



## PYRAMID NETWORK SERVICES, LLC

TELECOMMUNICATIONS CONSTRUCTION SERVICES AND CONSULTING  
5845 Widewaters Parkway Suite 100, East Syracuse, NY 13057  
<https://www.pyramidns.com/>

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August 22, 2025

Vienna Charter Township  
3400 West Vienna Road  
Clio, MI 48420

**RE: The Towers, LLC (“Vertical Bridge”) Proposed Telecommunications Tower – 2304 W Wilson Rd**

Dear Mr. Polmanteer,

Enclosed, please find copies of each of the following documents in support of this application:

- 1) Special Land Use Application
- 2) Site Plan Review Application
- 3) Site Plan stamped and signed by a state of MI licensed professional engineer
- 4) Sabre Industries Letter stamped and signed by a state of MI licensed professional engineer outlining wind and ice loads, design standards, and built-in safety factors
- 5) Inventory of existing and known towers and antennas within Vienna Township
- 6) Existing TowerSource Map confirming there are no existing towers/usable antenna support structures to co-locate to resolve the current service gap
- 7) Tower Maintenance, Compliance, and Removal Letter
- 8) Collocation Letter confirming the tower will accommodate additional co-locators
- 9) FAA confirming no hazard to air navigation
- 10) FCC Towair confirming there is no FCC registration required for the tower since it will be under 200’
- 11) Email from MDOT’s Office of Aeronautics confirming that no tall structure permit is required
- 12) Verizon Wireless’s Coverage Plots (current service without tower vs proposed service with tower)
- 13) Verizon Wireless's Radio Frequency (RF) Statement of Need
- 14) Verizon Wireless’s RF Compliance Statement confirming the Site complies with the Federal Communications Commission (FCC) Maximum Permissible Exposure limits (MPE Limits)
- 15) A check for \$5,800 to cover the required special land use & site plan review fees is also included

Also, commencing on the following page is our narrative in support of this application.



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### **Proposed Use of Property & Tower Placement**

The Towers, LLC (“Vertical Bridge”) is proposing to construct a communications tower on property owned by Kyle Sheppard located at 2304 W Wilson Road in Clio. The proposed monopole tower will be One Hundred Ninety-Five feet (195’) tall with a Four feet (4’) tall max lightning rod for a total overall max height of One Hundred Ninety-Nine feet (199’). Verizon Wireless will attach their antennas and equipment to the tower once the tower is built. The tower will be designed to accommodate three (3) additional co-locators. The tower will be placed inside a 50’x50’ fenced compound and the proposed fence will be a six (6’) foot chain link fence. For access, Vertical Bridge proposes to use an existing drive for ingress & egress as depicted in the Site Plan.

The tower will not be required to be illuminated at the top, being below the FAA’s two hundred feet (200’) guideline. As illustrated in the ‘Propagation Maps’ (the colorful green, yellow, and red service maps), there is currently poor outdoor coverage in the area (red areas). Coverage with the proposed tower will serve omnidirectional and the green areas are considered ‘Good In-Building Coverage’.

### **Emergency Services & Design Standards**

As of December 2018, cell phones became the primary means of phone communication in the United States (being about 65% now), more people having only a cell phone than having any land line. Verizon Wireless provides an essential service to individuals and businesses within Clio, Michigan, subject to the jurisdiction of the Federal Communications Commission (FCC). Verizon Wireless is licensed by the FCC to build and operate a wireless communications network in Clio, Michigan.

National statistics compiled by the FCC indicate that more than 93% of E-911 calls to police and fire departments are now made using wireless phones. That percentage grows each year. For many Americans, the ability to call E-911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless E-911 calls come from “Good Samaritans” reporting traffic accidents, crimes or other emergencies. The prompt delivery of wireless E-911 calls to public safety organizations benefits the public by promoting safety of life and property. The public relies on wireless communications for emergency access, as do law enforcement and public safety services. Many police departments also rely on wireless data services between patrol cars and law enforcement databases. Wireless data services help police departments utilize their limited resources more effectively to better protect the public. It is in the public’s interest to ensure that robust and reliable emergency voice and data services remain available to everyone in Verizon’s service areas.

The tower will be designed in accordance with the Telecommunication Industry Standard ANSI/TIAA-222-H, “Structural Standard for Antenna Supporting Structures and Antennas, and all local and state building codes. The Tower is composed of high strength, tapered steel whose galvanized grey finish blends better with the prevalent Michigan sky. Additional design details are outlined in the Sabre Industries letter dated May 30, 2025, stamped and signed by a state of Michigan licensed professional



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engineer. Also, the Site is not occupied and once the tower is constructed, it would only be visited by an engineer a couple times per month for maintenance via a standard commercial van or pickup. The tower creates no dust, fumes, noise, vibration or smoke.

### **Radio Frequency (RF) Health & Federal Telecommunications Act**

Under the Federal Telecommunications Act (“TCA”), (47 U.S.C. §332(c)(7)), and the broadcast licenses granted pursuant to it, wireless service providers (“WSPs”) are obligated to respond to failures in personal wireless services. In this area, as shown on the wireless service “propagation maps” included with this Zoning Application, Verizon shows a significant gap in adequate service to Township residents and visitors, as would other WSPs. The Site, chosen carefully, creates a service area that fits together with the service areas of other existing Verizon towers. A proposed tower cannot be too close to an existing tower, nor can it be too distant from one another. This results in establishing a very small “search ring” within which the tower must be placed, essentially forming a honeycomb with the service areas of the existing towers.

You will find a Verizon RF emissions compliance evaluation for this proposed new tower Site. Based on the results of the evaluation, this Site complies with the Federal Communications Commission (FCC) Maximum Permissible Exposure limits (MPE Limits) that were developed in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The Verizon letter also includes links to websites that have more information on MPE limits, guidance on compliance with MPE limits, and a link that is useful for learning more about the safety of radio frequency (RF) emissions from wireless facilities. In addition to what the Verizon letter provides, there are two (2) more useful links regarding health studies and frequently asked questions that we recommend to anyone interested in learning more or are concerned with RF exposure. These links can be found below.

As you may already be aware, another provision of the Federal Telecommunications Act (“TCA”), (47 U.S.C. §332), explains that no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions. Based on the RF emissions evaluation mentioned above for this Site and attached hereto, Verizon complies with the FCC. Furthermore, the key take away is that Local governments cannot consider RF health concerns when reviewing an application for a compliant facility.



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### **Additional Website Links to RF Health Related and Frequently Asked Questions:**

<https://www.reuters.com/business/healthcare-pharmaceuticals/no-link-between-mobile-phones-brain-cancer-who-led-study-says-2024-09-03/>

[Frequently Asked Questions \(wirelesshealthfacts.com\)](https://www.wirelesshealthfacts.com/); Cellular Telecommunications Industry Association (CTIA)

### **Collocation**

The proposed tower to be erected by Vertical Bridge is designed and will be constructed to accommodate collocation of three (3) wireless carriers as shown on the Site Plan and Sabre Industries tower design letter.

As outlined by Verizon's radio frequency engineer in the "Statement of Network Need for a New Communications Tower" document, there are no existing towers in the target area to meet Verizon Wireless's service needs. Before proposing a new communications tower, Verizon first considered whether any existing towers in the area could be used to resolve the coverage gap in the Gap Area. Although there is an existing ATC tower west of the general area, it is too far from the Gap Area to provide the needed coverage and capacity to remedy the service gap. As shown by the propagation maps, the Proposed Tower will serve more of the southern Clio area and provide more coverage and capacity than the existing tower. There is also a tower owned by Arcadia Towers that is in the general area, but it is too far north of the Gap Area to provide the coverage and capacity needed there and is also located too close to existing Verizon communications sites and would therefore cause interference. Since there are no existing towers in the area to fill Verizon Wireless's service gap, a new communications tower needs to be erected at this location for Verizon Wireless to meet its coverage requirements.

### **Verizon Wireless System Performance/Alternative Technology/Existing Structures**

To determine if and where coverage is needed, Verizon's Performance Department reviews the existing system. If the Performance Department determines there is a particular need for coverage and capacity in a given area, Verizon's RF Engineering Department looks at what design will give the required coverage and capacity. The RF Department must consider where they presently have coverage and capacity, then the best way to provide this coverage and capacity is determined. Many factors are considered in this determination: existing physical, engineering, technological and geographic factors are all addressed in making this evaluation. The RF Department has determined that the proposed tower is required to provide the necessary service to Verizon's system to fulfill the Federal Government's mandate on Carriers providing service in their licensed territory.





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Presently there are no alternative technologies that will provide the necessary coverage proposed by the erection of the tower. A Small Cell configuration, as its name indicates, is designed for a limited area. Distributed Antenna Systems (DAS) are designed for very specific locations (Ford Field, a large building, e.g.) and are not designed to cover as large of an area as the proposed cell site is designed for.

There are many factors that affect the decision as to where to erect a tower. Capacity and coverage needs are primary. As evidenced by the accompanying Propagation Map, Verizon lacks coverage at the proposed location. This proposed tower will fulfill the Federal Communication Commission's mandate that coverage be provided in carriers' licensed territory. In addition to the coverage issue, capacity has become a major issue for wireless carriers. Smart phones have pushed all carriers' systems to the maximum and, to get relief, the carriers need additional cell sites to accommodate this increased use of data. The increased use of smart phones is growing daily, so the carriers must meet this demand with additional cell sites. As there are no other towers or structures in the immediate area, Vertical Bridge must erect a tower for Verizon to meet its coverage requirements.

### **Vertical Bridge's Tower Maintenance Program/Compliance & Removal Statements**

Vertical Bridge owns and operates hundreds of telecommunication towers across more than thirty states. Proper care of these critical facilities is of the utmost importance to Vertical Bridge and its customers. While specific maintenance plans for each of these towers may differ depending upon such factors as tower type and design, site topography and conditions, and typical geographic weather patterns, there are some basic underlying processes and procedures that are applied to all our towers:

**Routine Facility Maintenance** – Routine maintenance includes such actions as visual ground inspection of the facility, trash and debris removal, security confirmation, and weed abatement. The normal frequency of routine maintenance varies per each tower, but such frequency usually averages to one visit roughly every ninety days on an annualized basis.

**Preventive Maintenance** – Our customers and their agents conduct periodic preventive maintenance on their equipment which resides on our towers. Examples of this equipment include antennas, mounts and cables.

**Inspections** – In addition to the routine maintenance performed by Vertical Bridge and its customers, Vertical Bridge also conducts more detailed inspections of its towers. These formal inspections may involve certified inspectors climbing the tower, inspections via non-human means such as drones, or both. The purpose of these inspections is to assess and document the structural integrity of the tower and its appurtenances. This inspection is typically performed once per year.

**Call Center** – Vertical Bridge utilizes a national call center that operates continuously, 24 hours per day, seven days per week. In the event an issue arises, any stakeholder can contact the call center at



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800-821-5825 ext. 2 to log the issue. The information will be immediately routed to appropriate personnel of Vertical Bridge, who then coordinate applicable remedial actions.

Statement of Compliance – Prior to construction, the facility will comply with all FAA regulations & EIA standards, and all other applicable federal, state, and local laws and regulations.

Tower Removal Statement – Vertical Bridge, being duly sworn, acknowledge and agree that in the event that Vertical Bridge abandons the tower at the above-referenced address (the “Tower”), Vertical Bridge shall dismantle and remove the Tower within ninety (90) days following a deemed abandonment and notice from Vienna Township.

### **Zoning Approval & Waiver Requests**

The applicant, The Towers LLC (“Vertical Bridge”), asks that Vienna Charter Township grant the requested Special Land Use and Site Plan approvals.

Also, to meet an ordinance requirement, Vertical Bridge is currently proposing landscaping on the site plan. However, the applicant is requesting a Waiver on this requirement. As shown on the Site Plan, there’s plenty of existing trees, vegetation, and structures on the property and surrounding the property. To the north, there is a large field with no nearby residents. To the east, there are some trees, a shed, and a large barn. To the south, there are some trees and the nearest public right-of-way (W Wilson Road). The tower is setback 410 feet from W Wilson Rd. To the west, there are numerous existing trees and vegetation. We do not feel that a landscape plan will provide any necessary additional screening. Therefore, the applicant requests the planning commission consider granting a waiver of all landscaping at the proposed tower site. Per Section 2530. – Special Land Use Permits #13 *Landscaping.*, the planning commission can waive this requirement.

Should you have any questions, please contact Austin Babich with Pyramid Network Services, LLC at (989) 395-1518 or [ababich@pyramidns.com](mailto:ababich@pyramidns.com). Thank you for your time.

Sincerely,

**Austin Babich, as agent for The Towers, LLC (“Vertical Bridge”)**

Project Manager

Phone: (989) 395-1518

[ababich@pyramidns.com](mailto:ababich@pyramidns.com)



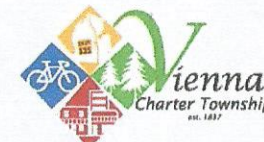






\*\*\*PLEASE FILL OUT CHECKLIST ON NEXT PAGE\*\*\*





## VIENNA TOWNSHIP SITE PLAN REVIEW CHECKLIST

The following information shall be accompany all plans submitted for review and must comply with the procedures set forth in Township Ordinance No. 363. This checklist must be filled out prior to submittal. **Anything marked No or N/A should be accompanied by a letter explaining why those items are not included in the site plan.** The applicant or a representative **must** be present at the meeting. **All site plan approvals are contingent upon all Genesee County Drain Commission, Road Commission, MDOT or any other necessary agency approvals being obtained.** The site plan process will take approximately 1 – 2 months and cannot be expedited.

Is the purpose of this site plan Commercial or Residential?	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential
Name & Address of property owner(s) has been provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A drawing shall be submitted including the following information: legal description of the property, site location, gross land area of the development, zoning classification, description of proposed use and location and dimensions of all buildings, easements and right of ways are included on the site plan.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Storm water management plan with detailed engineering calculations in accordance with Genesee County Drain Commissioner's Office Division of Surface Water Management.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Grading and drainage plans submitted showing existing and proposed finished contour of site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing surrounding land uses, properties, zoning classification within 300 feet of project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Applicable Genesee County Drain Commissioner's Office Division of Water and Waste Services standard detail sheets and construction notes.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the location and capacity of private or public water, and sanitary sewer facilities serving the site and storm drainage detail.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the north point, existing elevations at 2 contour intervals, boundary lines, and topography showing natural features.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing all streets, driveways, service aisles, and parking areas including the general layout and design of parking lot spaces. Include type of surfacing and all parking calculations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing the distances between structures, lot lines, setback lines, the location of vehicular entrances and loading/unloading points.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Elevation drawings of each building with dimensions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Drawing showing the location, heights, size and number of proposed signs.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drawing showing the location of dumpster, site lighting and buffer zones.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
In cases of multiple homes or dwellings, drawing must show number of units per acre and square footage of each unit.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Does this site plan have anything that does not meet specs listed in Township Zoning Ordinance? <i>If Yes, please consult with Township Building Dept. prior to submitting application</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
When proposed structure requires a seal by the State of Michigan, site plan shall be sealed by a licensed Michigan architect, engineer or surveyor.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Have all necessary agencies (i.e. Genesee County Road Commission, Water & Waste, Drain Commissioner, MDOT, EGLE, etc.) been contacted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

### Items to Submit

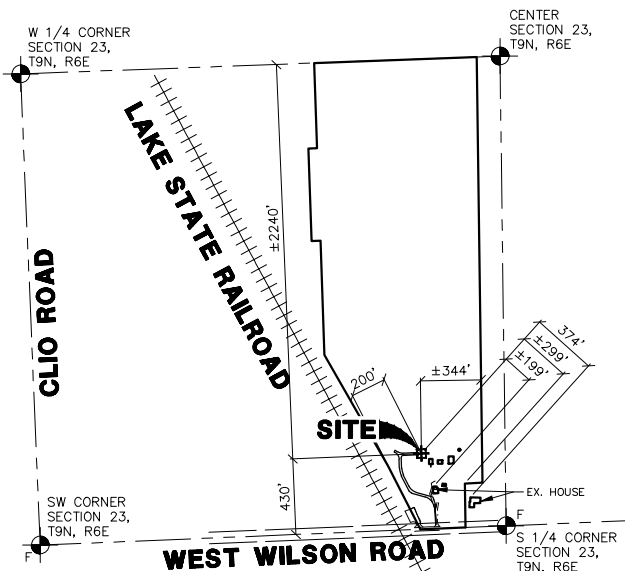
Completed site plan review application and fees	3 physical copies of the site plan drawings to an appropriate scale	1 electronic pdf copy of the site plan drawings
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Agencies to Contact	Phone	Website	Agency	Phone	Website
Genesee Co. Water & Waste	810-732-7870	<a href="https://www.gcdcwws.com/">https://www.gcdcwws.com/</a>	Genesee Co. Road Com.	810-767-4920	<a href="https://gcrc.org">https://gcrc.org</a>
Genesee Co. Drain Commissioner	810-732-1590	<a href="http://www.gcdcswm.com/default.htm">http://www.gcdcswm.com/default.htm</a>	MDOT	810-653-7470 ext. 300	
Genesee Co. Health Dept.	810-257-3603	<a href="https://www.gchd.us">https://www.gchd.us</a>	EGLE	517-284-6651	<a href="https://www.michigan.gov/egle/">https://www.michigan.gov/egle/</a>

**Building permits cannot be issued prior to site plan approval and all necessary agency approvals being obtained**



R:\21044\US-MI-5407 (VZW 1305A)\ACAD\21044-MI-5407-SPT.dwg, 1/26/2026 11:14 AM, Scott G. Fisher, SPT, MCLLC PDF, pc3  
Copyright © 2024, Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.



### OVERALL PARCEL SKETCH

SCALE: 1"=500'

NOTE: ALL DISTANCES SHOWN ARE FROM TOWER CENTER TO NEAREST PROPERTY LINE OR BUILDING CORNER.

### LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

All that tract or parcel of land located in the Township of Vienna, County of Genesee, State of Michigan, being more particularly described as follows:

Part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan, described as: Beginning at a point on the South line of said Section that is South 89°20'32" West, 232.00 feet from the South 1/4 corner of said Section; thence continuing along said South line South 89°20'32" West, 256.00 feet to the Easterly line of the Consumers Power Company right-of-way line; thence North 25°09'28" West along said Easterly right-of-way line 400.00 feet; thence continuing along said right-of-way line North 28°07'36" West, 731.55 feet; thence North 00°17'45" West, 649.72 feet; thence South 89°42'15" East, 50.00 feet; thence North 00°17'45" West, 525.00 feet; thence North 89°42'15" East, 50.00 feet; thence North 00°17'45" West, 485.00 feet; thence North 89°35'25" East along the East-West 1/4 line of said Section as occupied, 924.23 feet; thence South 00°57'40" West parallel to the North-South 1/4 line of said Section as occupied, 2419.77 feet; thence South 89°20'32" West, 100.00 feet; thence South 00°57'40" West, 250.00 feet to point of beginning.

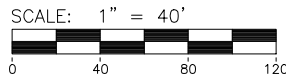
This being a portion of the same property conveyed to Kyle Sheppard, a single man from Estate of Leo Richard Jenkins, by Jill Lee Moore-Jenkins, Personal Representative as to Parcel 1 and Trust Agreement of Leo R. Jenkins and Sally L. Jenkins, dated December 13, 2001, to Jill L. Moore-Jenkins, Trustee as to Parcel 2 in a warranty deed dated March 28, 2023 and recorded May 4, 2023 as instrument 202305040030976 in Genesee County, Michigan.

### LEGEND

736	EXIST. CONTOUR
736	PROP. CONTOUR
×736.2	EXIST. SPOT ELEVATION
736.20x	PROP. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
⊠	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
—	EXIST. TELEPHONE LINE
—	EXIST. ELECTRIC LINE
—	EXIST. GAS LINE
—	EXIST. GATE VALVE IN WELL CULVERT
+	SIGN
g	GAS METER
g/m	GAS LINE MARKER
g/fiber	FIBER OPTIC MARKER
•	POST
—	FENCE
—	GUARDRAIL
—	SINGLE TREE
—	TREE OR BRUSH LIMIT
⊙	SECTION CORNER
⊙ F	FOUND IRON PIPE
△	CONTROL PT.

### TREE LEGEND

• BO	BOX ELDER
• E	ELM
• M	MAPLE
• W	WALNUT



### PROPERTY INFORMATION

TAX PARCEL: #18-23-300-041

OWNER: KYLE SHEPPARD  
2282 WEST WILSON ROAD  
CLIO, MICHIGAN 48420

CELL SITE ADDRESS:  
WEST WILSON ROAD  
CLIO, MICHIGAN 48420



### VICINITY SKETCH

SCALE: 1"=2000'

### LOCATION

LATITUDE 43° 09' 50.6"

LONGITUDE 83° 43' 34.8"

GROUND ELEV. @ TOWER BASE = 732.80

### LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide); thence N 00°39'28" W 100.00 feet; thence N 17°39'28" W 80.00 feet; thence N 72°39'28" W 124.00 feet; thence N 25°06'04" W 126.52 feet; thence N 00°39'28" W 100.00 feet; thence N 89°20'32" E 85.00 feet to the POINT OF BEGINNING.

thence N 00°39'28" W 37.50 feet;  
thence N 89°20'32" E 75.00 feet;  
thence S 00°39'28" E 75.00 feet;  
thence S 89°20'32" W 75.00 feet;  
thence N 00°39'28" W 37.50 feet to the POINT OF BEGINNING; being a part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; containing 5,625 square feet, or 0.129 acres of land, more or less; and subject to easements and restrictions of record, if any;

Together with a 30 foot wide easement for ingress, egress and public utilities, the centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide) to the POINT OF BEGINNING:

thence N 00°39'28" W 100.00 feet;  
thence N 17°39'28" W 80.00 feet;  
thence N 72°39'28" W 124.00 feet;  
thence N 25°06'04" W 126.52 feet;  
thence N 00°39'28" W 100.00 feet;  
thence N 55°39'28" W 40.00 feet;  
thence S 55°39'28" E 40.00 feet;  
thence N 89°20'32" E 85.00 feet to the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; subject to easements and restrictions of record, if any.

And together with a 12 foot wide easement for utilities, the centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; thence S 89°20'32" W 393.00 feet along the south line of said Section 23 (also being the centerline of West Wilson Road, 66 feet wide); thence N 00°39'28" W 100.00 feet; thence N 17°39'28" W 80.00 feet; thence N 72°39'28" W 124.00 feet to the POINT OF BEGINNING:

thence S 20°20'32" W 13.00 feet;  
thence S 24°39'28" E 221.87 feet to said south line of Section 23 and the POINT OF ENDING; being part of the Southwest 1/4 of Section 23, T9N, R6E, Vienna Township, Genesee County, Michigan; except any part taken, deeded or used for public road purposes; subject to easements and restrictions of record, if any.

### NOTES

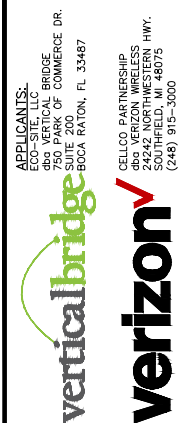
- Bearings are based on Warranty Deed recorded in Instrument 202305040030976, Genesee County Records
- This site is not located in a flood area per Flood Insurance Rate Map number 26049C0061D, effective date September 25, 2009.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 10-11-2024.

### BENCH MARK

Top of nail in wood post with guard rail located ±18' west of the proposed drive, and ±110' north of West Wilson Road.  
Elevation: 737.93 (NAVD 88 Datum)

PREPARED BY:  
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473



VB SITE #US-MI-5407  
VZW SITE #1305  
CLIO & BINGHAM

VIENNA TOWNSHIP  
GENESEE COUNTY  
MICHIGAN

REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
1. REV. TOWER TYPE AND PER. TWP. REVIEW	06/09/25								
2. MOVE TOWER AND LEASE PARCEL	11/25/25								

JOB No.	21044-MI-5407
DATE:	11/26/24
CADD:	BLF
ENG:	SGF
PM:	SOF
TECH:	KMW
FILE:	21044-MI-5407-SPT
FB#:	552.9

SITE SURVEY,  
GENERAL  
INFORMATION

1

SHEET 1 OF 5





ZONED: MH (CITY OF CLIO) —  
(MOBILE HOME PARK)  
LAND USE: MOBILE HOME RESIDENTIAL  
MASTER PLAN: MOBILE HOME PARK

ZONED: RSA —  
(ONE FAMILY RESIDENTIAL)  
LAND USE: VACANT  
MASTER PLAN: MULTIPLE  
FAMILY RESIDENTIAL

ZONED: R-1A  
(AGRICULTURAL AND  
ONE-FAMILY RESIDENTIAL)  
LAND USE: AGRICULTURAL  
MASTER PLAN: MULTIPLE  
FAMILY RESIDENTIAL

ZONED: RM  
(MULTIPLE FAMILY RESIDENTIAL)  
LAND USE: RESIDENTIAL/AGRICULTURAL  
MASTER PLAN: MULTIPLE FAMILY RESIDENTIAL


ZONED: RU-1  
(ONE FAMILY RESIDENTIAL)  
LAND USE: RESIDENTIAL  
MASTER PLAN: SINGLE FAMILY RESIDENTIAL

ZONED: RSA  
(ONE FAMILY RESIDENTIAL)  
LAND USE: RESIDENTIAL  
MASTER PLAN: SINGLE FAMILY RESIDENTIAL

ZONED: RU-1  
(ONE FAMILY RESIDENTIAL)  
LAND USE: RESIDENTIAL  
MASTER PLAN: SINGLE FAMILY RESIDENTIAL



SCALE: 1" = 200'



0 200 400 600



Know what's **below**.  
Call before you dig

**NOTE:**

ALL DISTANCES SHOWN ARE FROM TOWER CENTER  
TO NEAREST PROPERTY LINE OR BUILDING CORNER.

M I D W E S T E R N



3815 Plaza Drive  
Ann Arbor, Michigan 48108  
(734) 995-0200  
[www.midwesternconsulting.com](http://www.midwesternconsulting.com)  
Land Development • Land Survey  
Institutional • Municipal  
Wireless Communications  
Transportation • Landfill Services

VB SITE #US-MI-5407

**VZW SITE #1305**

**'CLIO & BINGHAM'**

VIENNA TOWNSHIP  
GENESEE COUNTY  
MICHIGAN

**verticalbridge**  
APPLICANTS:  
ECO—SITE, LLC  
dba VERTICAL BRIDGE  
750 PARK OF COMMERCE DR.  
SUITE 200  
—BOCA RATON, FL 33487

**verizon**  
CELLCO PARTNERSHIP  
dba VERIZON WIRELESS  
24242 NORTHWESTERN HWY.  
SOUTHFIELD, MI 48075  
(248) 915-3000

JOB No. <b>21044-MI-5407</b>	REV. DATE 08/09/25
	1. ADD SHEET

DATE: 08/09/25	
1. ADD SHEET	08/09/25
2. MOVE TOWER AND LEASE PARCEL	11/25/25

DATE: 06/06/20	
CADD: BLF	

ENG: SCF	
DM: SCF	

[illegible]

FILE: 21044_MI-5407-SP2	
CP#: 55210	

**JOB No. 21044-MI-5407**

DATE: 08/09/25

CADD: BLF

ENG: SGF
PM: SCF

TECH: KMW

FILE: 21044\_MI-5407-SP2

CP#: 55219

## VICINITY PLAN

2

SHEET 2 OF 5



- 
- 
- 
- 
2. The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
3. The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
4. There are two, low wattage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet and pointed downwards towards the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
5. There are no signs proposed for this project except for:
  - a. Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
  - b. FCC registration number located on fence gate.
6. The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
7. There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
8. Tower shall be equipped with an anti-climbing device.
9. Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
10. All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
11. All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
12. Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Wilson Road.
13. The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.



SCALE: 1" = 30'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 30, 60, and 90, representing feet.



Know what's **below**.  
Call before you dig.

	EXIST. UTILITY POLE
	ELEC. TRANSFORMER
	ELECT. OVERHEAD UTILITY LINE
	EXIST. TELEPHONE LINE
	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
	EXIST. GATE VALVE IN WELL
	CULVERT
	SIGN
	GAS METER
	GAS LINE MARKER
	FIBER OPTIC MARKER
	POST
	POST TO BE REMOVED
	FENCE
	GUARDRAIL
	SINGLE TREE
	SINGLE TREE TO BE REMOVED
	TREE OR BRUSH LIMIT
	SECTION CORNER
	FOUND IRON PIPE
	CONTROL PT.

- BO BOX ELDER
- CH CHERRY
- E ELM
- M MAPLE
- W WALNUT



- |  |                                |
|--|--------------------------------|
|  | EXIST. CONTOUR                 |
|  | PROP. CONTOUR                  |
|  | EXIST. SPOT ELEVATION          |
|  | PROP. SPOT ELEVATION           |
|  | EXIST. UTILITY POLE            |
|  | ELEC. TRANSFORMER              |
|  | EXIST. OVERHEAD UTILITY LINE   |
|  | EXIST. TELEPHONE LINE          |
|  | EXIST. ELECTRIC LINE           |
|  | EXIST. GAS LINE                |
|  | EXIST. GATE VALVE IN WELL      |
|  | CULVERT                        |
|  | SIGN                           |
|  | GAS METER                      |
|  | GAS LINE MARKER                |
|  | FIBER OPTIC MARKER             |
|  | POST                           |
|  | FENCE                          |
|  | GUARDRAIL                      |
|  | SINGLE TREE                    |
|  | TREE OR BRUSH LIMIT            |
|  | SECTION CORNER                 |
|  | FOUND IRON PIPE<br>CONTROL PT. |

### TREE LEGEND

- BO BOX ELDER
- CH CHERRY
- E ELM
- M MAPLE
- W WALNUT

**DRAINAGE NARRATIVE:**  
THE EXISTING SITE DRAINAGE PATTERNS WILL BE MAINTAINED WITH ALL SITE RUNOFF DIRECTED VIA OVERLAND FLOW IN THE DIRECTION THAT THEY FLOW CURRENTLY. CULVERTS ARE SHOWN AS REQUIRED TO MAINTAIN THESE EXISTING PATTERNS.



SCALE: 1" = 30'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 30, 60, and 90, representing feet.



Know what's **below**.  
Call before you dig.



May 30, 2025

Christopher Molloy  
Vertical Bridge Reit, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

RE: Proposed 195' Sabre Monopole for US-MI-5407 Clio & Bingham

Dear Mr. Molloy,

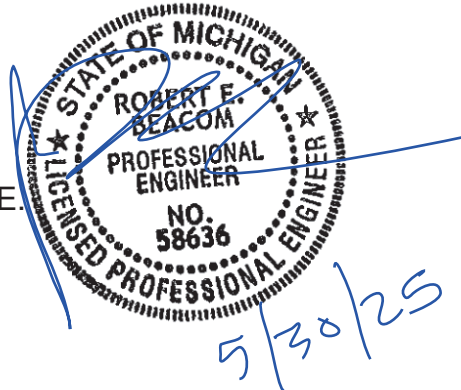
Upon receipt of order, we propose to design and supply a monopole for the above referenced project for a Basic Wind Speed of 107 mph with no ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures" to support (3) wireless carriers.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a "zero fall radius" at ground level. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

Robert E. Beacom, P.E., S.E.  
Engineering Manager







3250 W Vienna Rd, Clio, MI 48420, United States

Submit

☒ Towers ☒ Antennas Share 13K

Results Summary

INVENTORY OF ALL TOWERS & ANTENNAS IN VIENNA TOWNSHIP



29 towers and 62 antennas within a 3.0 mile radius of 3250 W Vienna Rd, Clio, MI 48420, United States.

Registered Towers

ID	Carrier/Owner	Distance
0	<a href="#">Arcadia Infrastructure I, Llc</a>	0.3 mi
1	<a href="#">American Towers, Llc</a>	1.5 mi
2	<a href="#">Ccatt Llc</a>	1.6 mi
3	<a href="#">Hsh Flint (weyi) Licensee, Llc</a>	3.0 mi

Non-registered Towers

ID	Carrier/Owner	Distance
4	<a href="#">Genesys Health System</a>	0.8 mi
5	<a href="#">Genesys Health System</a>	0.8 mi
6	<a href="#">Genesee County Comm. Consortium</a>	0.8 mi
7	<a href="#">Michigan, State Of</a>	1.2 mi
8	<a href="#">The Towers, Llc</a>	1.3 mi
9	<a href="#">Crown Castle Usa - Cr</a>	1.6 mi
10	<a href="#">Ccatt Llc</a>	1.6 mi
11	<a href="#">Detroit Smsa Tower Holdings Llc</a>	1.6 mi
12	<a href="#">Cricket</a>	1.6 mi
13	<a href="#">Spectrasite Communications</a>	1.6 mi
14	<a href="#">Detroit Smsa Limited Partnership</a>	1.6 mi
15	<a href="#">Spectra Site Communications</a>	1.6 mi
16	<a href="#">Spectra Site Communications</a>	1.6 mi
17	<a href="#">Detroit Smsa Lp</a>	1.6 mi
18	<a href="#">Powerfone Inc</a>	1.6 mi
19	<a href="#">Detroit Smsa Ltd. Partnership</a>	1.6 mi
20	<a href="#">Verizon</a>	1.8 mi
21	<a href="#">Verizon</a>	1.8 mi
22	<a href="#">Cricket</a>	1.8 mi
23	<a href="#">Newpar Airtouch Cellular</a>	1.8 mi
24	<a href="#">Fint Cellular Company Company.</a>	1.8 mi
25	<a href="#">New Par</a>	1.8 mi
26	<a href="#">Sinclair Broadcast Group, Inc</a>	3.0 mi

Per AntennaSearch.com, the list shown above are all towers and antennas within Vienna Township. The important takeaway is that there are no existing towers in our search area to meet Verizon Wireless's service needs. Since there are no existing towers in the needed search area to fill Verizon Wireless's service gap, a new communications tower needs to be erected at our proposed location for Verizon to meet its coverage requirements.





3250 W Vienna Rd, Clio, MI 48420, United States

Submit

☒ Towers ☒ Antennas Share 13K

Results Summary



29 towers and 62 antennas within a 3.0 mile radius of 3250 W Vienna Rd, Clio, MI 48420, United States.

26	<a href="#">Sinclair Broadcast Group, Inc</a>	3.0 mi
27	<a href="#">Civil Air Patrol Michigan Wing</a>	3.0 mi
28	<a href="#">Blank</a>	3.0 mi

Multiple Antennas

ID	Carrier/Owner	Distance
29	<a href="#">Mc Donalds Rest 17367</a>	0.5 mi
	<a href="#">Mc Donalds Corporation Dba Mc Donalds Rest 04433</a>	0.5 mi
	<a href="#">Taco Bell</a>	0.5 mi
	<a href="#">Taco Bell 02133</a>	0.5 mi

Single Antennas

ID	Carrier/Owner	Distance
30	<a href="#">Clio Area Fire Authority</a>	0.4 mi
31	<a href="#">Clio Area Fire Department</a>	0.4 mi
32	<a href="#">Clio, City Of</a>	0.6 mi
33	<a href="#">Cm Ambulance</a>	0.6 mi
34	<a href="#">Conlee Oil Company</a>	0.6 mi
35	<a href="#">Clio Area Schools</a>	0.6 mi
36	<a href="#">Genesee County 911</a>	0.8 mi
37	<a href="#">Clio Area Schools</a>	1.0 mi
38	<a href="#">Sybra Inc.</a>	1.0 mi
39	<a href="#">Genesee, County Of</a>	1.0 mi
40	<a href="#">Mcdonald's Restaurants Of Michigan, Inc. #4433</a>	1.1 mi
41	<a href="#">Michigan, State Of</a>	1.2 mi
42	<a href="#">Genesee County Association For Retarded</a>	1.2 mi
43	<a href="#">Mcdonald's Restaurants Of Michigan, Inc.</a>	1.2 mi
44	<a href="#">Genesee, County Of</a>	1.2 mi
45	<a href="#">Genesee, County Of</a>	1.2 mi
46	<a href="#">Sprint Nextel</a>	1.5 mi
47	<a href="#">Sprint Nextel</a>	1.5 mi
48	<a href="#">Sprint Nextel</a>	1.5 mi

Per AntennaSearch.com, the list shown above are all towers and antennas within Vienna Township. The important takeaway is that there are no existing towers in our search area to meet Verizon Wireless's service needs. Since there are no existing towers in the needed search area to fill Verizon Wireless's service gap, a new communications tower needs to be erected at our proposed location for Verizon to meet its coverage requirements.



3250 W Vienna Rd, Clio, MI 48420, United States

Submit

☒ Towers ☒ Antennas

Share 13K

## Results Summary



29 towers and 62 antennas within a 3.0 mile radius of 3250 W Vienna Rd, Clio, MI 48420, United States.

49	<a href="#">Sprint Nextel</a>	1.5 mi
50	<a href="#">Sprint Nextel</a>	1.5 mi
51	<a href="#">Sprint Nextel</a>	1.5 mi
52	<a href="#">T-mobile</a>	1.5 mi
53	<a href="#">T-mobile</a>	1.5 mi
54	<a href="#">AT&amp;T</a>	1.6 mi
55	<a href="#">Dairy Queen #10050</a>	1.6 mi
56	<a href="#">Fibertower</a>	1.6 mi
57	<a href="#">Fibertower</a>	1.6 mi
58	<a href="#">AT&amp;T</a>	1.6 mi
59	<a href="#">AT&amp;T</a>	1.6 mi
60	<a href="#">American Messaging</a>	1.6 mi
61	<a href="#">AT&amp;T</a>	1.8 mi
62	<a href="#">Sprint Nextel</a>	1.8 mi
63	<a href="#">Metropolitan Area Networks</a>	1.8 mi
64	<a href="#">Metropolitan Area Networks</a>	1.8 mi
65	<a href="#">Metropolitan Area Networks</a>	1.8 mi
66	<a href="#">Clio Country Club</a>	1.9 mi
67	<a href="#">Signature Truck Systems Inc</a>	1.9 mi
68	<a href="#">Clio Country Club</a>	1.9 mi
69	<a href="#">City Of Mt Morris</a>	1.9 mi
70	<a href="#">Genesee County Drain Commission - Division Of Water And Waste Services</a>	2.2 mi
71	<a href="#">Kens Redi Mix Inc</a>	2.5 mi
72	<a href="#">Charter Township Of Genesee</a>	2.9 mi
73	<a href="#">Sprint Nextel</a>	3.0 mi
74	<a href="#">Sprint Nextel</a>	3.0 mi
75	<a href="#">Hsh Flint (weyi) Licensee, Llc</a>	3.0 mi
76	<a href="#">Barrington Flint License Llc</a>	3.0 mi
77	<a href="#">Hsh Flint (weyi) Licensee, Llc</a>	3.0 mi
78	<a href="#">Verizon</a>	3.0 mi
79	<a href="#">Air Advantage, Llc</a>	3.0 mi
80	<a href="#">Flint (whsf-tv) Licensee Inc</a>	3.0 mi

Per AntennaSearch.com, the list shown above are all towers and antennas within Vienna Township. The important takeaway is that there are no existing towers in our search area to meet Verizon Wireless's service needs. Since there are no existing towers in the needed search area to fill Verizon Wireless's service gap, a new communications tower needs to be erected at our proposed location for Verizon to meet its coverage requirements.

81	Verizon	3.0 mi
82	Verizon	3.0 mi
83	Verizon	3.0 mi
84	Air Advantage	3.0 mi
85	Verizon	3.0 mi
86	Wsmh Licensee, Llc	3.0 mi
87	Wsmh Licensee, Llc	3.0 mi

Per AntennaSearch.com, the list shown above are all towers and antennas within Vienna Township. The important takeaway is that there are no existing towers in our search area to meet Verizon Wireless's service needs. Since there are no existing towers in the needed search area to fill Verizon Wireless's service gap, a new communications tower needs to be erected at our proposed location for Verizon to meet its coverage requirements.

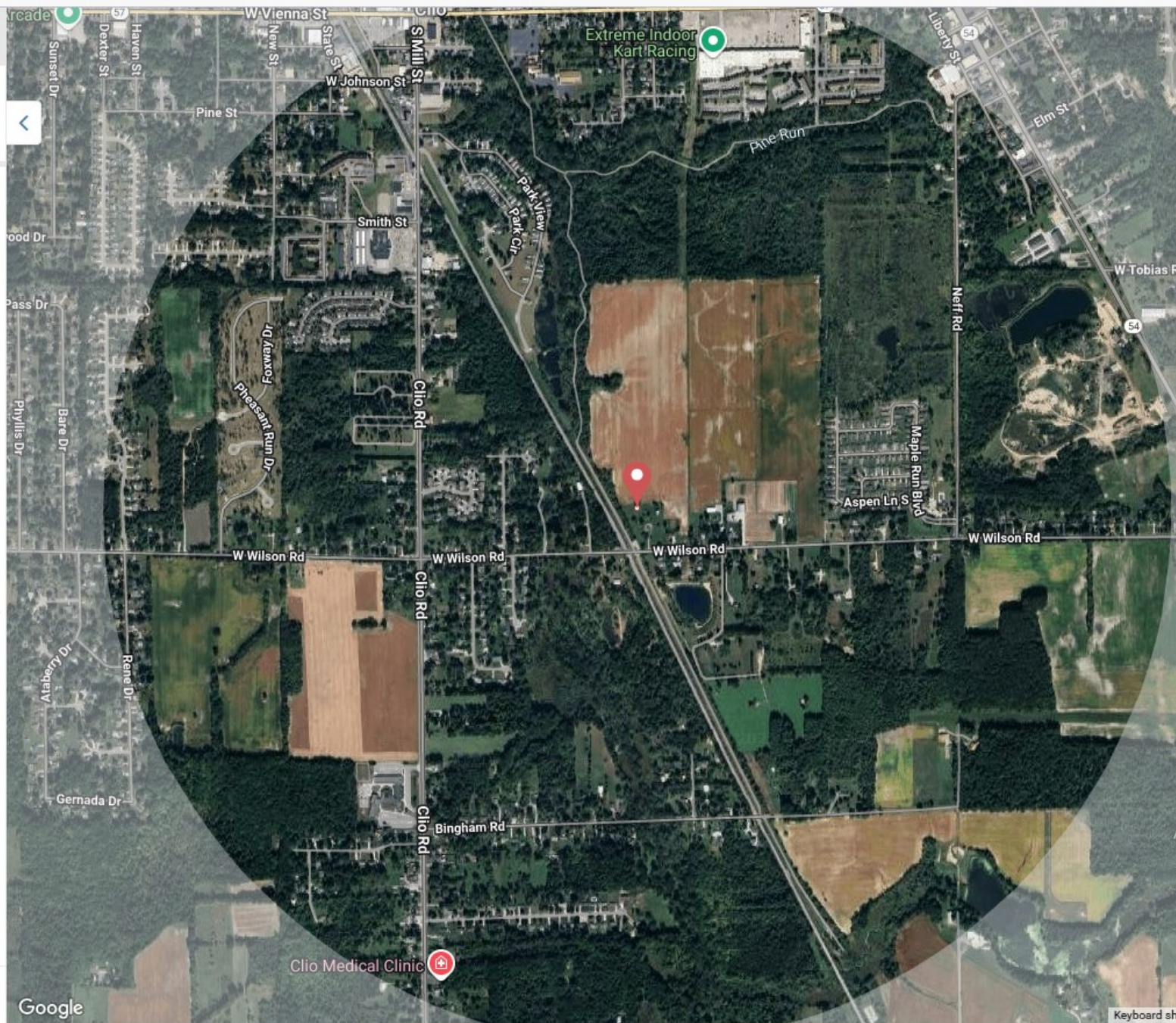


43.164, -83.72647222222223

Radius 1 mi (1.6 km)

Reset Print Save Filters

EXISTING TOWER MAP  
(‘TOWERSOURCE’ PROGRAM)  
Per TowerSource, there are no towers within 1 mile of our proposed site. Since there are no existing towers in the immediate area to fill Verizon Wireless's service gap, a new telecommunications tower needs to be erected at this location for Verizon Wireless to meet its coverage requirements as further outlined in the Verizon coverage plots included with the zoning application.





**Vertical Bridge Development, LLC**

750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487  
+1 (561) 948 - 6367  
VerticalBridge.com

August 22, 2025

Vienna Charter Township  
3400 W. Vienna Rd  
Clio, MI 48420

Re: Maintenance, Compliance, and Removal Statement for Proposed  
The Towers, LLC ("Vertical Bridge") Telecommunications Tower in Vienna Township, MI

Vertical Bridge Site ID: US-MI-5407 Clio & Bingham  
Address: 2304 W Wilson Rd, Clio, MI 48420  
Parcel Number: 25-18-23-300-041

Dear Vienna Township:

Vertical Bridge owns and operates hundreds of telecommunication towers across more than thirty states. Proper care of these critical facilities is of the utmost importance to Vertical Bridge and its customers. While specific maintenance plans for each of these towers may differ depending upon such factors as tower type and design, site topography and conditions, and typical geographic weather patterns, there are some basic underlying processes and procedures that are applied to all our towers:

**Routine Facility Maintenance** – Routine maintenance includes such actions as visual ground inspection of the facility, trash and debris removal, security confirmation, and weed abatement. The normal frequency of routine maintenance varies per each tower, but such frequency usually averages to one visit roughly every ninety days on an annualized basis.

**Preventive Maintenance** – Our customers and their agents conduct periodic preventive maintenance on their equipment which resides on our towers. Examples of this equipment include antennas, mounts and cables.

**Inspections** – In addition to the routine maintenance performed by Vertical Bridge and its customers, Vertical Bridge also conducts more detailed inspections of its towers. These formal inspections may involve certified inspectors climbing the tower, inspections via non-human means such as drones, or both. The purpose of these inspections is to assess and document the structural integrity of the tower and its appurtenances. This inspection is typically performed once per year.

**Call Center** – Vertical Bridge utilizes a national call center that operates continuously, 24 hours per day, seven days per week. In the event an issue arises, any stakeholder can contact the call center at 800-821-5825 ext. 2 to log the issue. The information will be immediately routed to appropriate personnel of Vertical Bridge, who then coordinate applicable remedial actions.

**Statement of Compliance** – Prior to construction, the facility will comply with all FAA regulations & EIA standards, and all other applicable federal, state, and local laws and regulations.





**Vertical Bridge Development, LLC**

750 Park of Commerce Drive, Suite 200

Boca Raton, FL 33487

+1 (561) 948 - 6367

VerticalBridge.com

Tower Removal Statement – Vertical Bridge, being duly sworn, acknowledge and agree that in the event that Vertical Bridge abandons the tower at the above-referenced address (the “Tower”), Vertical Bridge shall dismantle and remove the Tower within ninety (90) days following a deemed abandonment and notice from Vienna Township.

A handwritten signature in blue ink that reads "John L. Stevens".

John Stevens  
Vice President, Development





Vertical Bridge Development, LLC

750 Park of Commerce Drive, Suite 200

Boca Raton, FL 33487

+1 (561) 948 - 6367

VerticalBridge.com

June 2, 2025

Vienna Charter Township  
3400 W. Vienna Road,  
Clio, MI 48420

Re: Shared Use Compliance Statement for Proposed The Towers, LLC ("Vertical Bridge")  
Telecommunications Tower in Genesee County, MI

Vertical Bridge Site ID: US-MI-5407 Clio & Bingham  
Address: near 2304 W. Wilson Rd., Clio, MI 48420  
Parcel Number: 25-18-23-300-041

Dear Vienna Township Zoning Commission:

By this letter of intent, Vertical Bridge, as the proposed owner of the tower, commits to allowing the shared use of the tower for co-location antennae, where structurally, technically, physically, economically, and contractually feasible.

Vertical Bridge agrees to promptly respond to requests for information, negotiate in good faith with potential shared users, and ensure charges are reasonable for said shared use.

We appreciate your time and attention to this matter.

verticalbridge



Vertical Bridge Development, LLC  
730 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487  
+1 (561) 948 - 6367  
VerticalBridge.com

**The Towers, LLC**  
a Delaware limited liability company

By:   
Ariel Rubin, Vice President of Tower Development

STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me on June 2, 2025, by  
Ariel Rubin, as Vice President of Tower Development of Vertical Bridge Development, LLC.

  
Notary Public

Print Name: Jeanne M Bruning

My Commission Expires: 4/20/2028





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

Aeronautical Study No.  
2025-AGL-612-OE

Issued Date: 02/07/2025

Julie Heffernan  
The Towers, LLC  
7500 Park of Commerce Dr  
Suite 200  
Boca Raton, FL 33487

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

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

Structure:	Antenna Tower US-MI-5407 - Clio & Bingham
Location:	Clio, MI
Latitude:	43-09-50.40N NAD 83
Longitude:	83-43-35.30W
Heights:	732 feet site elevation (SE) 199 feet above ground level (AGL) 931 feet above mean sea level (AMSL)

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

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

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

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

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

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

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

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

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

This determination cancels and supersedes prior determinations issued for this structure.

If we can be of further assistance, please contact our office at (816) 329-2525, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AGL-612-OE.

**Signature Control No: 644326085-646803244**

( DNE )

Natalie Schmalbeck  
Technician

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

cc: FCC

## **BASIS FOR DECISION**

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

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

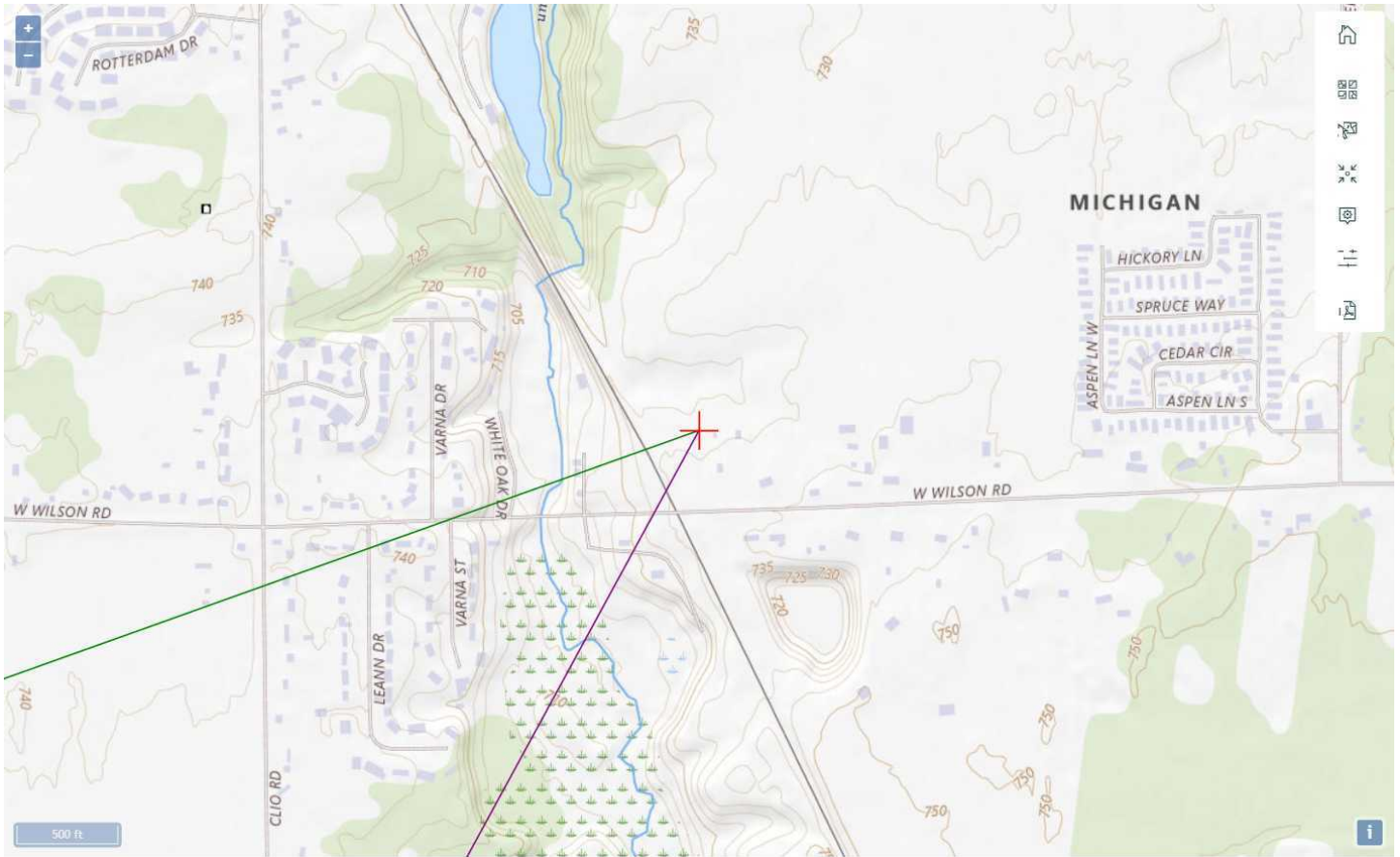
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power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

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

# Frequency Data for ASN 2025-AGL-612-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W







## Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

### TOWAIR Determination Results

[? HELP](#)
[New Search](#) [Printable Page](#)

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

#### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**PASS SLOPE(50:1): NO FAA REQ-RWY 10499 MTRS OR LESS & 5894.83 MTRS (5.8948 ) KM AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	43-08-46.00N	083-47-41.00W	ALKAY	GENESEE CLIO, MI	216.1	589.20000000000005

**PASS SLOPE(50:1): NO FAA REQ-RWY 10499 MTRS OR LESS & 6056.68 MTRS (6.05670 ) KM AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	43-08-27.00N	083-47-38.00W	ALKAY	GENESEE CLIO, MI	216.1	589.20000000000005

**PASS SLOPE(50:1): NO FAA REQ-RWY 10499 MTRS OR LESS & 6192.62 MTRS (6.19259 ) KM AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	43-08-44.00N	083-47-54.00W	ALKAY	GENESEE CLIO, MI	216.1	589.20000000000005

#### Your Specifications

##### NAD83 Coordinates

Latitude 43-09-50.4 north

Longitude 083-43-35.3 west

##### Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	223.1

**Structure Type**

MTOWER - Monopole

**Tower Construction Notifications**

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

**ASR Help**[FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)**ASR Online Systems**[TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)**About ASR**[Privacy Statement](#) - [About ASR](#) - [ASR Home](#)[FCC](#) | [Wireless](#) | [ULS](#) | [CORES](#)[Help](#) | [Tech Support](#)

Federal Communications Commission  
45 L Street NE  
Washington, DC 20554

Phone: 1-877-480-3201  
ASL Videophone: 1-844-432-2275  
[Submit Help Request](#)

## Babich, Austin

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**From:** Regulatory <Regulatory@verticalbridge.com>  
**Sent:** Thursday, January 23, 2025 3:22 PM  
**To:** Robert Rodriguez  
**Subject:** mi-5407 FW: Michigan Tall Structure (ASN 2025-AGL-612-OE)

Hi Robert,

Site MI-5407 does not require an MDOT permit.

Could you put this in the PM folder so we have for the records.



**Julie Heffernan**

Regulatory Compliance Manager  
M: 561.279.6348

---

**From:** MDOT\_Tall\_Structures <MDOT\_Tall\_Structures@michigan.gov>  
**Sent:** Thursday, January 23, 2025 11:19 AM  
**To:** FCC-FAA <FCC-FAA@verticalbridge.com>  
**Subject:** Michigan Tall Structure (ASN 2025-AGL-612-OE)

**This is an external email.** Do not click links, open attachments, or provide your VB credentials unless you recognize the source of this email and know the content is safe. Remember, you should never have to use your VB password. Please contact the VB IT Help Desk with any doubts.

Applicant –

The Office of Aeronautics has received notification concerning a proposal which may affect Michigan airspace.

The Michigan Tall Structure Act (Act 259, P.S. 1959, as amended by Act 28 P.A. 2016), places authority for review of construction proposals which may affect Michigan airspace with the Michigan Aeronautics Commission. The Michigan Aeronautics Commission has delegated its authority for airspace reviews and approvals to the Michigan Department of Transportation's Office of Aeronautics.

Our preliminary review of the FAA 7460-1 determined that a Michigan Tall Structure permit may not be required for this study. If you would like our office to conduct a full aeronautical study, you may request an application package via email.

Please contact me with the aeronautical study number if you have any questions or concerns.

Thank you,

Airspace and Emerging Aviation Systems  
Kelly: 517-242-2362  
Hilary: 517-242-2494

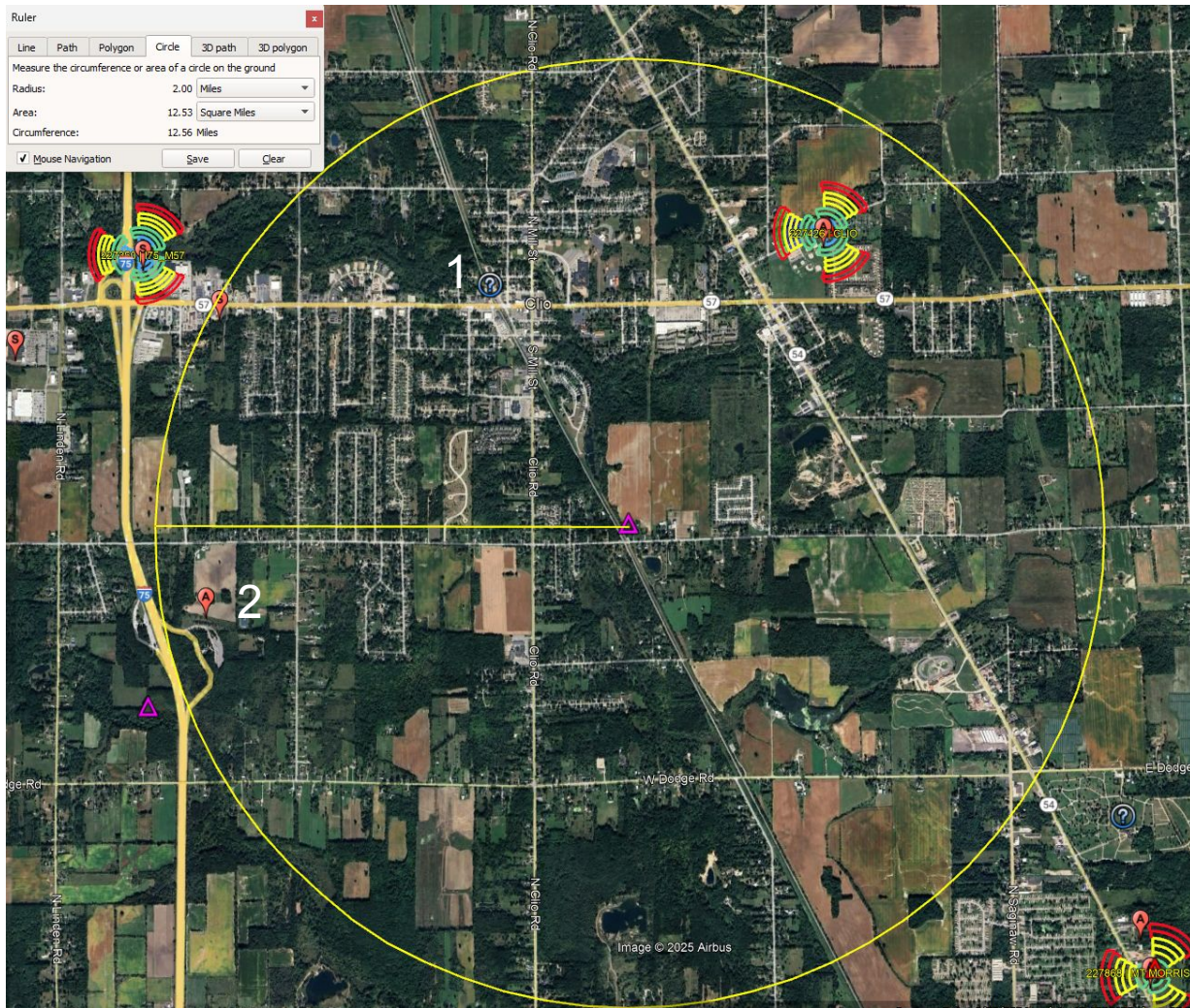
[MDOT Tall Structures@michigan.gov](mailto:MDOT_Tall_Structures@michigan.gov)



# 1305 - Clio & Bingham

Fuze #17344072  
43.164053, -83.726642  
For Zoning Hearing





Google Earth view of all towers within a 2 mile radius

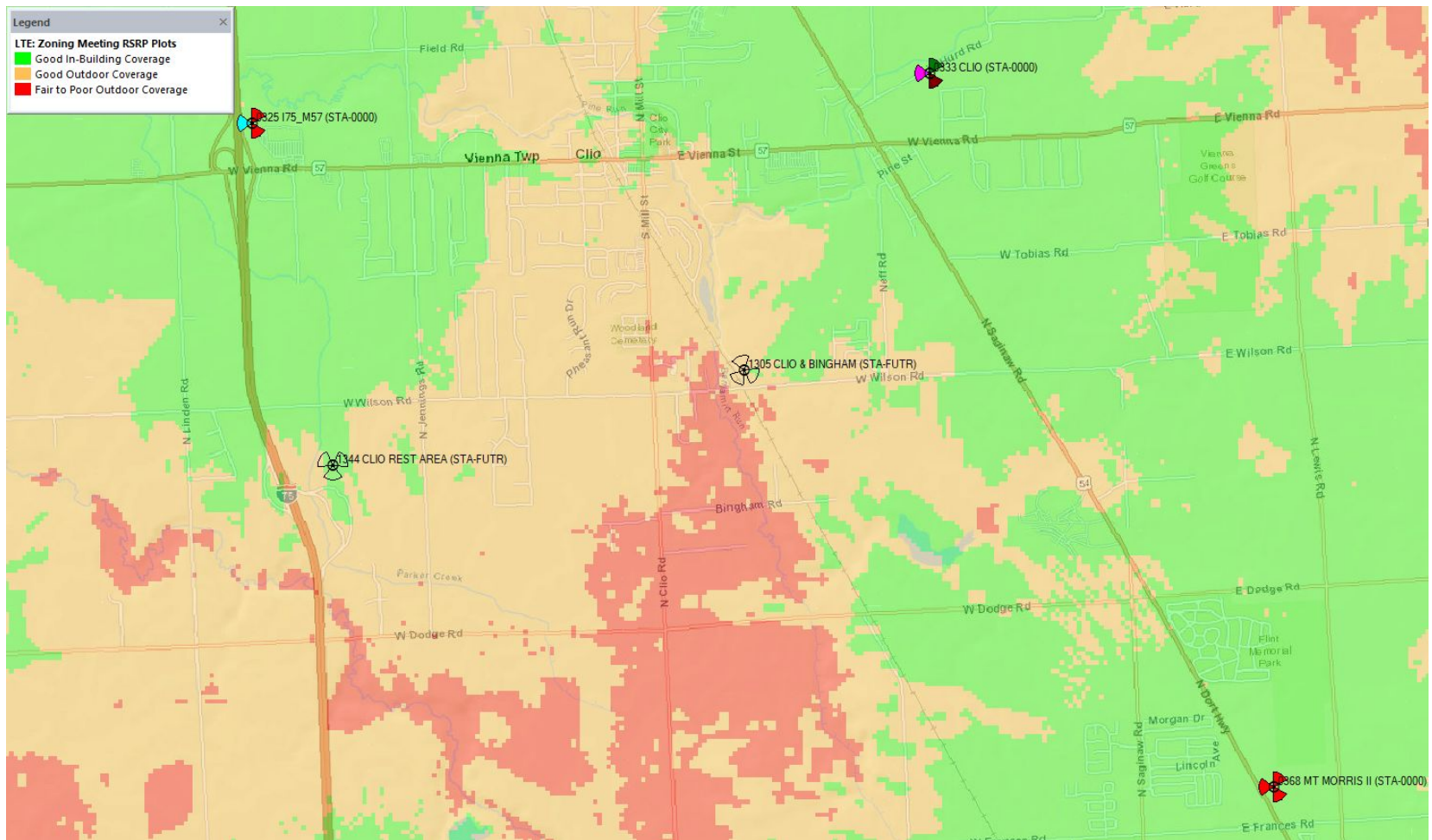
- 1) Arcadia Towers
- 2) American Tower Corp (ATC)

The statement to rule out these towers is provided on the next slide.

# Statement to Rule out co-located towers within a 2 mile radius

Item	Tower Owner	Site ID	Tower Type	Overall Structure height	Latitude	Longitude	RF Comments
1	Arcadia Towers	Arcadia Towers_TTG-18	Monopole	155'	42.41166667	-84.59222222	This tower is too far north and will not cover the intended area. This candidate is also too close to Verizon existing sites (325-I-75 & M-57, 333-Clio).
2	American Tower Corp (ATC)	ATC_305671	Lattice	280'	43.15915768	-83.76175167	This tower is too far west and will not cover the intended area.





Current  
Coverage





Statement of Network Need for a New Communications Tower  
1305-Clio & Bingham

1. My name is Dawn Perry and I am a radio frequency (RF) engineer for Verizon Wireless ("Verizon"). I have been employed as an RF engineer for nearly 13 years in the telecommunications industry with Verizon.
2. The primary duties of my job as an RF engineer include the design and management of Verizon's wireless communications network in its Michigan/Indiana/Kentucky Market, which includes the area around Clio in Genessee County, MI. In this role, I am also responsible for identifying and correcting substantial service gaps that present themselves in Verizon's wireless network. These service gaps can be caused by a lack of coverage, insufficient system capacity, or both. Service gaps are identified through internal Verizon network monitoring tools and analysis showing the capacity and/or coverage needs of a particular area.
3. In the course of my employment at Verizon, I have become aware of a significant service gap in Verizon's wireless communications network in and around Clio (the "Gap Area"). As a result of this significant service gap, residents and visitors using their devices in and around the Gap Area are likely to experience diminished call quality, slow and unreliable data transmission speeds, call drops, and diminished 911 services. The service issues in the Gap Area have existed for many years.
4. This significant service gap will remain and cannot be resolved unless a communications tower is constructed within the Gap Area. Verizon must remedy this service gap to provide high-speed wireless broadband access to the residents and visitors who frequent the surrounding areas, to fill in coverage gaps where wireless services are not reliable, and to provide enhanced E911 services.
5. Verizon identified a search area in which the tower would need to be located to resolve the service gap. Before proposing a new communications tower, Verizon first considered whether any existing towers in the area could be used to resolve the coverage gap in the Gap Area. Although there is an existing ATC tower west of the general area, it is too far from the Gap Area to provide the needed coverage and capacity to remedy the service gap. As shown by the propagation maps, the Proposed Tower will serve more of the southern Clio area and provide more coverage and capacity than the existing tower. There is also a tower owned by Arcadia Towers that is located in the general area, but it is too far north of the Gap Area to provide the coverage and capacity needed there, and is also located too close to existing Verizon communications sites and would therefore cause interference.
6. There are no other existing towers in the search area on which Verizon could collocate its communications equipment to resolve the service gap. Verizon and Vertical Bridge Towers LLC have worked together to identify a property in the Gap Area that could

accommodate a communications tower to correct the significant service gap in Verizon's wireless communications network.

7. By co-locating its communications equipment on the Proposed Tower, Verizon will resolve the current significant service gap and will be able to provide improved service to residents, businesses, and emergency service providers in and around the Gap Area.
8. If Vertical Bridge Towers LLC is unable to construct the new telecommunications tower, and Verizon is, therefore, unable to collocate its equipment on the proposed tower, the significant service gap in Verizon's wireless communications network will remain, and Verizon will be prohibited from providing reliable wireless service to its customers in the Gap Area.

Dated this 3rd day of June, 2025

*Dawn Perry*

Dawn Perry  
RF Engineer  
Verizon





August 12, 2025

To: Vienna Charter Township, 3400 W. Vienna Road, Clio, MI 48420

RE: Verizon Wireless Site 1305-Clio & Bingham Tower Facility at LAT 43.164053, LONG -83.726642

**To Whom It May Concern,**

We write to inform you that Verizon Wireless performed a routine Radiofrequency (**RF**) emissions compliance evaluation for this Site. Based on the results of the evaluation, this Site complies with Federal Communication Commission Maximum Permissible Exposure limits (**MPE Limits**) that were developed in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration.

More information on MPE Limits may be found at: <https://www.ecfr.gov/current/title-47/chapter-I/subchapter-A/part-1/subpart-I/section-1.1310>.

The FCC also provides guidance on compliance with the MPE Limits in the FCC Office of Engineering and Technology Bulletin 65 at: [https://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf).

If you are interested in learning more about the safety of radio frequency (RF) emissions from wireless facilities, the FCC provides valuable information on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please contact your local Verizon Wireless resource listed below if you have questions about this specific Site.

Contact Name	Contact Email	Contact Phone
Dawn Perry	<a href="mailto:Dawn.Perry2@VerizonWireless.com">Dawn.Perry2@VerizonWireless.com</a>	248-727-8514

Sincerely,

Tina Puleo

Associate Director/Manager - RF System Design