M. LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
600 BLISS HIGHWAY
PO BOX 1100068
PH: 847/698-6400
FOX: 847/698-6401

NO.	DATE	DESCRIPTION
1	02/25/15	ISSUED FOR REVIEW
2	02/27/15	REVISED LEASE AREA
3	03/11/15	UPDATE ACCESS DRIVE MATERIAL
4	02/25/15	UPDATE SBA LEASE AREA
5	04/17/15	UPDATE PER CITY OF PEORIA COMMENTS

SITE IL16128-B
PEORIA 3

HALE AVE
PEORIA, IL 61614

DRAWN BY	BTE
CHECKED BY	TAZ
DATE	02/25/15
PROJECT #	7544

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORDED INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JUNE 18, 2014.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

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

BM(1) ELEV. 785.00

BOX CUT NW CORNER OF SW WING OF CONCRETE HEADWALL.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170536 0005 B DATED FEBRUARY 1, 1980, AND FIND THAT THE PROJECT SITE IS IN ZONE C (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED: COMMERCIAL. SETBACKS: FRONT: 20' REAR: 10' SIDE: 10'

PROPRIETOR

David S. Joseph, as Trustee under a Trust Agreement dated the 2nd day of March, 1984 and known as the Knoxville Professional Office Complex Land Trust

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 90) BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 90)

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COUNTY NO. 188826AL, ORDER NO. 7, 2014 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER PARCELS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

8. Right of Way Easement in Favor of Central Illinois Light Company, a Illinois corporation, set forth in Instrument recorded on 07/16/1923 in Deed Book 1222, Page 366. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

9. Gas Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 12/01/1981 in Instrument No. 81-19476. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

11. Electric Underground Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 02/25/1983 in Instrument No. 83-02708. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

12. Easement in Favor of The American Telephone and Telegraph Company of Illinois, set forth in Instrument recorded on 08/30/1928 in Deed Book 360, Page 644. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

14. Electric Underground Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 08/15/1986 in Instrument No. 88-19025. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

16. Electric Underground Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 07/16/1923 in Instrument No. 83-02708. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

17. Amortized Gas Easement in Favor of Illinois Bell Telephone Company, a Illinois corporation, set forth in Instrument recorded on 07/16/1923 in Instrument No. 83-02708. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

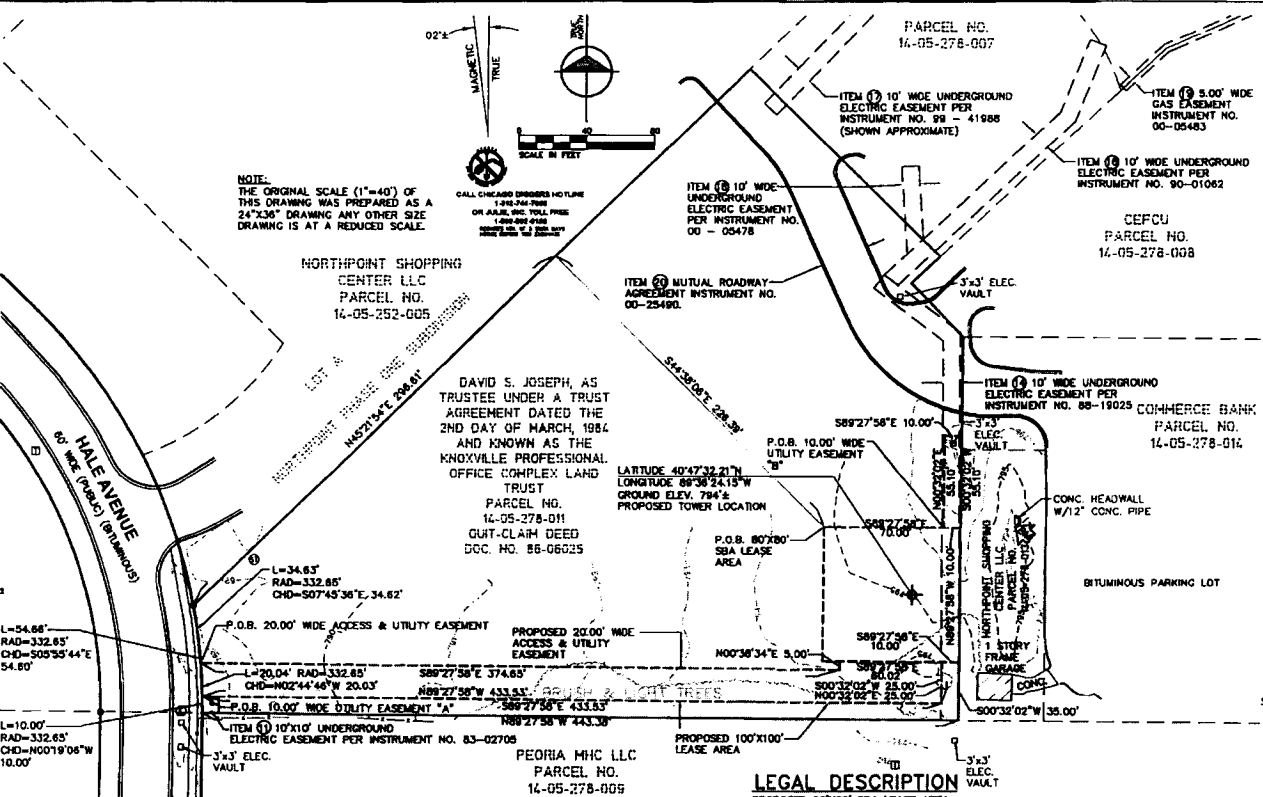
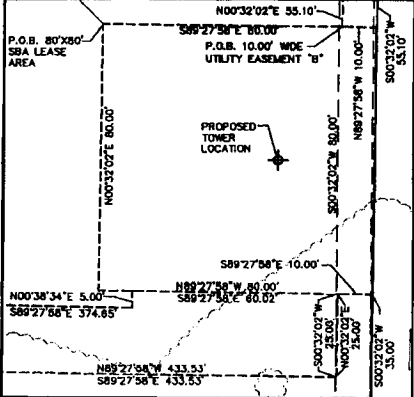
18. Electric Underground Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 02/25/2000 in Instrument No. 00-05478. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

19. Gas Easement in Favor of Central Illinois Light Company, set forth in Instrument recorded on 02/25/2000 in Instrument No. 00-05478. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

20. Mutual Roadway Agreement dated 08/11/2000, by and between Northpoint Shopping Center, LLC, an Illinois limited liability company, David S. Joseph, as Trustee under a Trust Agreement dated March 02, 1984 and known as the Knoxville Professional Office Complex Land Trust, and Commencement Bank, LLC, recorded on 08/11/2000 in Instrument No. 00-25496. REVERSE SUBJECT PROPERTY, BLANKET EASEMENT.

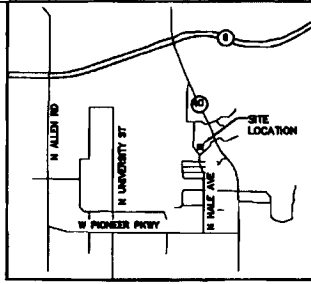
LEASE AREA DETAIL

SCALE 1"=20'

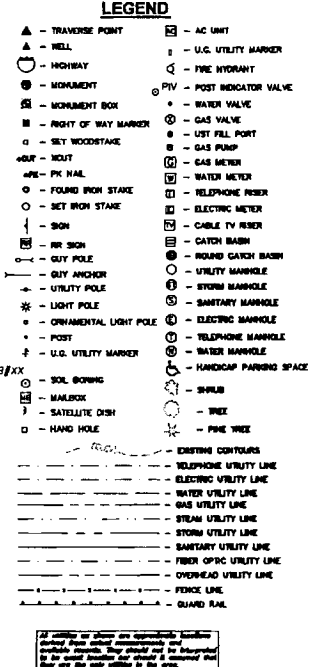


LEGAL DESCRIPTION

LEGAL DESCRIPTION
PROPOSED 10.00' WIDE UTILITY EASEMENT "A"
A 10.00 foot wide easement for utilities in that part of the Northeast 1/4 of Section 5, Township 9 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, Peoria County, Illinois, described as: Commencing at the Southeast corner of Lot A, Northpoint Phase One Subdivision, as recorded in Instrument No. 2000024589, Peoria County Recorder's Office; thence North 45°21'34" East 296.81 feet along the Southeastery line of said Lot A; thence South 44°38'06" East 228.39 feet to the PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 89°27'58" East 80.00 feet; thence South 00°32'02" West 80.00 feet; thence North 89°27'58" East 80.00 feet to the place of beginning of this description, containing 6,400 square feet or 0.14 acres more or less.



LOCATION MAP N.T.S.



I hereby certify to SBA Towers V, LLC, a Florida Limited Liability Company, and Fidelity National Title Insurance, the following:
The surveyor has received and reviewed that certain Title Commitment No. 188826AL issued with an effective date of May 7, 2014, which propose to insure the lands described under its Schedule A.
The surveyor knows of his own knowledge that the lands described under said Schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.
The surveyor further knows of his own knowledge that the easements of record and identified under Schedule B-2 of said Title Commitment encumber the lands described on this survey, but said easements will not interfere with the location of the proposed improvements, including the lease area and any and all access, utility and guy wire easement parcels.
All dimensions shown are in feet and decimal parts thereof.
Given under my hand and seal this 3rd day of March, 2015.
Randy J. Kolchouse
Illinois Professional Land Surveyor No. 2988
Expires November 30, 2017
Note: This certification only applies to improvements within the lease site and easements as monumented shown hereon.
ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES APRIL 30, 2015

Administrative information including SBA Towers V, LLC contact info, L16128-B PEORIA 3 project title, Terra logo, Revisions table, Williams & Works logo, Professional Land Surveyor seal for Randy J. Kolchouse No. 2988, Date: 06/17/14, Scale: 1"=40', Project No: 206130.096, Site Name: PEORIA 3, Tax Parcel ID: 14-05-278-011 OFF, Sheet Title: SS-1, and Sheet Number.