

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-415 TO
PLANNED UNIT DEVELOPMENT

JUNE 20, 2024

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-415** to Planned Unit Development.

<i>Location:</i>	South side of Valley Ridge Boulevard between Coconut Palm Parkway and Joellyn Court
<i>Real Estate Number(s):</i>	168149-9900
<i>Current Zoning District(s):</i>	Planned Unit Development (PUD 2015-282-E)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Mixed Use (MU)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 11
<i>Applicant/Agent:</i>	Steve Diebenow, Esq. DMH & D, PLLC One Independent Drive, suite 1200 Jacksonville Florida 32202
<i>Owner:</i>	SONOC Company, LLC P.O. Box 19366 Jacksonville Florida 32245
<i>Staff Recommendation:</i>	DENY

GENERAL INFORMATION

Application for Planned Unit Development 2024-415 seeks to rezone approximately 0.17 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a 170 foot high Track III wireless communication tower in Nocatee PUD adjacent to the St. Johns County line. The Nocatee PUD lists cell towers as permitted uses. The purpose of the PUD is to seek relief from the setback

requirements for single family dwellings, right of ways and wetlands and remove the requirement that a Track III tower be outside the urban boundary.

A balloon test will be conducted the week of July 8, 2024 pursuant to Section 656.1507 (c) of the Zoning Code. The balloon shall be red and a minimum of four feet in diameter, anchored to the ground so that it flies at the same height and location as the proposed tower. The balloon shall be flown continuously from 7:00 a.m. until sunset for two separate days within the same week.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Mixed Use (MU) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. [The proposed PUD is requesting to construct a 170 foot high wireless communication tower. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with

the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Mixed Use (MU). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 170 foot high wireless communication tower. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of topography, physical environment and other natural features: The site plan indicates the tower will not disturb any existing wetlands on the site.
- Compatible relationship between land uses in a mixed use project: The PUD is for a single use wireless communication tower.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is **not** achieved by the following:

- The type, number and location of surrounding external uses: The Department finds the tower is of an incompatible design, considering the size of the site, placement of the tower and residential uses in the area. The area can be characterized as single family subdivisions and a church surrounded by wetland areas. The photo simulations in the application show the upper portion of the tower is visible from several neighborhoods. The staff finds the location and existing trees have the ability to reduce the visual impact of the tower. The site has a stand of large mature pine trees that screen the view of the tower compound. Staff has concerns if these trees were removed, the tower would be considerably more visible to the residents. **Staff has concerns if the parcel was cleared of trees for the construction of the tower. A solution could be allowing removal of only the trees necessary for construction of the access road and 75 x 75 foot tower compound.** There is an above ground JEA electrical transmission line directly east of the subject property.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MU	PUD (15-282)	Single family dwellings, wetlands
South	MU	PUD (15-282)	Single family dwellings, wetlands
East			Elec. power lines / St. Johns County
West	MU	PUD (15-282)	Single family dwellings, wetlands

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Part 15 of the Zoning Code requires Track II towers to be 100% of the tower height (170 feet) from a public right of way. The site plan shows the tower 100 feet from the right

of way of Valley Ridge Boulevard. **The tower does not meet the setback requirements from a transportation view corridor in the Zoning Code.** Moving the tower farther from the road will create wetland impacts.

Track III towers shall be set back a distance of at least: 250 feet or 200 percent of the tower height, (340 feet) whichever distance is greater, from the nearest residentially zoned parcel. There are no residential dwellings within the 340 foot radius on the City of Jacksonville side. However, there are two dwellings in St. Johns County that fall inside the 340 foot radius. **The proposed tower does not meet the setback requirements from residential dwellings in the Zoning Code.** The application states the tower is designed to collapse within a 50 foot radius.

(6) Intensity of Development

The proposed development is consistent with the Mixed Use (MU) functional land use category. The PUD is appropriate at this location because [the tower is a utility with little traffic impact.

(7) Usable open spaces plazas, recreation areas.

Open spaces or recreation areas are not required.

(8) Impact on wetlands

The site plan indicates the tower will be setback 54 feet from the delineated wetlands. According to Part 15 of the Zoning Code, a Track III tower must be set back a minimum distance of 250 feet or 200 percent of the tower height, (340 feet) whichever distance is greater, from the nearest boundary of environmentally sensitive lands. **The proposed tower does not meet the setback requirement from wetlands.** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will have an access road for maintenance vehicles. No parking area is required.

(11) Sidewalks, trails, and bikeways

There is an existing sidewalk along Valley Ridge Boulevard.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 6, 2024, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-415** be **DENIED with the following exhibits:**

1. The original legal description dated August 28, 2023.
2. The original written description dated February 15, 2024.
3. The original site plan dated June 23, 2023.



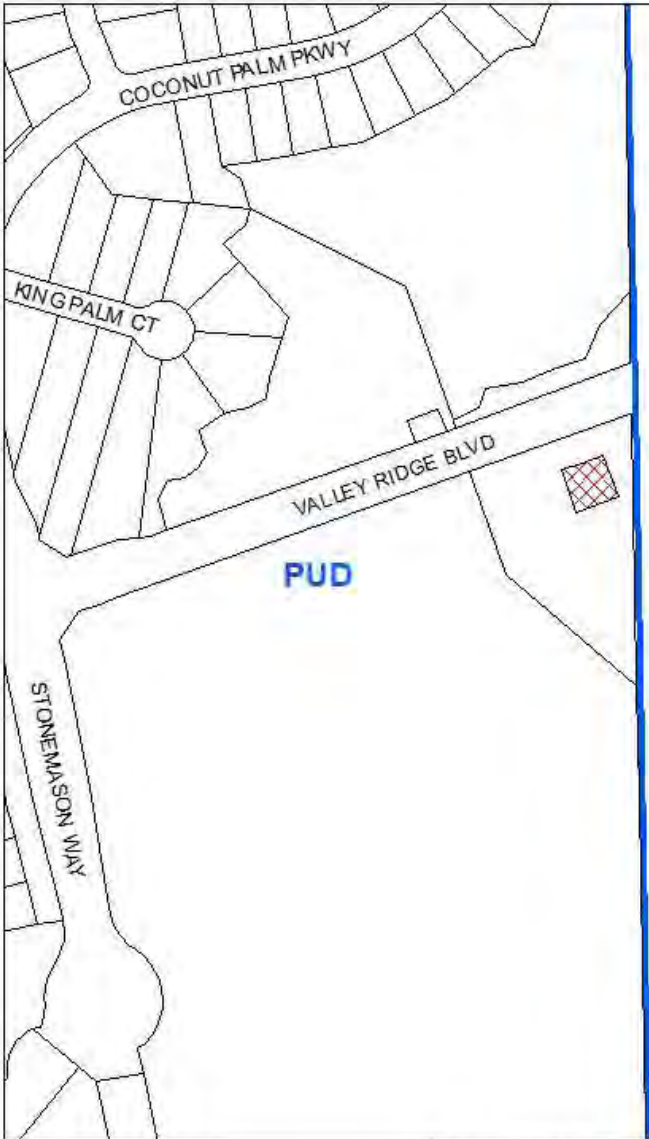
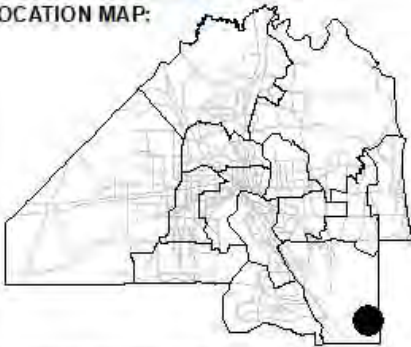

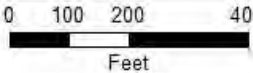
Aerial view of subject property.



View along Valley Ridge Blvd



View of subject property and power line easement on Valley Ridge Blvd

		
<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  COUNCIL DISTRICT: 11
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0415</p>	<p>TRACKING NUMBER</p> <p>T-2023-5453</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2024-0415

Staff Sign-Off/Date BEL / N/A

Filing Date 05/29/2024

Number of Signs to Post 1

Hearing Dates:

1st City Council 06/25/2024

Planning Commission 06/20/2024

Land Use & Zoning 07/16/2024

2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 5453

Application Status PENDING

Date Started 02/15/2024

Date Submitted 02/15/2024

General Information On Applicant

Last Name DIEBENOW

First Name STEVE

Middle Name

Company Name DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address ONE INDEPENDENT DRIVE, STE. 1200

City JACKSONVILLE

State FL

Zip Code 32202

Phone 9043011269

Fax 9043011279

Email SDIEBENOW@DRIVERMCAFEE.COM

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name N/A

First Name N/A

Middle Name

Company/Trust Name SONOC COMPANY, LLC

Mailing Address P.O BOX 19366

City JACKSONVILLE

State FL

Zip Code 32245

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site? ☐

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	168149 9900	11	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category MU

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.17

Development Number

Proposed PUD Name COASTAL RIDGE PUD

Justification For Rezoning Application

THIS PUD IS FILED TO CLARIFY THAT THE NOCATEE JACKSONVILLE PUD PERMITS A "TRACK III" CONVENTIONAL WIRELESS TOWER AS DEFINED IN PART 15 OF THE ZONING CODE WITHIN THE SUBURBAN DEVELOPMENT AREA ON THE PROPERTY AND TO PERMIT THE PROPOSED CONVENTIONAL WIRELESS TOWER AS CONCEPTUALLY DEPICTED IN THE ATTACHED SITE PLAN.

Location Of Property

General Location

SOUTH OF VALLEY RIDGE BOULEVARD AND WEST OF ST. JOHNS COUNTY LINE

House #

Street Name, Type and Direction

Zip Code

0

VALLEY RIDGE BLVD

32081

Between Streets

VALLEY RIDGE BOULEVARD

and

STONEMASON WAY

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ☒ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ☒ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ☒ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ☒ Binding Letter.
- Exhibit D** ☒ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ☒ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ☒ Land Use Table
- Exhibit G** ☒ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** ☒ Aerial Photograph.

- Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** ☐ Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** ☒ Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☒ Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.17 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
3 Notifications @ \$7.00 /each: \$21.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,300.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

August 28, 2023

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

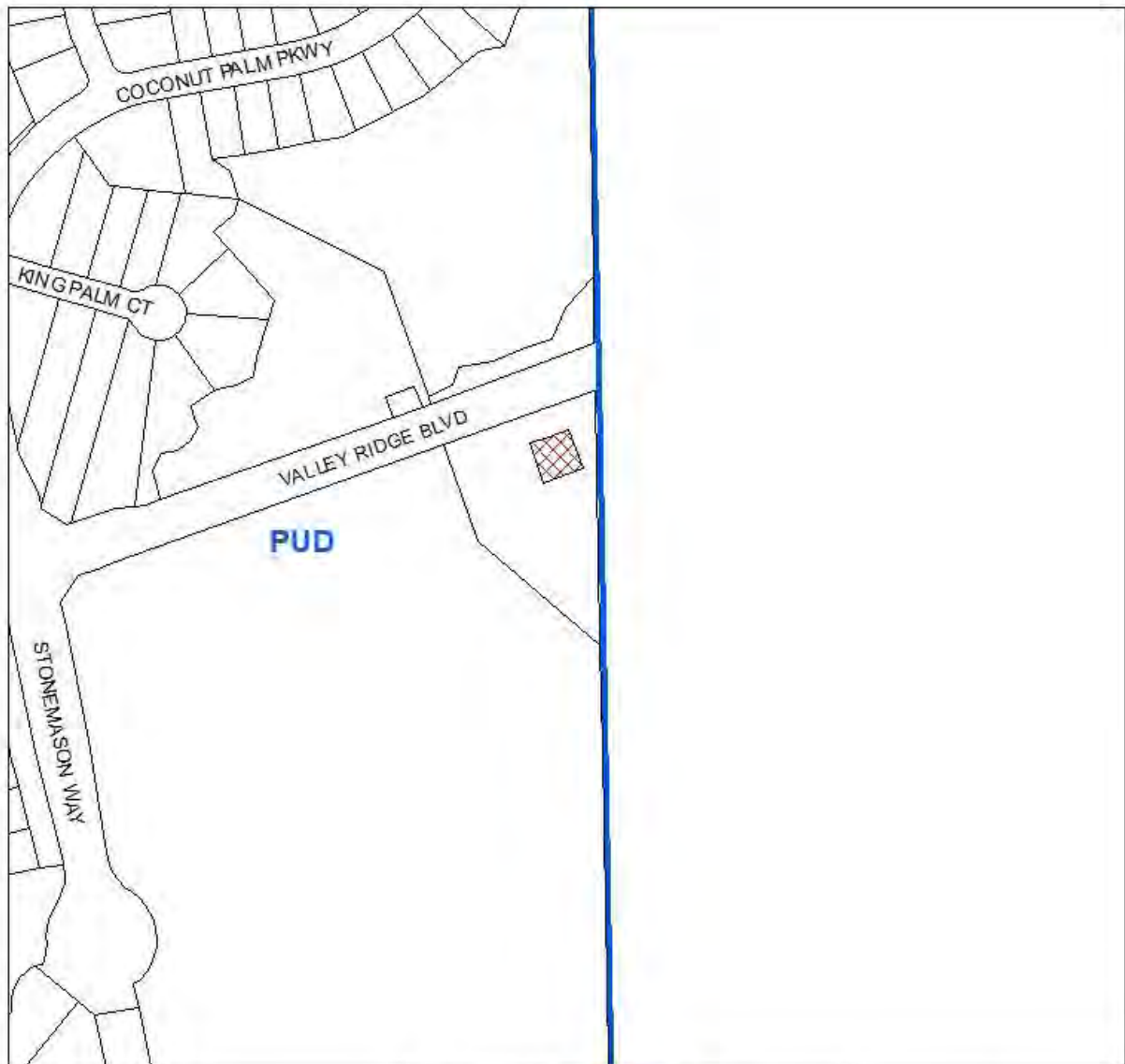
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH,

RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.



REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2023-5453

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A
Property Ownership Affidavit

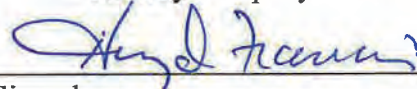
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Coastal Ridge Boulevard, Jacksonville,
FL 32081 (RE# 168149 9900)**

Ladies and Gentlemen:

I, Harry D. Francis, as J.P. of SONOC COMPANY, LLC, a Delaware limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing an application for land use amendment, rezoning, waiver, variance, and/or general approval of cell towers and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

SONOC COMPANY, LLC, a Delaware limited liability company


Signed

HARRY D. FRANCIS
Printed

VICE PRESIDENT
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February 2023, by Harry D. Francis as J.P. of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
SONOC COMPANY, LLC

Filing Information

Document Number M00000000509
FEI/EIN Number 59-3609703
Date Filed 03/16/2000
State DE
Status ACTIVE

Principal Address

4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Changed: 04/30/2002

Mailing Address

P.O. BOX 19366
JACKSONVILLE, FL 32245-9366

Changed: 04/30/2002

Registered Agent Name & Address

D.D.I., INC.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Address Changed: 04/30/2002

Authorized Person(s) Detail

Name & Address

Title Manager, President

Pritchard, Robert H.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Title VP, Treasurer, Asst. Secretary

FRANCIS, HARRY D.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Title VP

OKO, SCOTT A.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Title Secretary

MORGAN, JUDY B.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Title MEMBER

D.D.I., INC.
4310 PABLO OAKS COURT
JACKSONVILLE, FL 32224-9631

Annual Reports

Report Year	Filed Date
2021	04/28/2021
2022	03/31/2022
2023	04/06/2023

Document Images

04/06/2023 -- ANNUAL REPORT	View image in PDF format
03/31/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
02/25/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/26/2016 -- ANNUAL REPORT	View image in PDF format
02/13/2015 -- ANNUAL REPORT	View image in PDF format
02/07/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
01/28/2011 -- ANNUAL REPORT	View image in PDF format
01/21/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
02/15/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format

04/13/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- Foreign Limited	View image in PDF format

EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Agent Authorization for 0 Coastal Ridge Boulevard, Jacksonville, FL 32081
(RE# 168149 9900)**

Ladies and Gentlemen:

You are hereby advised that Harry D. Francis, as V.P. of SONOC COMPANY, LLC, a Delaware limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, waiver, variance, and/or general approval of cell towers and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

SONOC COMPANY, LLC, a Delaware limited liability company

Harry D. Francis
Signed

HARRY D. FRANCIS
Printed

VICE PRESIDENT
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2024, by, Harry D. Francis as V.P. of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



Tina E. Miller
(Notary Signature)

EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Binding Letter for 0 Coastal Ridge Boulevard, Jacksonville, FL 32081 (RE# 168149 9900)

Ladies and Gentlemen:

You are hereby advised that the undersigned, Harry D. Francis, as V.P. of SONOC COMPANY, LLC, a Delaware limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

SONOC COMPANY, LLC, a Delaware
limited liability company

Harry D. Francis

Signed

HARRY D. FRANCIS

Printed

VICE PRESIDENT

Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2023, by Harry D. Francis as V.P. of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



Tina E. Miller
(Notary Signature)

PUD WRITTEN DESCRIPTION
COASTAL RIDGE PUD
February 15, 2024

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.17 acres of property on the property located at 0 Coastal Ridge Boulevard, Jacksonville, Florida 32081 (RE# 168149 9900) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The land subject to this PUD is the NexTower lease parcel description, including the ingress/egress and utilities easement description, as specified in Exhibit 1. The Property is located within the Nocatee DRI, the MU land use category, and the Suburban Development Area. The Property is zoned PUD pursuant to Ordinance 2015-282-E (the “Nocatee Jacksonville PUD”).

Map H of the Nocatee DRI and the Nocatee Jacksonville PUD designate the Property for Town Center uses, which includes a wide range of uses from residential, office/commercial (including cellular telephone antenna facilities), and intensive commercial uses. This PUD is filed to clarify that the Nocatee Jacksonville PUD permits a “Track III” conventional wireless tower as defined in Part 15 of the Zoning Code (“Conventional Wireless Tower”) within the Suburban Development Area on the Property and to permit the proposed Conventional Wireless Tower as conceptually depicted in the attached site plan. The documents typically required for a Conventional Wireless Tower application are filed herewith as Exhibit J. All uses other than Conventional Wireless Towers shall comply with the Nocatee Jacksonville PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MU	PUD (2015-282)	Undeveloped
East	New Town (St. Johns County)	PUD (2016-24) (St. Johns County)	Single-family
South	MU	PUD (2015-282)	Church
West	MU	PUD (2015-282)	Church

- B. Project name: Coastal Ridge PUD.
- C. Project engineer: Towersource.
- D. Project developer: NexTower Development Group II, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MU.

G. Current zoning district: PUD (2015-282)

H. Requested zoning district: PUD.

I. Real estate number: 168149 9900.

II. QUANTITATIVE DATA

A. Total acreage: 0.17 acres.

B. Maximum height for a wireless communication tower: One hundred seventy (170) feet.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD adopts the Nocatee Jacksonville PUD in full but clarifies that Conventional Wireless Towers are permitted. This PUD sets a maximum limit on the height of the proposed Conventional Wireless Tower, requires a two hundred forty (240) foot setback from developed single-family boundary lot lines, fifty (50) feet from environmentally sensitive lands, one hundred (100) feet from a transportation view corridor, and permits the tower facility to be screened by PVC fencing.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner and/or tenant will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. As permitted in the Nocatee Jacksonville PUD.
2. Wireless communication towers, including Conventional Wireless Towers located within the Suburban Development Area.

B. Permissible Uses by Exception:

1. As permitted in the Nocatee Jacksonville PUD.

C. Permitted Accessory Uses and Structures:

1. As permitted in the Nocatee Jacksonville PUD and Section 656.403.

V. DESIGN GUIDELINES

A. All uses except for Conventional Wireless Towers shall comply with the design guidelines within the Nocatee Jacksonville PUD.

B. Conventional Wireless Towers:

1. Height: The maximum height of a Conventional Wireless Tower is one hundred seventy (170) feet.
2. Design: Any Conventional Wireless Tower must be a monopole design.
3. Minimum Setbacks for Conventional Wireless Towers (as measured from the base of the monopole):
 - a. Two hundred forty (240) feet from the nearest developed single-family boundary lot line.
 - b. Two hundred fifty (250) feet or two hundred percent (200%) of the tower height, whichever distance is greater, from the nearest boundary of a public park, historic district, historic landmark, or Neighborhood Conservation District.
 - c. Fifty (50) feet from the nearest environmentally sensitive lands.
 - d. One hundred (100) feet from any transportation view corridor.

C. Separation: No Conventional Wireless Tower shall be permitted to be constructed within two thousand six hundred forty (2,640) feet of another Conventional Wireless Tower.

D. Collocation: Conventional Wireless Towers shall be designed to accommodate collocation of antennas for multiple wireless communication service providers, as follows:

Conventional Tower Height	Minimum Number of Spaces for Providers
< 110 feet	2
110 feet – 130 feet	3
131 feet – 170 feet	4

E. Balloon Test: A balloon test for the proposed Conventional Wireless Tower shall be conducted as follows, unless otherwise prohibited by law:

1. The balloon shall be red and a minimum of four (4) feet in diameter, anchored to the ground so that it flies at the same height and location as the proposed tower.
2. The balloon shall be flown continuously from 7:00 AM until sunset for two (2) separate days within the same week.
3. The balloon test shall be conducted during the week prior to the first scheduled public hearing for this PUD rezoning before the City Council committee of reference. Notice of the scheduled week of the balloon test shall be given along with the notice of the public hearing in accordance with Section 656.124, Ordinance Code.

F. Performance Standards:

1. *No advertising.* The proposed Conventional Wireless Tower shall not be used for any advertising purpose, including signage, designs or logos.
2. *Security wall or fence.* A minimum eight (8) foot high finished masonry wall or PVC or wooden fence shall be required around all portions of the Conventional Wireless Tower visible from the public view. For purposes of this Section, a finished masonry wall includes, but is not limited to, stucco, brick or any other decorative cover or finish.
3. *Landscaping.* The visual impacts of Conventional Wireless Tower site shall be mitigated through the use of a landscaping buffer outside the perimeter of the security fence or wall. The landscape buffer shall be a minimum of ten (10) feet on all sides subject to and consisting of the following:
 - a. A row of evergreen shade trees a minimum of fifteen (15) feet tall (at the time of planting) with a four-inch caliper, spaced a maximum of fifteen (15) feet apart; and
 - b. A row of evergreen shrubs such as viburnum, ligustrum, holly or juniper, a minimum of four-feet tall (at the time of planting) and potted in seven-gallon containers, planted four feet on center, in order to maintain 80 percent opacity within one (1) year of planting.
 - c. The landscaping buffer shall be properly maintained through an irrigation system.
4. *Illumination.* No signals, lights or illumination shall be permitted on the Conventional Wireless Tower, unless otherwise required by the Federal Aviation Administration.
5. *Color.* The Conventional Wireless Tower shall either have a dull gray or galvanized finish or have a noncontrasting finish that minimizes the visibility of the tower from

public view, except where contrasting color is required by federal or state regulation.

6. *Required signs.* The security fence or wall surrounding the tower site shall contain a sign, measuring no more than thirty (30) inches wide by twenty-four (24) inches high, identifying the primary party responsible for the operation and maintenance of the facility, the address and telephone number of that party, the FCC registration and site identification numbers of the tower and the street address of the tower site, where applicable.

G. Registration and Reporting Requirements:

1. *Annual registration.* On or before June 1 of each calendar year, the owner of the Conventional Wireless Tower shall file with the City's Wireless Communications Coordinator (the "Coordinator") a declaration as to the continuing operation of the facility, as well as the name and address of the tower owner, the service provider's tower identification number, the address of the tower (if no numerical address then general site location), and the real estate number for the subject parcel, including identification of all wireless communication service providers located on the tower, complete with names, addresses, and phone numbers of the respective contact persons and the service provider's tower identification number.
2. *Transfer of wireless communication tower ownership; declaration.* Should there be a transfer of tower ownership or lease, within thirty (30) days of the transfer, the new wireless communication tower owner shall file with the Coordinator a declaration with the updated name and address of the tower owner, the service provider's tower identification number, the address of the tower (if no numerical address then general site location), and the real estate number for the subject parcel.
3. *Certification of structural integrity.* Every five (5) years after issuance of the initial permit, or as otherwise requested by the City, the owner of the Conventional Wireless Tower within the City shall file with the Coordinator a "Certification of Structural Integrity." This certification shall be prepared by a licensed professional engineer, who shall attest that a thorough and complete inspection of the tower was conducted and that the tower and accessory structures are continuing to perform as originally designed.
4. *Noncompliance.* Failure to timely file the annual declaration, transfer declaration, or Certification of Structural Integrity shall result in a presumption that the tower is either unused or unsafe, thereby subjecting the tower to removal under the abandonment provisions of Part 15.
5. *Signage for public contact information on the base of ground mounted wireless communication towers.* Each ground mounted wireless communication tower owner shall place on the tower compound fence, facing a public right of way or private road, a permanent sign, no higher than five (5) feet and no lower than four

(4) feet in height from the base of the ground, which provides for the name and address of the wireless communication tower owner, the name and phone number of a point of contact for the wireless communication tower owner, and the service provider's tower identification number. The sign area for the sign must be at least twenty-four (24) inches wide and at least eighteen (18) inches tall, or be clearly visible and legible to an individual standing no more than fifteen (15) feet from the sign, but no greater in sign area than six (6) square feet. The purpose of this signage is to provide the public with contact information for the wireless communication tower owner and a point of contact who can assist the public with questions regarding the wireless communication tower.

H. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for any use other than Conventional Wireless Towers shall be as required in the Nocatee Jacksonville PUD. No parking spaces shall be required for a Conventional Wireless Tower.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Valley Ridge Boulevard, substantially as shown on the Site Plan. The Property shall be sufficiently accessible to permit entry onto the Property by fire, police, and rescue.
3. *Pedestrian Access.* As required by the Nocatee Jacksonville PUD.

I. **Signs:** Signs for uses other than wireless communication towers shall be consistent with the requirements for the Nocatee Jacksonville PUD.

J. **Landscaping:** Landscaping for uses other than wireless communication towers shall be consistent with the requirements for the Nocatee Jacksonville PUD.

K. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

L. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site.

M. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use

Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;

- c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
- 5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- 6. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**

This PUD permits the Conventional Wireless Tower and development already approved in the Nocatee Jacksonville PUD.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Valley Ridge Boulevard. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area and will provide much needed communication infrastructure to the Nocatee community.
- F. Usable open spaces, plazas, recreation areas.** Development which requires open space shall be provided according to the Nocatee Jacksonville PUD
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas.** Parking is not required for the Conventional Wireless Tower. All other uses shall comply with the Nocatee Jacksonville PUD.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT J
Conventional Wireless Tower Application Documents

Answers to Standards and Criteria Set Forth in Sec. 656.1507(d)

An application for a conventional wireless tower permit shall be granted only if the Council finds, from a preponderance of the record evidence, that the proposed tower meets the following standards and criteria:

(1) The proposed tower shall be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;

The proposed tower is a one hundred seventy (170) foot conventional wireless tower (the “Conventional Wireless Tower”) located at 0 Coastal Ridge Boulevard, Jacksonville, Florida 32081 (RE# 168149 9900) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed as Exhibit E with the PUD rezoning application assigned tracking number Z-5453 (the “PUD Application”). The land subject to the PUD Application is the NexTower lease parcel description, including the ingress/egress and utilities easement description, as specified in Exhibit 1. As further demonstrated in Exhibit D of the PUD Application (the “Written Description”), the Conventional Wireless Tower is consistent with the 2045 Comprehensive Plan, including the following goals, objectives and policies of the 2045 Future Land Use Element:

Goal 1, Objective 1.1, Policy 1.1.9, Policy 1.1.13, Policy 1.1.22, and Goal 3.

(2) The proposed tower shall comply with both the siting and design standards for conventional wireless towers and the performance standards for all wireless communication towers;

The Conventional Wireless Tower is located within the Suburban Development Area. Map H of the Nocatee DRI and the Nocatee Jacksonville PUD approved pursuant to Ordinance 2015-282-E designate the Property for Town Center uses, which includes a wide range of uses from residential, office/commercial (including cellular telephone antenna facilities), and intensive commercial uses. These two (2) locational requirements are accounted for in the Written Description and are intended to facilitate consistent tower development with the established wireless communication towers that have already been developed in Nocatee in St. Johns County. The Conventional Wireless Tower design, e.g., a monopole, is the same design utilized by other towers within Nocatee that are located within St. Johns County.

The height of the Conventional Wireless Tower is limited to one hundred seventy (170) feet as specified in the Written Description. The maximum permitted height under the zoning code is one hundred ninety-nine (199) feet.

The design of the Conventional Wireless Tower is a monopole design, meeting the design requirement set forth in Section 656.1507(a).

The minimum setback required in the Written Description is two hundred forty (240) feet from the nearest developed single-family boundary lot line. This request is accounted for in the Written Description and is a decrease from the required two hundred fifty (250) feet or two hundred percent (200%) of the height tower minimum setback from a residential use set forth

in Section 656.1507(a). Between the Conventional Wireless Tower and the closest single-family dwelling is a tree buffer, a utility powerline easement, and additional tree buffering on the east side of the powerlines. The Conventional Wireless Tower meets and exceeds the minimum setbacks from the nearest public park, historic district, historic landmark, or Neighborhood Conservation district. The minimum setback from environmentally sensitive lands is fifty (50) feet, which matches the certified fall radius of the Conventional Wireless Tower and will not affect the surrounding wetlands. The Conventional Wireless Tower is located one hundred (100) feet from the Valley Ridge Boulevard transportation view corridor, which exceeds the certified fall radius of the Conventional Wireless Tower.

There are no conventional wireless towers within two thousand six hundred forty (2,640) feet of the Conventional Wireless Tower.

The Conventional Wireless Tower provides colocation for a minimum of four (4) service providers.

(3) The proposed tower site shall be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services;

The Property will be sufficiently accessible to permit entry by fire, police, rescue and other services.

(4) The height of the proposed tower shall be deemed necessary to provide the wireless provider's designed service;

The height of the Conventional Wireless Tower is necessary to provide sufficient colocation space to the carriers and to meet the needs of the emerging wireless communication and data needs of the Nocatee community as demonstrated in the propagation map.

(5) The absence of any existing or proposed towers, buildings or other structures that could provide technologically and structurally suitable space for collocation on commercially reasonable terms;

There are no towers, existing or proposed, buildings or other structures that could provide technologically and structurally suitable space for collocation on commercially reasonable terms. As demonstrated in the submitted RF Package, there are no wireless communication towers within one (1) mile of the Conventional Wireless Tower. The minimum tower separation is one half (1/2) mile, meaning that the closest cell tower is over twice the required distance under the Zoning Code.

(6) The proposed tower shall be compatible with the existing contiguous uses or zoning and compatible with the general character and aesthetics of the surrounding neighborhood or the area, considering:

(i)The design and height of the communication tower;

The existing towers in and around Nocatee are two hundred fifty-five (255) feet, two hundred seventeen (217) feet, one hundred eighty-four (184) feet, one hundred thirty-six (136) feet, and one hundred twenty-five (125) feet as depicted in the submitted RF Package. The Conventional Wireless Tower is one hundred seventy (170) feet, including a ten (10) foot lightning rod at the top of the tower. The surrounding area features large mature trees and powerlines to the east of the Property.

(ii)The potential adverse impact upon any environmentally sensitive lands, historic districts or historic landmarks, public parks or transportation view corridors; and

There are no potential adverse impacts upon any environmentally sensitive lands, historic districts or historic landmarks, public parks or transportation view corridors. The Conventional Wireless Tower is located fifty (50) feet from the nearest environmentally sensitive land and one hundred (100) feet from Valley Ridge Boulevard. The certified fall radius is fifty (50) feet, such that the Conventional Wireless Tower will not affect either. There are no historic districts, historic landmarks or public parks within proximity of the Conventional Wireless Tower.

(iii)The mitigating effect of any existing or proposed landscaping, fencing or other structures in the area, as well as the proximity of the communications tower to existing or proposed buildings or structures.

The Conventional Wireless Tower facility will provide landscaping as required under Part 15 and will be screened with a PVC fence. There are mature trees in the vicinity, as well as power poles running north and south between the Conventional Wireless Tower and the nearest single-family dwelling.

BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

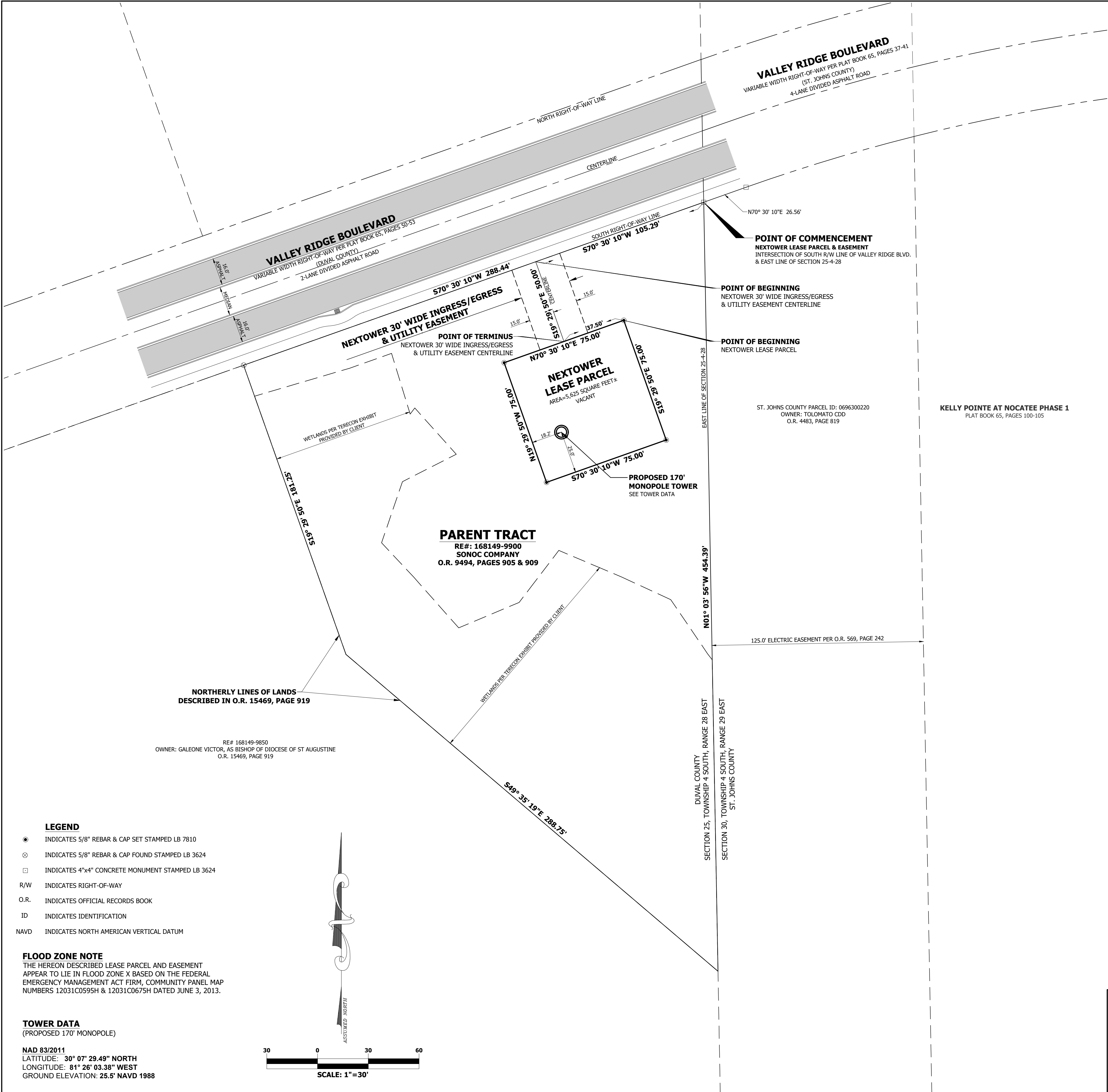
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED APRIL 17, 2023.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.



STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 Email: dws@stone-survey.com WWW.STONE-SURVEY.COM Professional Surveying & Mapping Certificate of Authorization No.: LB 7810	BOOK/PAGE 49/45	This map prepared by: 4-18-2023 DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	SCALE 1"=30'	COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352
	DRAWN DWS		DATE APRIL 17, 2023	
	CHECKED DWS		PROJECT # 22-0132	
DRAWING # nextower-coastal-ridge.survey.dwg		NEXTOWER DEVELOPMENT GROUP II, LLC		SHEET # 1 OF 2

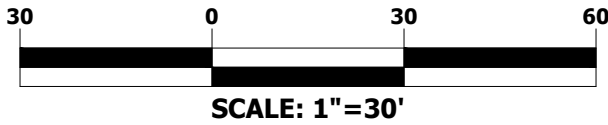


- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
 - ⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
 - INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
 - R/W INDICATES RIGHT-OF-WAY
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD INDICATES NORTH AMERICAN VERTICAL DATUM

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBERS 12031C0595H & 12031C0675H DATED JUNE 3, 2013.

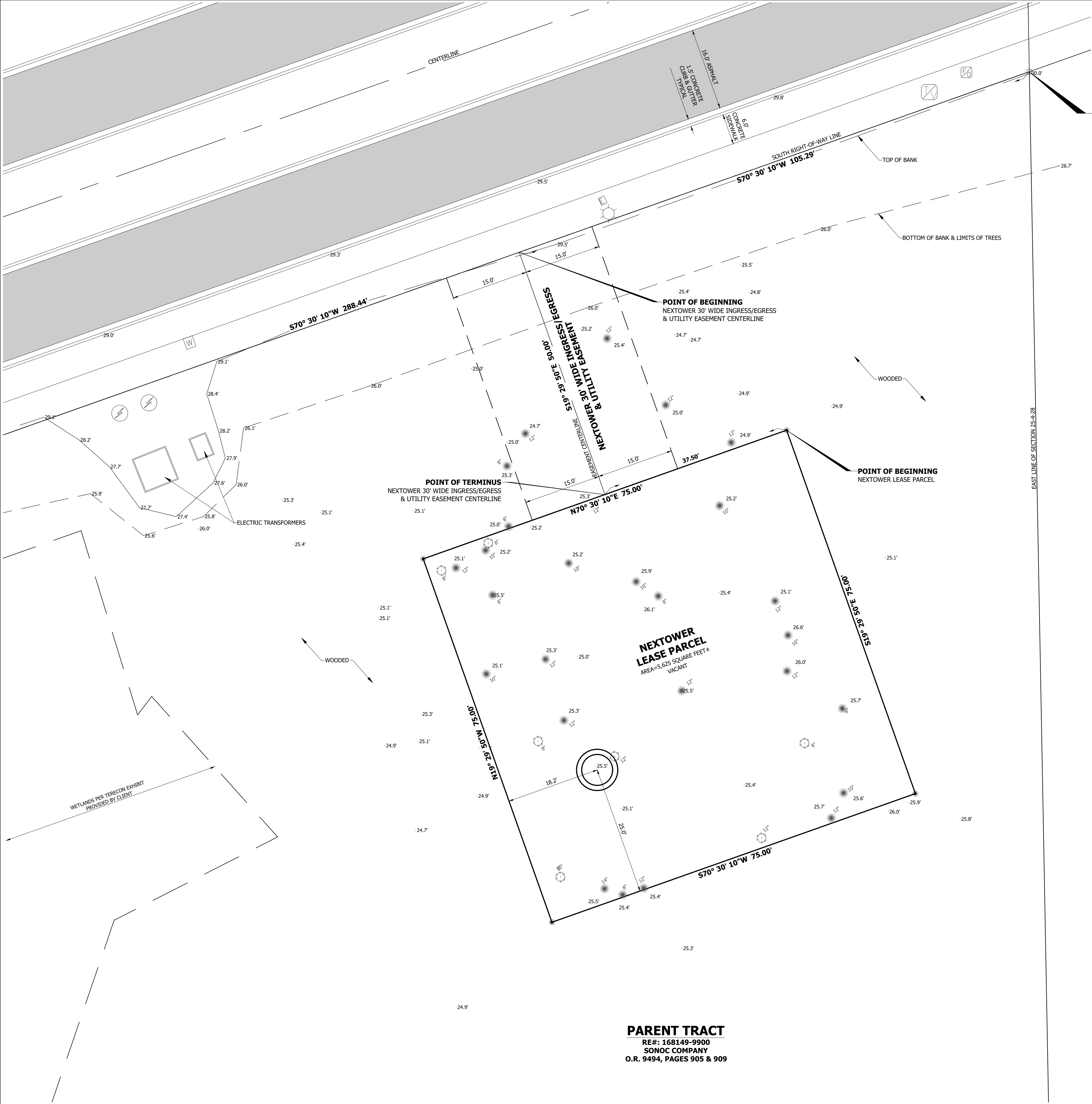
TOWER DATA
(PROPOSED 170' MONOPOLE)

NAD 83/2011
LATITUDE: 30° 07' 29.49" NORTH
LONGITUDE: 81° 26' 03.38" WEST
GROUND ELEVATION: 25.5' NAVD 1988



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA



POINT OF COMMENCEMENT
NEXTOWER LEASE PARCEL & EASEMENT
INTERSECTION OF SOUTH R/W LINE OF VALLEY RIDGE BLVD.
& EAST LINE OF SECTION 25-4-28

POINT OF BEGINNING
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

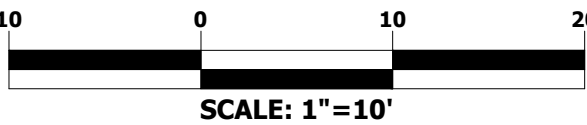
POINT OF TERMINUS
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

POINT OF BEGINNING
NEXTOWER LEASE PARCEL

**NEXTOWER
LEASE PARCEL**
AREA=5,645 SQUARE FEET±
VACANT

- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
 - INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
 - INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
 - R/W INDICATES RIGHT-OF-WAY
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
 - INDICATES LIGHT POLE
 - INDICATES ELECTRIC JUNCTION BOX
 - INDICATES FIBEROPTIC MARKER
 - INDICATES COMMUNICATIONS PEDESTAL
 - INDICATES ELECTRIC MANHOLE
 - INDICATES WATER METER
 - +15.2' INDICATES SPOT ELEVATION

- TREE LEGEND**
- PINE TREE
 - BAY TREE
 - INDICATES DIAMETER OF TREE TRUNK AS MEASURED AT 4± ABOVE GROUND
 - INDICATES TREE CLUSTER SIZES



- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING 570° 30' 10"W.
 - ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
 - PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
 - THIS SURVEY CONSISTS OF 2 SHEETS.

PARENT TRACT
RE#: 168149-9900
SONOC COMPANY
O.R. 9494, PAGES 905 & 909

**STONECYPHER
SURVEYING INC.**

1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization
No.: LB 7810

BOOK/PAGE	49/45	SCALE	1"=10'
DRAWN	DWS	DATE	APRIL 17, 2023
CHECKED	DWS	PROJECT #	22-0132
COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352			
DRAWING # nextower-coastal_ridge.survey.dwg	NEXTOWER DEVELOPMENT GROUP II, LLC		SHEET # 2 OF 2



NXFL-342 COASTAL RIDGE

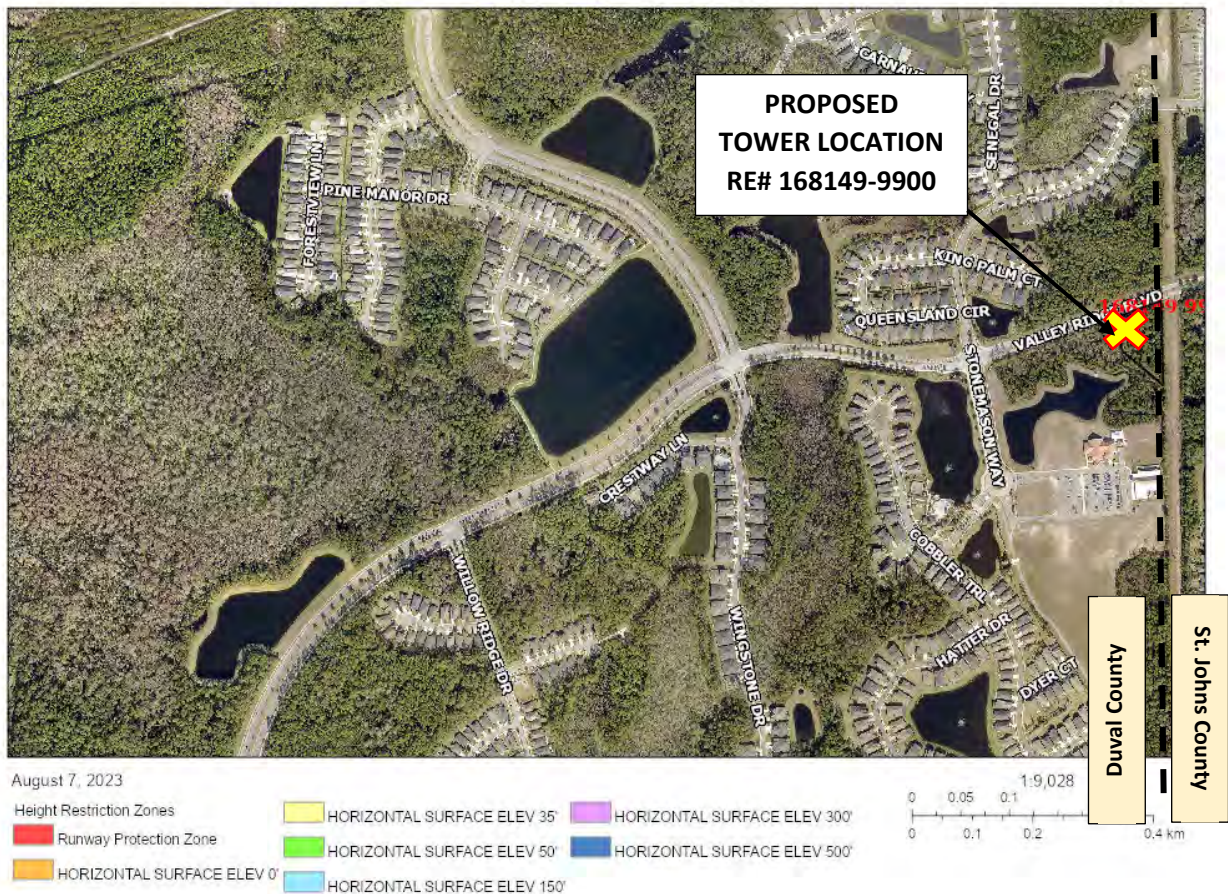
PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE FL 32224

HEIGHT RESTRICTION ZONE MAP

Land Development Review



*PROPOSED PROJECT NOT LOCATED IN HIEGHT RESTRICTION ZONE



NXFL-342 COASTAL RIDGE

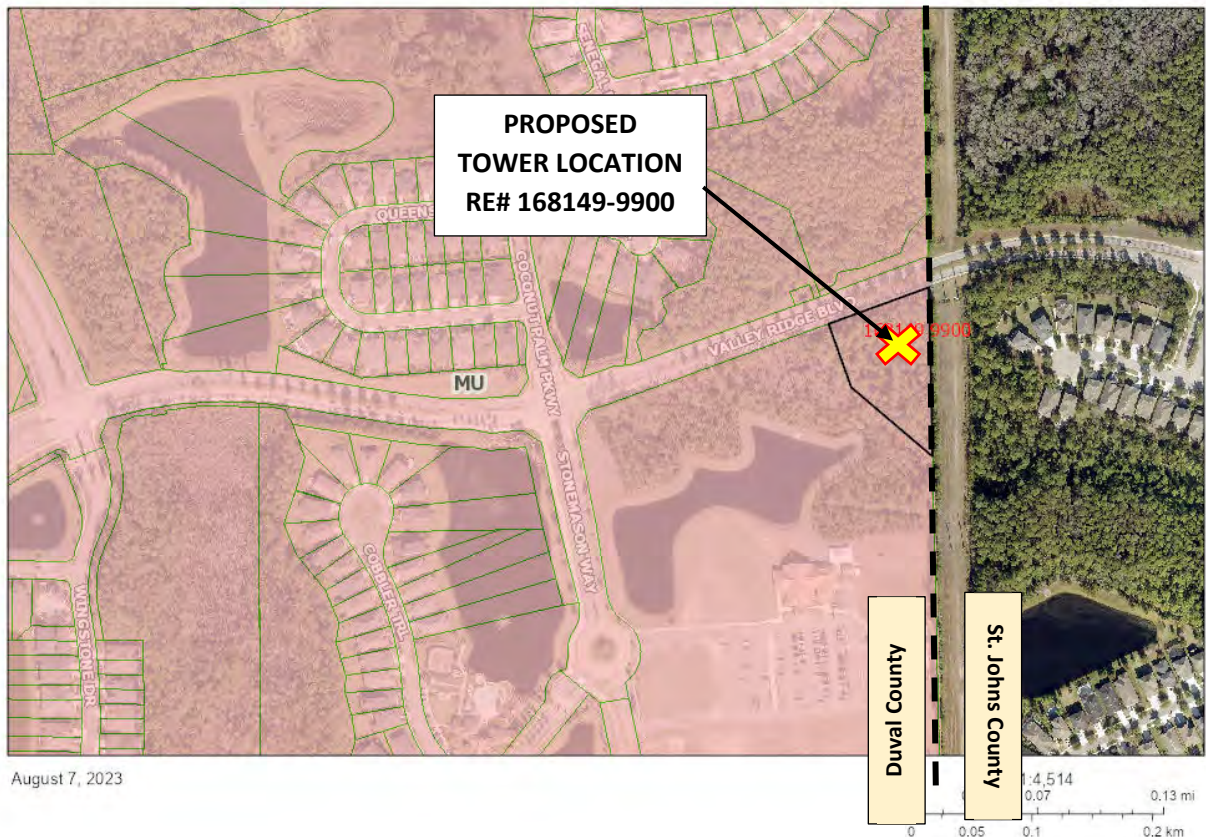
PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE FL 32224

LAND USE MAP

Duval Map



*PROPOSED PROJECT LOCATED WITHIN THE MU LAND USE DISTRICT



NXFL-342 COASTAL RIDGE

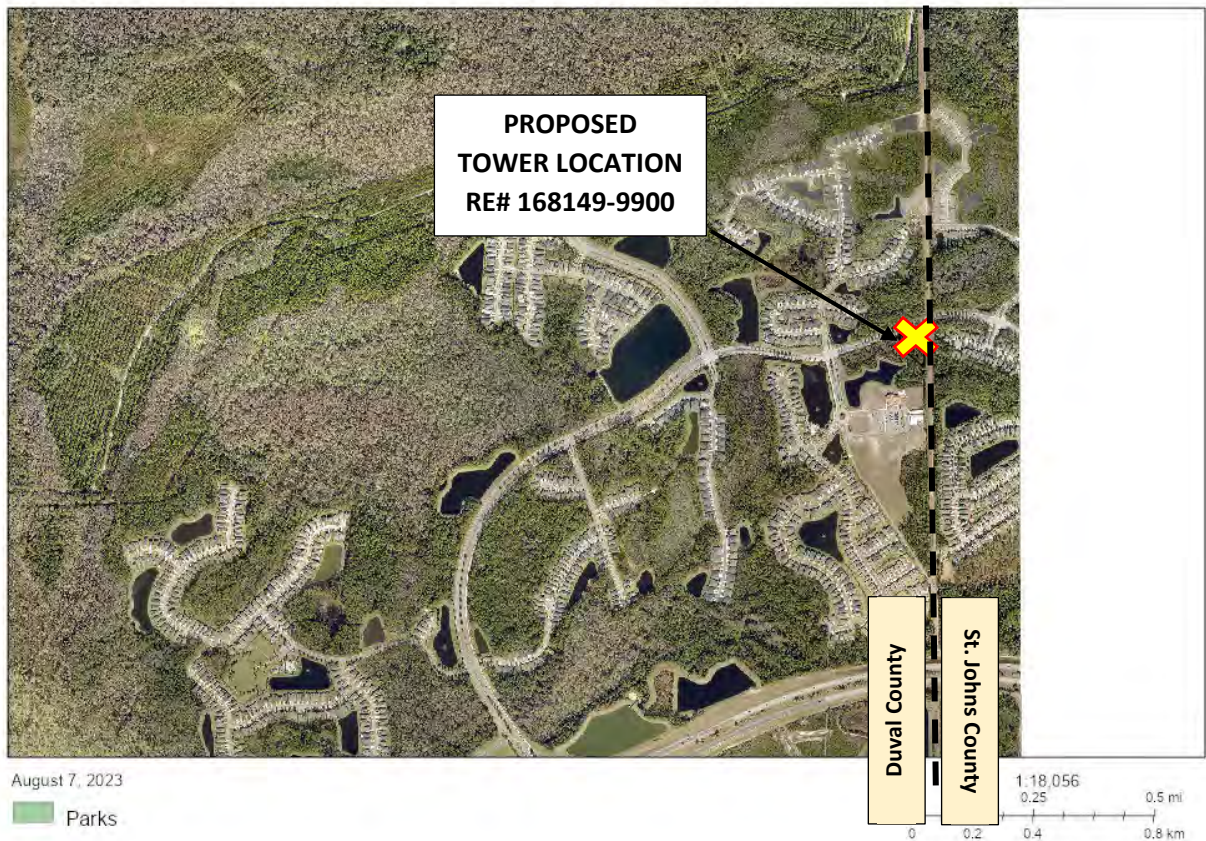
PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE FL 32224

PARKS MAP

Land Development Review





NXFL-342 COASTAL RIDGE

PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE, FL 32224

ZONING MAP

Duval Map





- NOTES:
1. THERE ARE NO TOWERS IN PERMITTING WITH 1/2 MILE RADIUS OF THE PROPOSED PROJECT.
 2. THERE ARE NO EXISTING TOWERS WITHIN 2 MILES OF THE PROPOSED PROJECT.
 3. THERE ARE NO EXISTING STRUCTURES IN EXCESS OF 80 FT THAT REASONABLY SUPPORT TELECOMMUNICATIONS.

**PROPOSED NEXTOWER 170-
FT MONOPOLE TOWER**
LATITUDE: 30-07-29.49 N
LONGITUDE: 81-26-03.38 W

EXISTING 200' SELF -
SUPPORT TOWER
LATITUDE: 30-08-39.3 N
LONGITUDE: 81-23-21.2 W
DISTANCE: 3.00 MILES

EXISTING 280' SELF-
SUPPORT TOWER
LATITUDE: 30-7-34.9 N
LONGITUDE: 81-23-26.7 W
DISTANCE: 2.61 MILES

EXISTING 170-FT
MONOPOLE
LATITUDE: 30-06-33.1 N
LONGITUDE: 81-23-36.2 W
DISTANCE: 2.69 MILES

EXISTING 170' FLUSH
MOUNT MONOPOLE
LATITUDE: 30-05-49.1 N
LONGITUDE: 81-24-55.6 W
DISTANCE: 2.25 MILES

EXISTING 250' SELF-
SUPPORT TOWER
LATITUDE: 30-05-47.5 N
LONGITUDE: 81-28-11.5 W
DISTANCE: 2.90 MILES

EXISTING 500' GUYED
TOWER
LATITUDE: 30-06-15.0N
LONGITUDE: 81-28-11.5 W
DISTANCE: 2.57 MILES

1- MILE RADIUS

THE PALMS AT NOCATEE

BROOKWOOD

Nocatee Pkwy

Nocatee Pkwy

Nocatee

1049479

1307441
1050961

1265189

1265708

1200725

1028654

Google Earth



2 mi

PROPOSAL

Prepared for: **NEXTOWER**
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669
Attn: Joel Rousseau

Proposal No.: **24-0536-JDS**
Date: **6/8/2023** Page **1** of **3**
Reference: **160' Monopole/Coastal Ridge, FL NXFL-342**
Freight: **Origin**

SABRE MONOPOLE

Quantity of one (1) Sabre Monopole. The monopole has an overall height of 160'. The overall height of this monopole includes the foundation projection.

The monopole will be eighteen-sided and tapered in design with a top diameter of 21" and a base diameter of 68.58".

See the tower profile included in this proposal for the design parameters.

The monopole will be designed to support the following equipment:

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(1) 30,000 Sq. Inches 8,000# (at top)		X	160'	(12) 1 5/8"	N/A	Unknown	12' H.D. Platform with Enhanced Support Rail with Collar Mount		X
2	(1) 30,000 Sq. Inches 8,000# (below top)		X	148'	(12) 1 5/8"	N/A	Unknown	12' H.C. Platform with Enhanced Support Rail with Collar Mount		X
3	(1) 30,000 Sq. Inches 8,000# (below top)		X	136'	(12) 1 5/8"	N/A	Unknown	12' H.C. Platform with Enhanced Support Rail with Collar Mount		X
4	(1) 25,000 sq. in. (8000 lbs) (below top)		X	124'	(12) 1 5/8"	N/A	Unknown	12' H.C. Platform with Enhanced Support Rail with Collar Mount		X

Note: This monopole has been designed for a fall radius less than 50 feet.

ITEM 1

MONOPOLE MATERIALS.

Materials to be provided include:

Complete monopole steel and hardware
Anchor bolts and templates, (24) bolts 84" long
Step Bolts
Twelve (12) 6" x 12" access ports with J hooks (see notes)
Four (4) 10.5" x 25.5" access ports (see notes)
200' Safety Climb without harness
10' x 3/4" lightning rod copper clad and stiffener
P.E. certified profile drawings (see notes)
P.E. certified foundation design (see notes)
Final erection drawings

MONOPOLE FREIGHT TO DUVAL COUNTY, FL

ANCHOR BOLT FREIGHT TO DUVAL COUNTY, FL

NOTES: Terms will be reviewed upon receipt of order.

Wind induced vibrations, such as vortex shedding and harmonic oscillation/resonance, of structures of all types due to unpredictable interaction with wind and surrounding structures, exposure and terrain rarely occur. The owner's maintenance program should include observations for vibration and any resulting loosening of connecting hardware or damage to the structure. The Sabre warranty specifically excludes failure due to fatigue or similar phenomena as a result of the aforementioned behavior.



Coastal Ridge

NXFL-342

PHOTOGRAPHIC SIMULATIONS OF PROPOSED 160' MONOPOLE TOWER WITH 10' APPURTENANCE (170' total height above ground level)

FOR PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

April 26, 2023



Ehrke Enterprises, LLC

3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eelc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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Newberry Florida 32669
(352) 363-5560

SHEET TITLE

**Photographic Simulations
160' Monopole Tower with 10' appurtenance**

COVER SHEET

SHEET#

1



Ehrke Enterprises, LLC

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Gainesville, Florida 32606
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SHEET TITLE

**Photographic Simulations
160' Monopole Tower with 10' appurtenance**

Photo Location Map

SHEET#

2



Existing View



Photo Simulation of Proposed Tower from 1653' looking South.



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Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eelic.org

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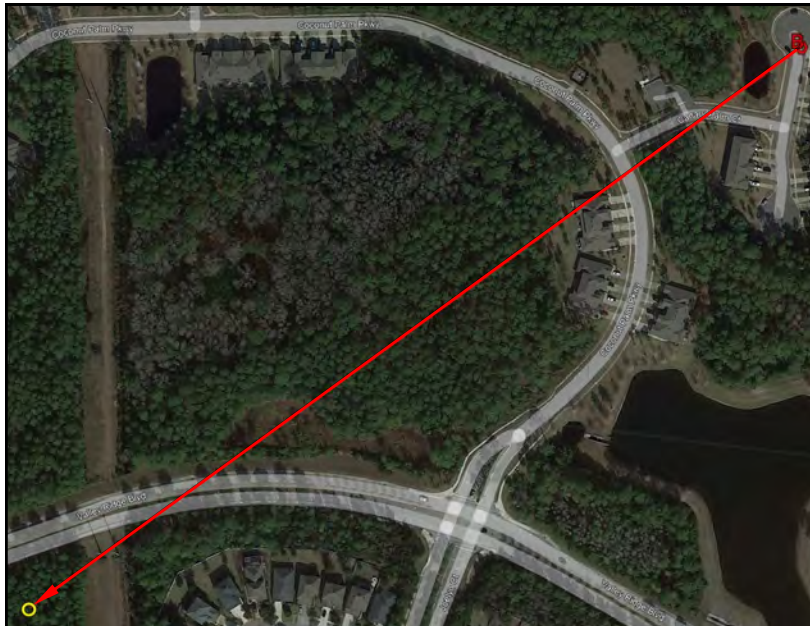
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Newberry Florida 32669
(352) 363-5560

SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View A

SHEET#

3



Existing view from 1988' looking SW.
Proposed tower not visible.



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Email: jamesehrke@eelic.org

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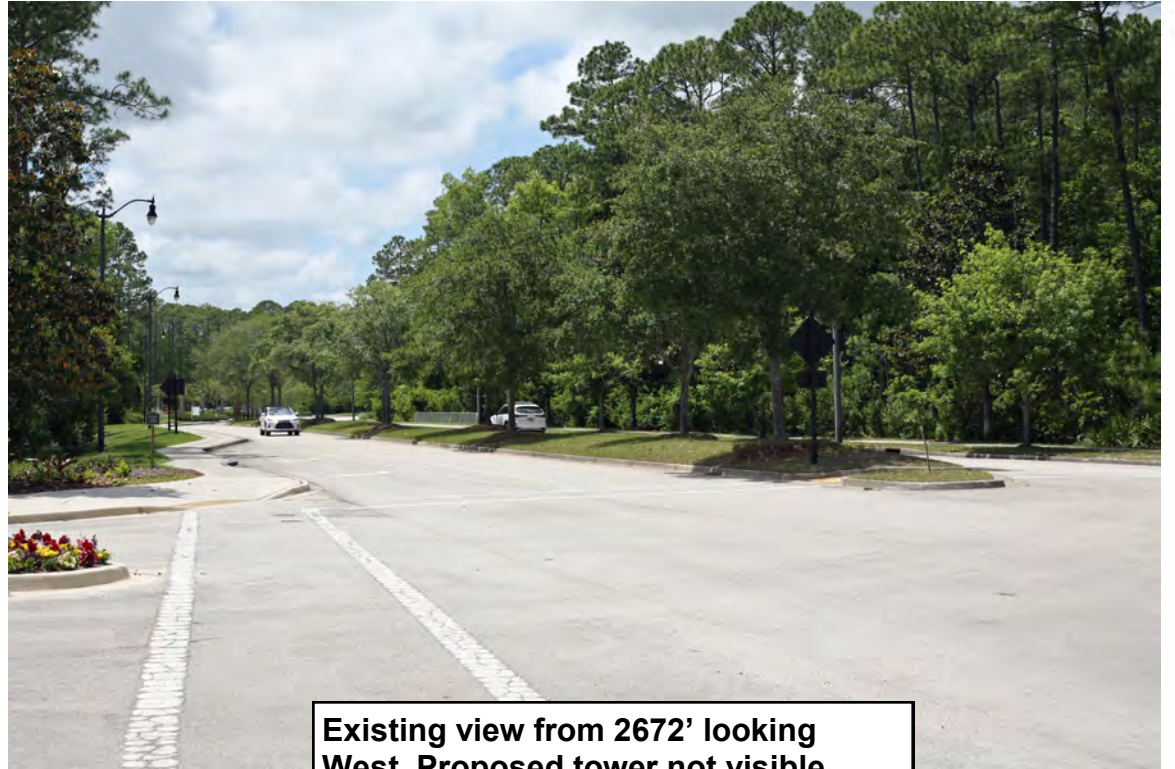
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(352) 363-5560

SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View B

SHEET#

4



Existing view from 2672' looking West. Proposed tower not visible.



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SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View C

SHEET#

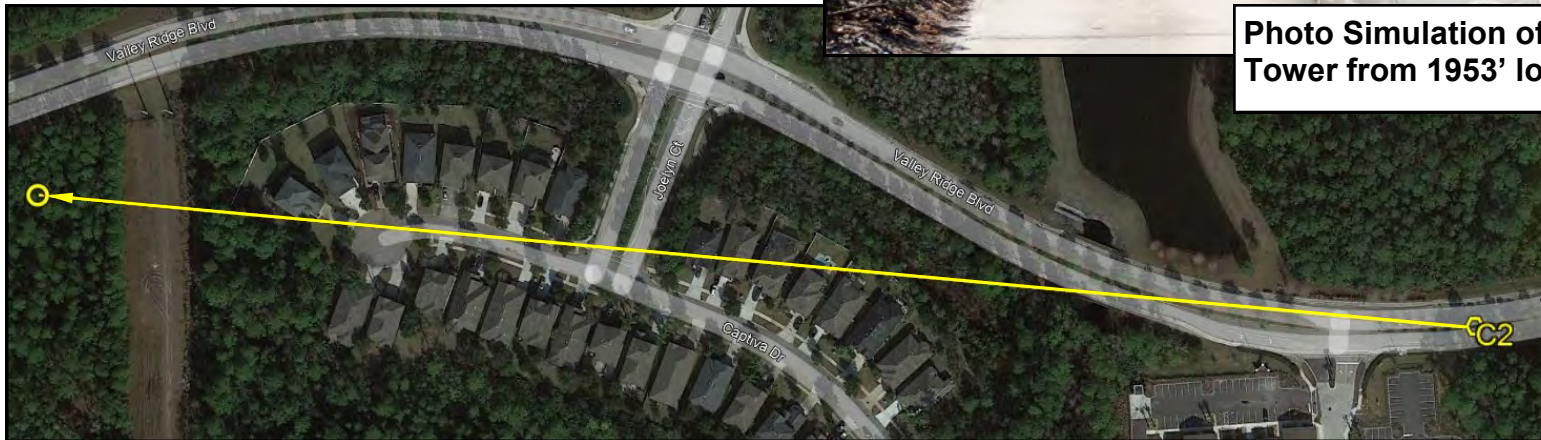
5



Existing View



Photo Simulation of Proposed Tower from 1953' looking West.



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SHEET TITLE

**Photographic Simulations
160' Monopole Tower with 10' appurtenance**

View C2

SHEET#

6



Existing View



**Photo Simulation of
Proposed Tower from
994' looking West.**



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PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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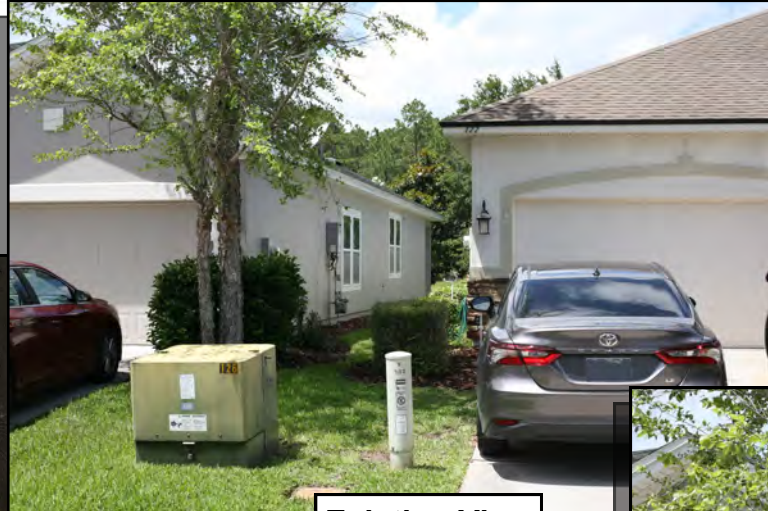
13577 NW 2nd Lane, Suite 20
Newberry Florida 32669
(352) 363-5560

SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View C3

SHEET#

7



Existing View

Photo Simulation of Proposed Tower from 1238' looking NW.



PROPOSED TOWER



Ehrke Enterprises, LLC

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Email: jamesehrke@eelc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

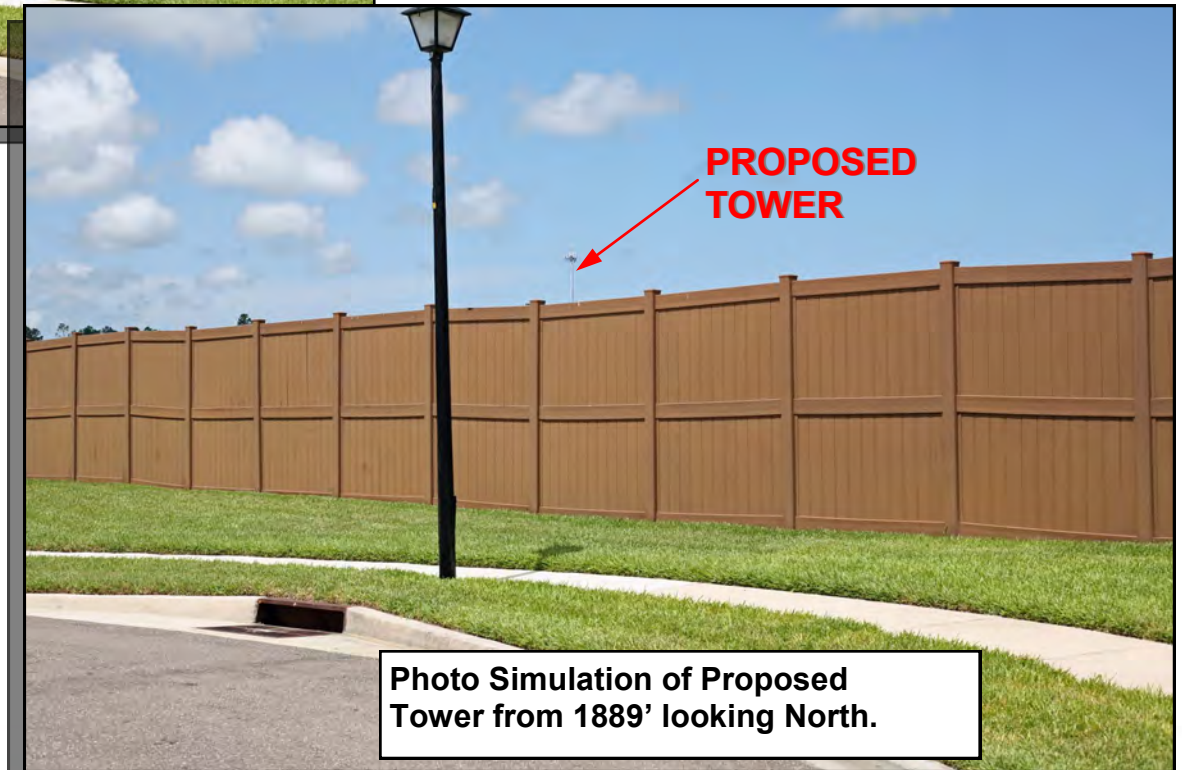
View D

SHEET#

8



Existing View



**PROPOSED
TOWER**

Photo Simulation of Proposed
Tower from 1889' looking North.



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SHEET TITLE

Photographic Simulations
160' Monopole Tower with 10' appurtenance

View E

SHEET#

9



**Photo Simulation of Proposed
Tower from 1245' looking NE.**



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Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eelic.org

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SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View F

SHEET#

10



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Gainesville, Florida 32606
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Email: jamesehrke@eelc.org

PHOTOGRAPHIC SIMULATIONS • BALLOON TESTS • LAND SURVEYING • CAD SERVICES



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SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

View G

SHEET#

11



Existing View



Photo Simulation of Proposed Tower from 1073' looking SE.



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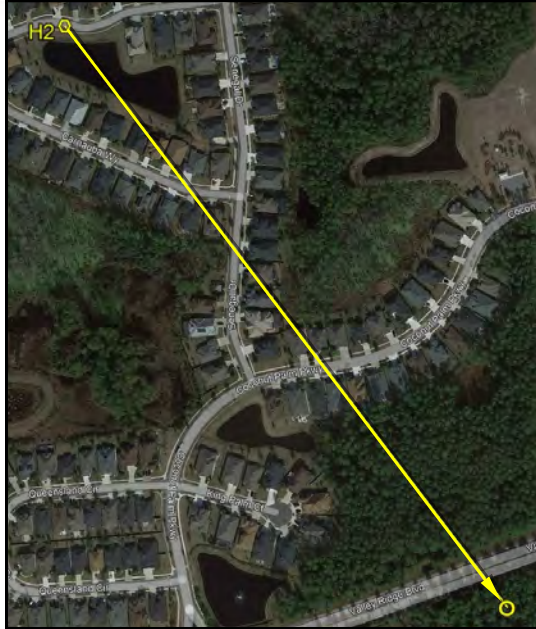
SHEET TITLE

**Photographic Simulations
160' Monopole Tower with 10' appurtenance**

View H1

SHEET#

12



Existing View



Photo Simulation of Proposed Tower from 2185' looking SE.



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PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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SHEET TITLE

**Photographic Simulations
160' Monopole Tower with 10' appurtenance**

View H2

SHEET#

13

The process used to generate the enclosed photo simulation is a quantitative approach, which precisely creates the effect or anticipated visual impact of proposed tall structures.

The computations utilized to prepare the simulation are based on the theory of photogrammetry, which is the science of measurement by means of photographs. The scale and position of objects in photographs vary according to the distance and position of the corresponding actual objects relative to the camera. The photogrammetric relationship between height and distance is an inverse proportionate relationship.

When necessary, both horizontal and oblique photographs are utilized to control the accurate placement of the simulated tall structure within the target photograph. The height of the proposed tall structure in the target photograph is based on data obtained from a certified balloon test performed at the proposed site.

Both reference photographs and target photographs are produced in digital format utilizing a fixed 50 mm camera lens and full frame digital camera.(35mm camera equivalent) A 50 mm camera lens is used because when combined with a 35 mm film format, it is considered to best approximate the viewpoint of the human eye.

The procedure utilized to produce our photo simulations is listed below:

- Reference photographs are taken of existing similar tall structures with known or measured heights, at a known distance from the tall structure.
- Target photographs are taken of the proposed tall structure location during a certified balloon test from various points of interest. Mapping Grade Hand Held GPS is used to determine the distance from the camera lens to the proposed tall structure location.
- Digital photographs are up-loaded into an image-editing program, which is utilized to generate the photo simulation.
- Based on reference photograph and target photograph intelligence, the pictorial height and placement of the simulated tall structure is calculated and placed within the target photograph.



Ehrke Enterprises, LLC

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PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

PHOTO SIMULATION METHODOLOGY

SHEET#

14

To Whom It May Concern:

We hereby certify that on April 23, 2023 between the time of 1:00 pm and 3:15 pm, we positioned a Five foot +/- diameter weather balloon at approximately 170 feet above ground level tethered at Latitude 30° 07' 29.49" North and Longitude 81° 26' 03.38" West.

Please contact at me at (352) 215-8539 if I can provide additional information.

Ehrke Enterprises, LLC

James A. Ehrke

James A. Ehrke
Florida Registered Surveyor and Mapper
Certificate of Registration No. 6053



Ehrke Enterprises, LLC

3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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(352) 363-5560

SHEET TITLE
Photographic Simulations
160' Monopole Tower with 10' appurtenance

Balloon Test Certification

SHEET#

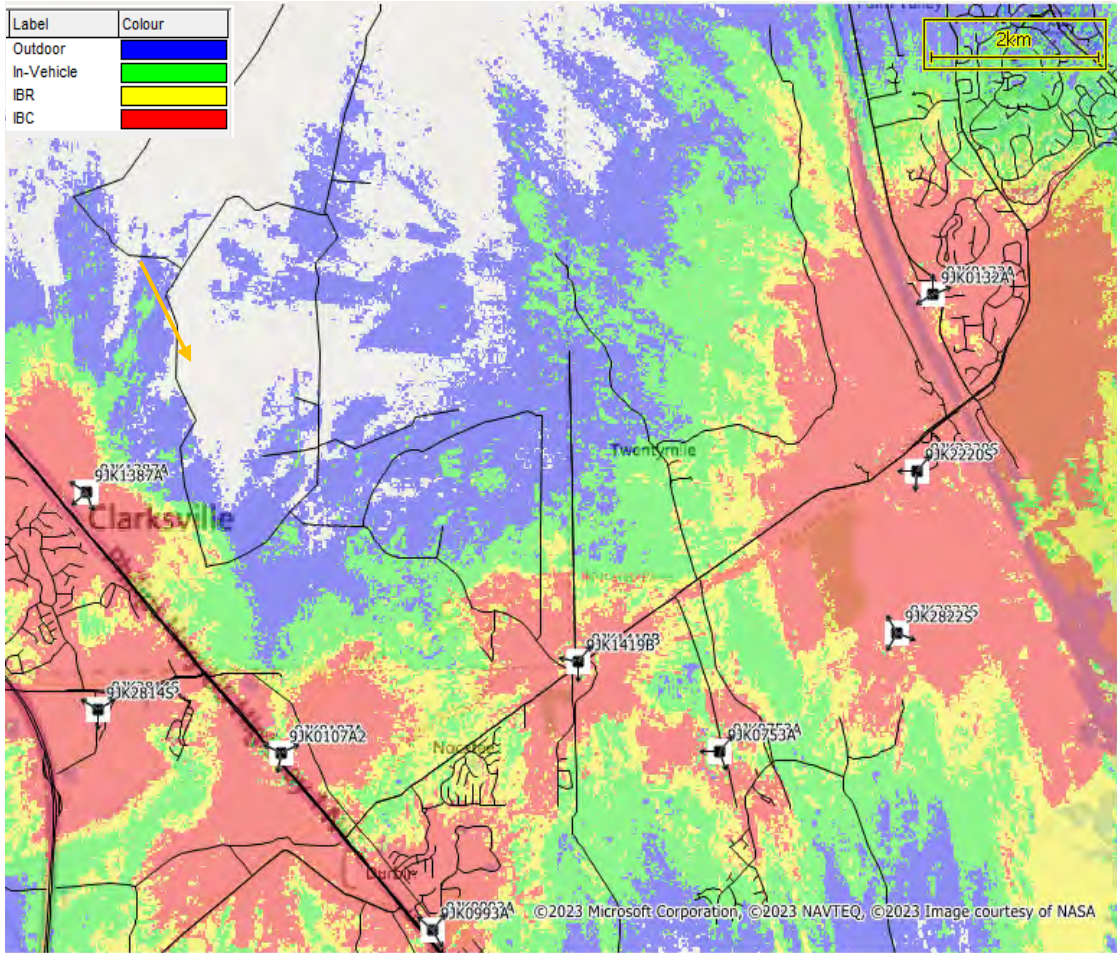
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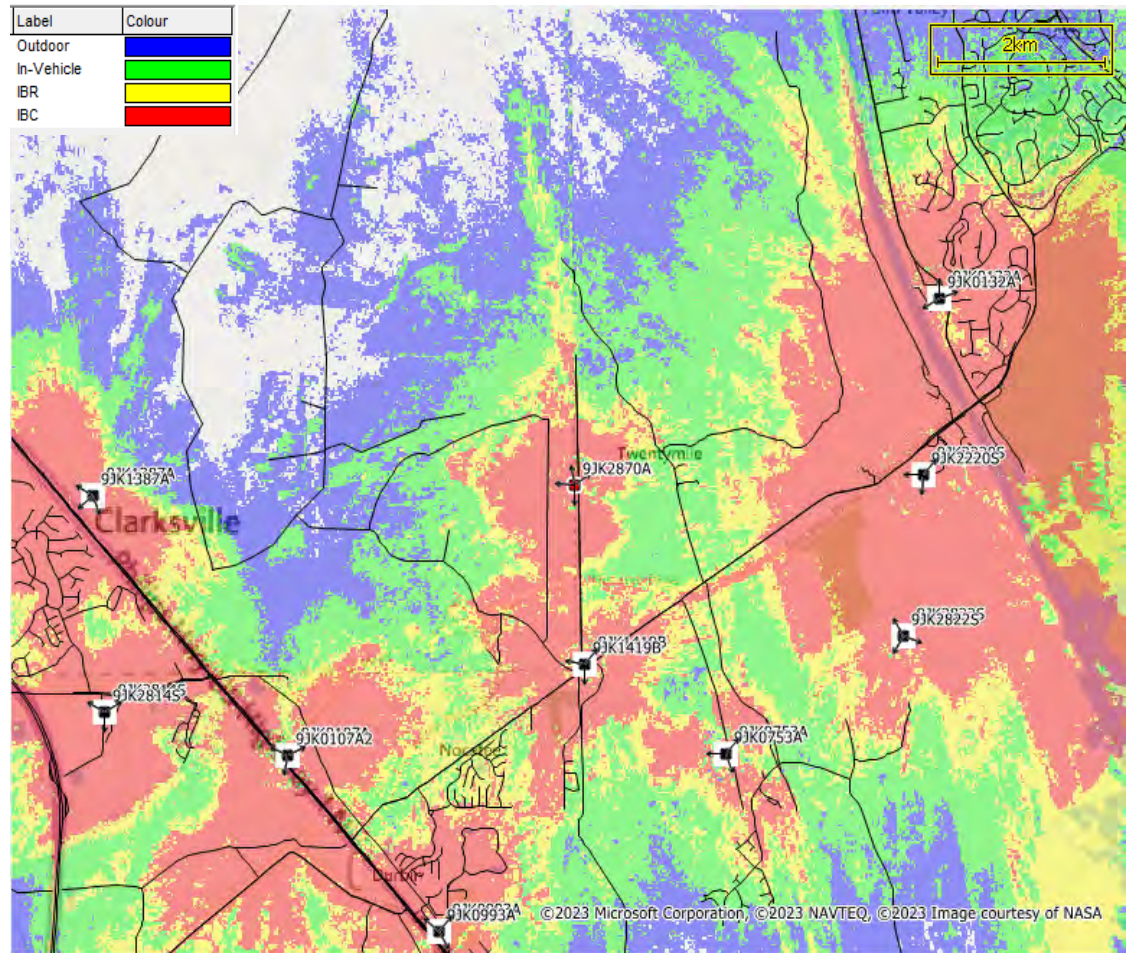
RF Package
Macro Site 9JK2870

- Provide In-Building coverage to our customers in the Palms At Nocatee and surrounding areas.
- location: 30.124858,-81.434272
- Issue:
 - Customers in Palms At Nocatee community have no or very poor indoor coverage.
- In order to provide Ultra Capacity 5G to our customers in the Palms At Nocatee areas, we are proposing the following:
 - Request to build a new tower within the search ring for 9JK2870.
 - Proposed site will allow us to deploy a full array that will include L21,L25,L6,L7,N6,N25.
 - Full array will allow deployment of our entire Mid-Band, Low-Band and 5G spectrum portfolio and provide Ultra Capacity 5G to this area.

Mid-Band 5G Coverage Analysis

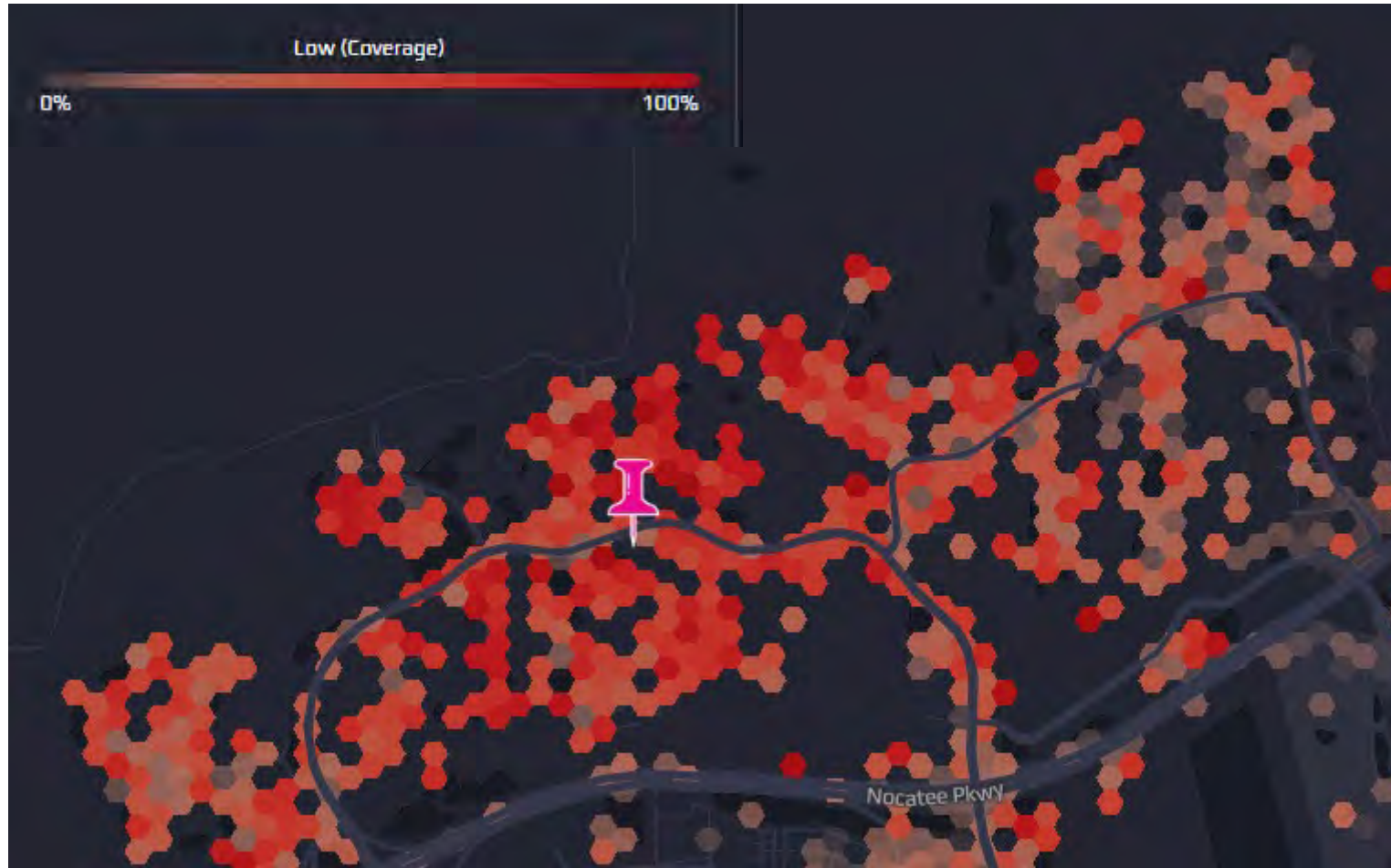


- Existing and planned Mid-Band Coverage.



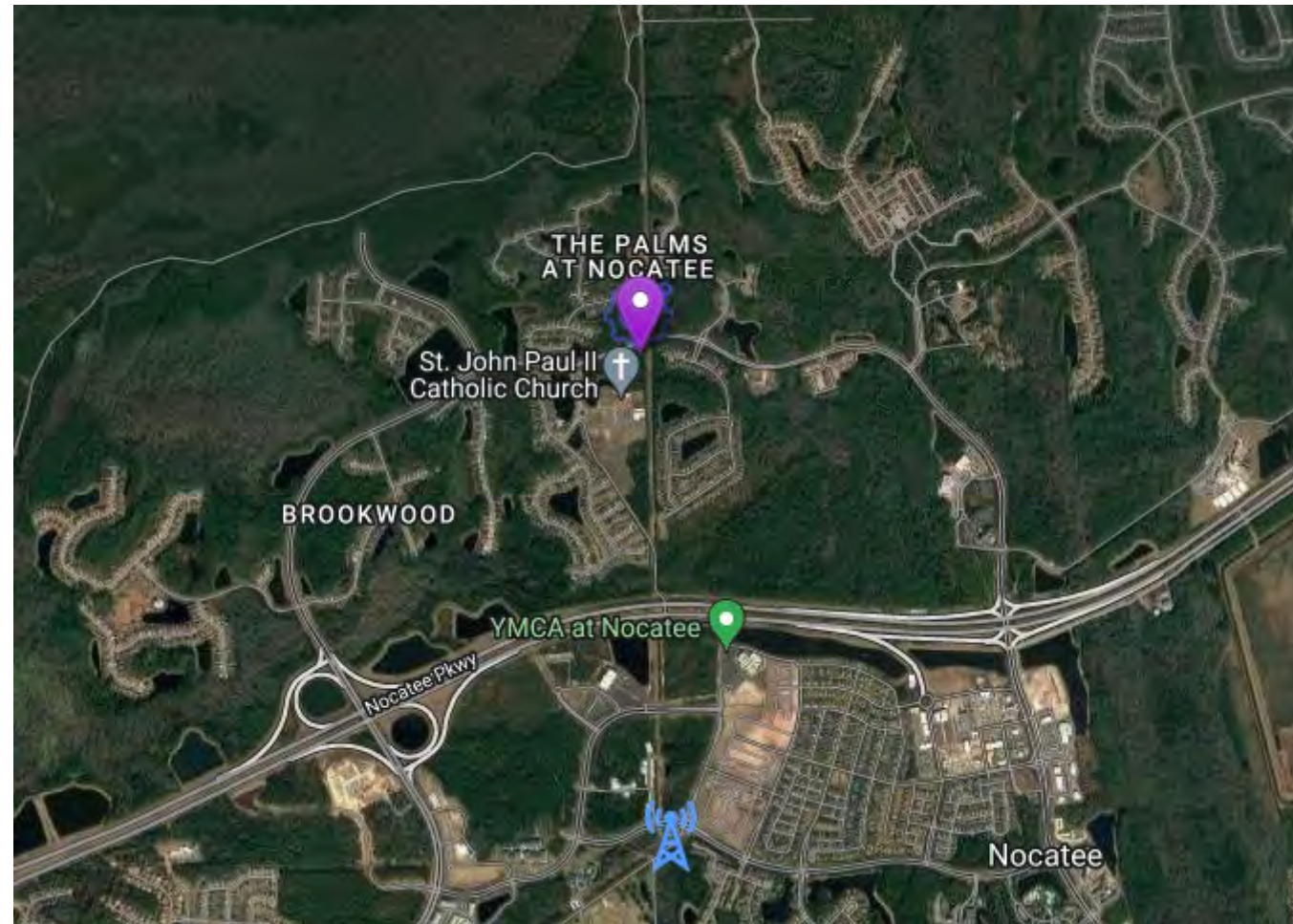
- Existing and planned Mid-Band Coverage with proposed site.

Starling User Data



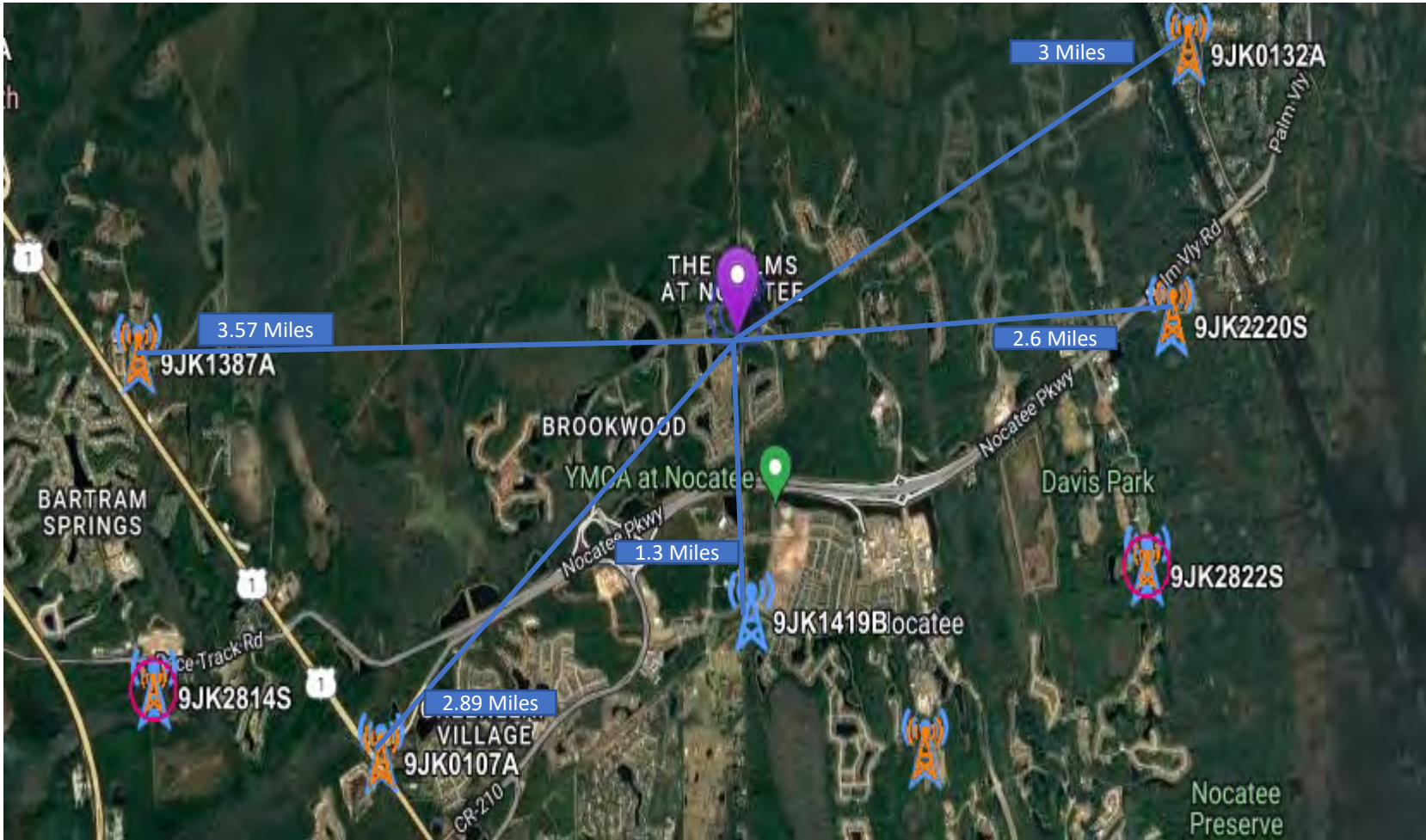
- Slide indicates number of users with poor coverage in this area.

Satellite View



Neighbor Data

S:Site Code	S:Site Latitude	S:Site Longitude	Antenna Height
9JK0107A	30.096590	-81.469689	217'
9JK0132A	30.144290	-81.389213	184'
9JK1387A	30.123519	-81.493978	125'
9JK1419B	30.106122	-81.432889	136'
9JK2220S	30.126000	-81.391000	255'



STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601

PHONE: 352-379-0948

FAA "1-A CERTIFICATION

April 18, 2023

NexTower Development Group II, LLC
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669

Site Name: ***COASTAL RIDGE***

Site Number: ***NXFL-352***

Site Data: **Proposed 170' Monopole**

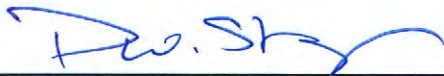
Tower Information

Geographic Coordinates: Latitude – **30° 07' 29.49" North**
Longitude – **81° 26' 03.38" West**

Ground Elevation: Base of Proposed Tower – **25.5'**

Certification

I hereby certify that the latitude of **30° 07' 29.49" North** and the longitude of **81° 26' 03.38" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **25.5** feet is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.



David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida





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

Aeronautical Study No.
2023-ASO-16540-OE

Issued Date: 08/07/2023

David Boeff
NexTower Development Group II, LLC
4210 NW 37th Place
Suite 600
Gainesville, FL 32606

**** 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 NXFL-342 Coastal Ridge
Location:	Jacksonville, FL
Latitude:	30-07-29.49N NAD 83
Longitude:	81-26-03.38W
Heights:	26 feet site elevation (SE) 170 feet above ground level (AGL) 196 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:

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

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

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

This determination expires on 02/07/2025 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

This determination 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.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-16540-OE.

Signature Control No: 584736710-595666403

(DNE)

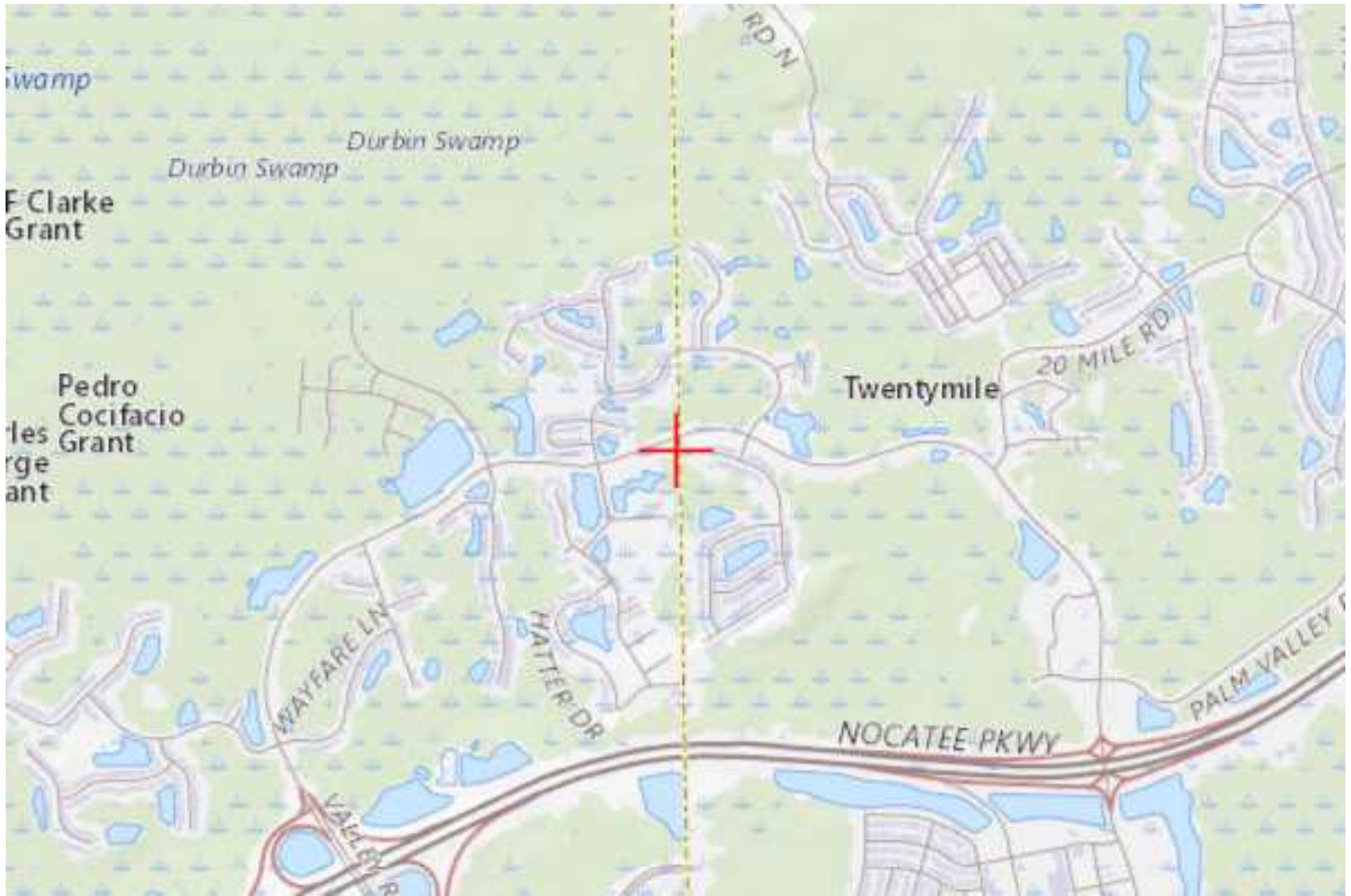
Michael Blaich
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2023-ASO-16540-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	1000	W
614	698	MHz	2000	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







Circle Search for Cases Results

Records 1 to 1 of 1

Page 1 of 1

Case Number	City	State	Latitude	Longitude	Site Elevation	Structure Height	Total Height
2023-ASO-16540-OE	Jacksonville	FL	30° 07' 29.49" N	81° 26' 03.38" W	26	170	196

Rows per Page: 20 ▼

Records 1 to 1 of 1

Page: 1

Page 1 of 1

2023-ASO-16540-OE NexTower Site, NXFL342 Coastal Ridge

There are no additional FAA filings within 1- mile of the proposed tower location.



**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



OWNER: NexTower Development Group II, LLC

FCC Registration Number (FRN): 0023566987

ATTN: Joel Rousseau NexTower Development Group II, LLC 13577 NW 2nd Lane Suite 20	Antenna Structure Registration Number 1325411		
	Issue Date 08/09/2023		
Location of Antenna Structure Valley Ridge Boulevard Jacksonville, FL 32081 County: DUVAL	Ground Elevation (AMSL) 7.7 meters		
	Overall Height Above Ground (AGL) 51.8 meters		
Latitude 30- 07- 29.4 N	Longitude 081- 26- 03.3 W	NAD83	Overall Height Above Mean Sea Level (AMSL) 59.5 meters
Center of Array Coordinates N/A			Type of Structure MTOWER Monopole
Painting and Lighting Requirements: FAA Chapters NONE			
Conditions:			

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <https://www.fcc.gov/antenna-structure-registration>. Electronic filing is required. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and *display* your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

You must comply with all applicable FCC obstruction marking and lighting requirements, as set forth in Part 17 of the Commission's Rules (47 C.F.R. Part 17). These rules include, but are not limited to:

- **Posting the Registration Number:** The Antenna Structure Registration Number must be displayed in a conspicuous place so that it is readily visible near the base of the antenna structure. Materials used to display the Registration Number must be weather-resistant and of sufficient size to be easily seen at the base of the antenna structure. Exceptions exist for certain historic structures. See 47 C.F.R. 17.4(g)-(h).
- **Inspecting lights and equipment:** The obstruction lighting must be observed at least every 24 hours in order to detect any outages or malfunctions. Lighting equipment, indicators, and associated devices must be inspected at least once every three months.
- **Reporting outages and malfunctions:** When any top steady-burning light or a flashing light (in any position) burns out or malfunctions, the outage must be reported to the nearest FAA Flight Service Station, unless corrected within 30 minutes. The FAA must again be notified when the light is restored. The owner must also maintain a log of these outages and malfunctions.
- **Maintaining assigned painting:** The antenna structure must be repainted as often as necessary to maintain good visibility.
- **Complying with environmental rules:** If you certified that grant of this registration would not have a significant environmental impact, you must nevertheless maintain all pertinent records and be ready to provide documentation supporting this certification and compliance with the rules, in the event that such information is requested by the Commission pursuant to 47 C.F.R. 1.1307(d).
- **Updating information:** The owner must notify the FCC of proposed modifications to this structure; of any change in ownership; or, within 30 days of dismantlement of the structure.

Copies of the Code of Federal Regulations (which contain the FCC's antenna structure registration rules, 47 C.F.R Part 17) are available from the Government Printing Office (GPO). To purchase CFR volumes, call (202) 512-1800. For GPO Customer Service, call (202) 512-1803. For additional FCC information, consult the Antenna Homepage on the internet at <https://www.fcc.gov/antenna-structure-registration> or call (877) 480-3201 (TTY 717-338-2824).



NXFL-342 COASTAL RIDGE

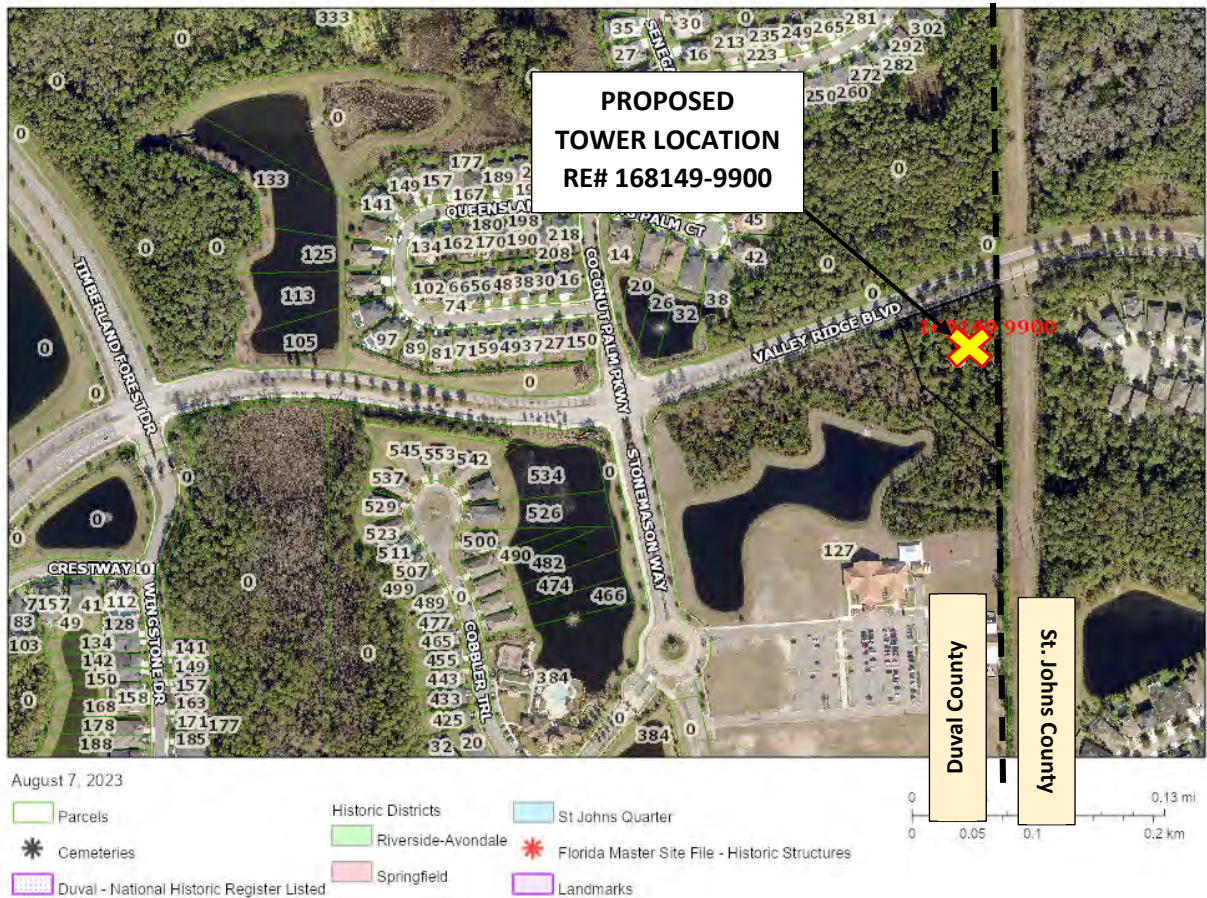
PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE FL 32224

HISTORIC STRUCTURES -DISTRICTS MAP

Land Development Review



* NO HISTORICAL FEATURE FOUND



NXFL-342 COASTAL RIDGE

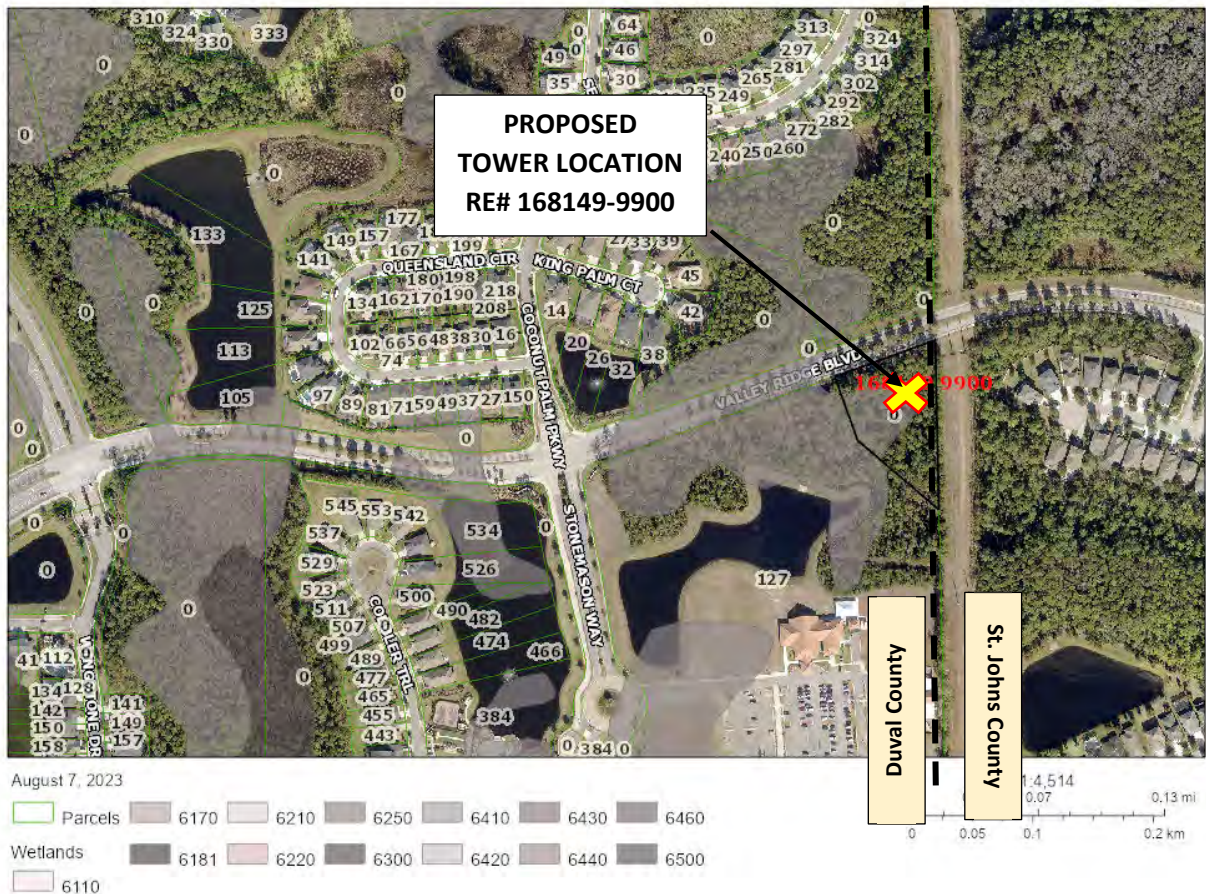
PROPOSED 170' MONOPOLE TOWER

(160' STEEL TOWER W/ 10' APPURTENANCE)

0 COASTAL RIDGE BLVD, JACKSONVILLE FL 32224

WETLANDS MAP

Land Development Review



Notes:

1. Wetland Delineation provided by Terracon Environmental Inc.
2. Proposed Center of Tower is

Section 1 - Site Information

Site ID: 9JK2870A

Status: Preliminary

Version: 1

Project Type: Market Swap

Approved: Not approved

Approved By: Not approved

Last Modified: 05/03/2023 12:52:43 PM

Last Modified By: Ernest.Shuman@T-Mobile.com

Site Name: 9JK2870

Site Class: Monopole

Site Type: Structure Non Building

Plan Year:

Market: JACKSONVILLE FL

Vendor: Nokia

Landlord: Vertical Bridge

Latitude: 30.124522

Longitude: -81.434385

Address: Unassigned Address; Closest Avail: 12428 Valley Ridge Blvd

City, State: Ponte Vedra Beach, FL

Region: SOUTH

RAN Template: 4Sec-67E5D998E 6160 (no GSM)

AL Template: 4Sec-67E5998E_1xAIR+1OP

Sector Count: 4

Antenna Count: 8

Coax Line Count: 0

TMA Count: 0

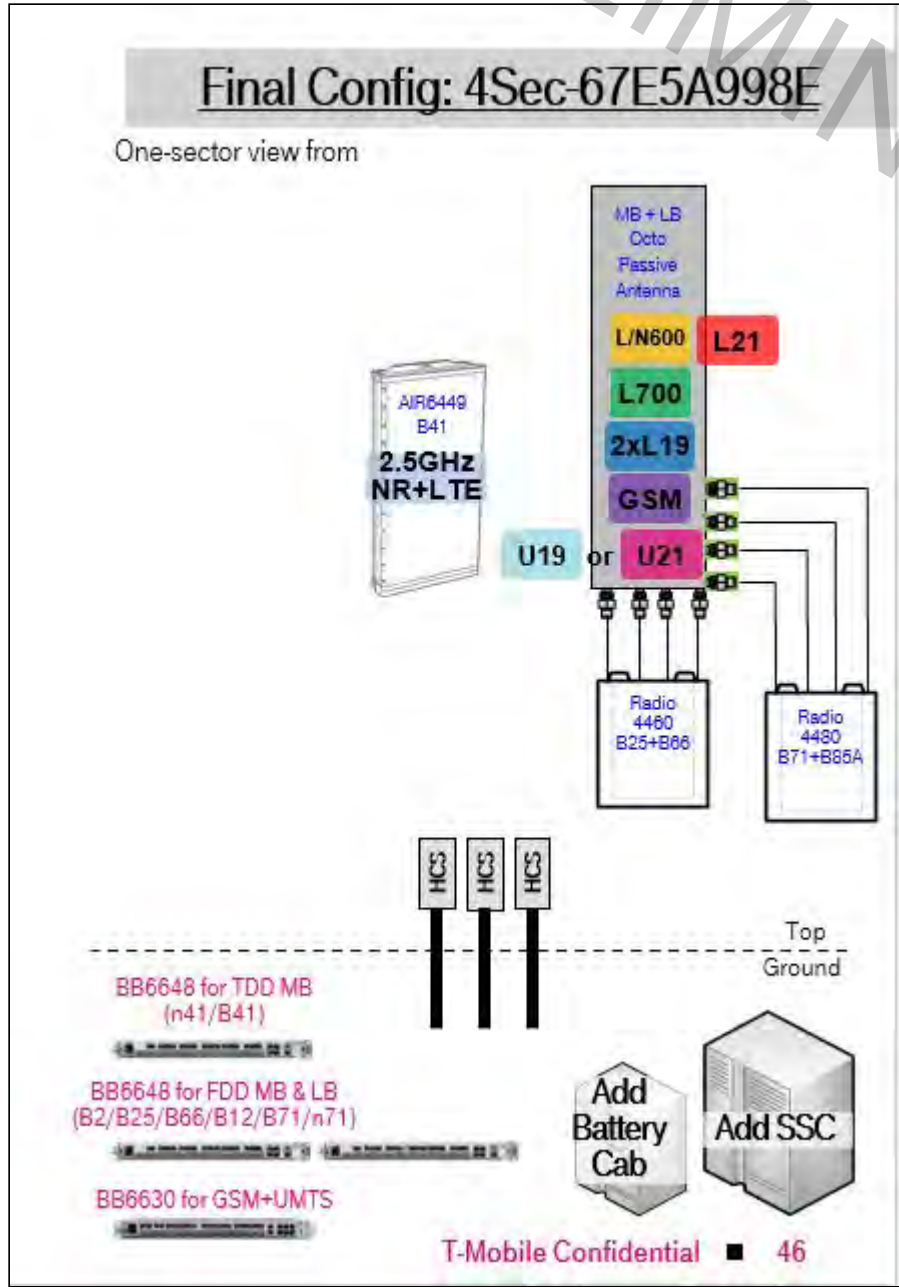
RRU Count: 8

Section 2 - Existing Template Images

----- This section is intentionally blank. -----

Section 3 - Proposed Template Images

4 Sec 67E5A998E.JPG



Notes:

Section 4 - Siteplan Images

----- This section is intentionally blank. -----

Section 5 - RAN Equipment

Existing RAN Equipment

----- This section is intentionally blank. -----

Proposed RAN Equipment

Template: 4Sec-67E5D998E 6160 (no GSM)

Enclosure	1	2
Enclosure Type	Enclosure 6160 AC V1	B160
Baseband	<div><div>RP 6651</div><div>N600</div><div>L600</div><div>L700</div></div> <div><div>RP 6651</div><div>N2500</div><div>L2500</div></div> <div><div>RP 6651</div><div>L1900</div><div>L2100</div></div>	
Transport System	CSR IXRe V2 (Gen2)	
Hybrid Cable System	Hybrid Trunk 6/24 4AWG 60m (x3)	

RAN Scope of Work:

Section 6 - A&L Equipment

Existing Template: Custom

Proposed Template: 4Sec-67E5998E_1xAIR+1OP

Sector 1 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro					
Antenna	1				2	
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)				AIR 6419 B41 (Active Antenna - Massive MIMO)	
Azimuth	350					
M. Tilt	0				0	
Height (ft)	160				160	
Ports	P1	P2	P3	P4	P5	P6
Active Tech	L700 L600 N600	L700 L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	L2500 N2500	L2500 N2500
Dark Tech						
Restricted Tech						
Decomm. Tech						
E. Tilt						
Cables	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)		
TMA						
Diplexer / Combiners						
Radio	Radio 4480 B71+B85 (At Antenna)	Radio 4480 B71+B85 (At Antenna)	Radio 4460 B25+B66 (At Antenna)	Radio 4460 B25+B66 (At Antenna)		
Sector Equipment						

Unconnected Equipment:

Scope of Work:

*A dashed border indicates shared connected equipment. Any shared equipment, besides the first, is denoted with the SHARED keyword.

Sector 2 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro					
Antenna	1				2	
Antenna Model	Commscope - FFV-65C-R3-V1 (Octo)				AIR 6419 B41 (Active Antenna - Massive MIMO)	
Azimuth	55					
M. Tilt	0				0	
Height (ft)	160				160	
Ports	P1	P2	P3	P4	P5	P6
Active Tech	L700 L600 N600	L700 L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	L2500 N2500	L2500 N2500
Dark Tech						
Restricted Tech						
Decomm. Tech						
E. Tilt						
Cables	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)		
TMA						
Diplexer / Combiners						
Radio	Radio 4480 B71+B85 (At Antenna)	Radio 4480 B71+B85 (At Antenna)	Radio 4460 B25+B66 (At Antenna)	Radio 4460 B25+B66 (At Antenna)		
Sector Equipment						
Unconnected Equipment:						
Scope of Work:						
*A dashed border indicates shared connected equipment. Any shared equipment, besides the first, is denoted with the SHARED keyword.						

Sector 3 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro					
Antenna	1				2	
Antenna Model	Commscope - FFV-65C-R3-V1 (Octo)				AIR 6419 B41 (Active Antenna - Massive MIMO)	
Azimuth	180					
M. Tilt	0				0	
Height (ft)	160				160	
Ports	P1	P2	P3	P4	P5	P6
Active Tech	L700 L600 N600	L700 L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	L2500 N2500	L2500 N2500
Dark Tech						
Restricted Tech						
Decomm. Tech						
E. Tilt						
Cables	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)		
TMA						
Diplexer / Combiners						
Radio	Radio 4480 B71+B85 (At Antenna)	Radio 4480 B71+B85 (At Antenna)	Radio 4460 B25+B66 (At Antenna)	Radio 4460 B25+B66 (At Antenna)		
Sector Equipment						
Unconnected Equipment:						
Scope of Work:						
*A dashed border indicates shared connected equipment. Any shared equipment, besides the first, is denoted with the SHARED keyword.						

Sector 4 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro					
Antenna	1				2	
Antenna Model	Commscope - FFV-65C-R3-V1 (Octo)				AIR 6419 B41 (Active Antenna - Massive MIMO)	
Azimuth	275					
M. Tilt	0				0	
Height (ft)	160				160	
Ports	P1	P2	P3	P4	P5	P6
Active Tech	L700 L600 N600	L700 L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	L2500 N2500	L2500 N2500
Dark Tech						
Restricted Tech						
Decomm. Tech						
E. Tilt						
Cables	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)	Coax Jumper (x2)		
TMA						
Diplexer / Combiners						
Radio	Radio 4480 B71+B85 (At Antenna)	Radio 4480 B71+B85 (At Antenna)	Radio 4460 B25+B66 (At Antenna)	Radio 4460 B25+B66 (At Antenna)		
Sector Equipment						
Unconnected Equipment:						
Scope of Work:						
*A dashed border indicates shared connected equipment. Any shared equipment, besides the first, is denoted with the SHARED keyword.						



PREPARED FOR:

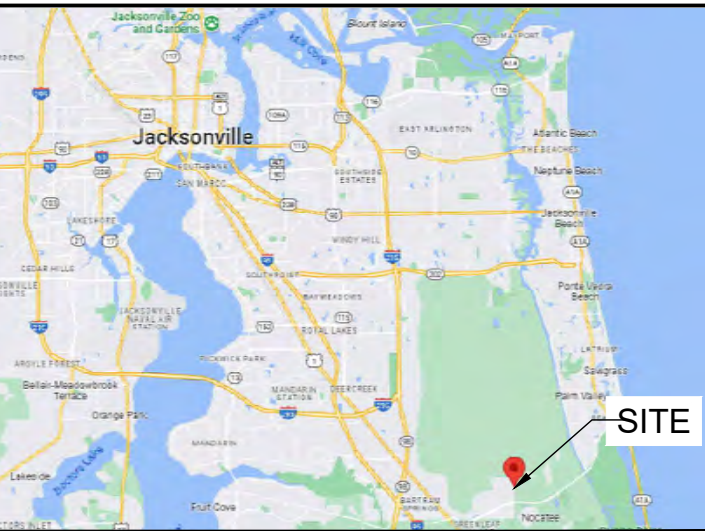
SITE NAME:

COASTAL RIDGE
NXFL-342

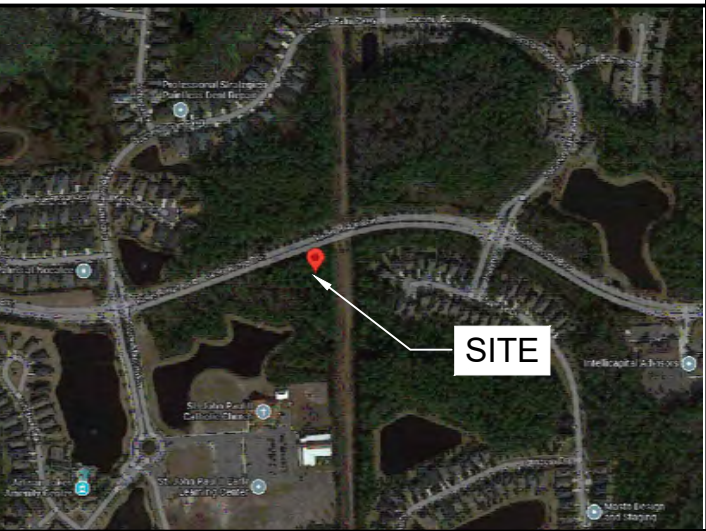
PROJECT DESCRIPTION

GREENFIELD
PROPOSED 160' MONOPOLE TOWER
& TELECOMMUNICATIONS FACILITY
(TOTAL HEIGHT 170' INCLUDING APPURTENANCE)

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS FROM 214 N HOGAN ST,
JACKSONVILLE, FL:

- HEAD NORTH ON HOGAN ST TOWARD W MONROE ST 0.1 MI
- TURN RIGHT AT THE 1ST CROSS STREET ONTO W MONROE ST 0.2 MI
- TURN RIGHT AT THE 2ND CROSS STREET ONTO FL-10 E/N MAIN ST 1.2 MI
- USE THE LEFT LANE TO MERGE ONTO FL-10 E 0.5 MI
- USE THE LEFT LANE TO KEEP LEFT 0.2 MI
- MERGE ONTO I-95 S 10.9 MI
- USE THE RIGHT 2 LANES TO TAKE EXIT 337 TO MERGE ONTO I-295 N TOWARD JAX BEACHES 1.7 MI
- TAKE EXIT 60 FOR US-1 S/GREENLAND RD 0.2 MI
- USE THE LEFT 2 LANES TO TURN LEFT ONTO US-1 S 2.3 MI
- KEEP RIGHT TO STAY ON US-1 S 3.6 MI
- USE THE RIGHT 2 LANES TO TAKE THE NOCATEE PARKWAY EXIT 0.9 MI

- CONTINUE ONTO NOCATEE PKWY 1.4 MI
- TAKE THE VALLEY RIDGE BLVD N EXIT 0.3 MI
- MERGE ONTO VALLEY RIDGE BLVD AND THE SITE WILL BE ON THE RIGHT 1.8 MI

PROJECT SUMMARY

SITE ADDRESS:	0 COASTAL RIDGE BOULEVARD JACKSONVILLE, FL 32081
LATITUDE:	30° 07' 29.49"
LONGITUDE:	-81° 26' 03.38"
PARCEL ID:	168149-9900
COUNTY:	DUVAL
ZONING CLASSIFICATION:	PUD
ZONING JURISDICTION:	CITY OF JACKSONVILLE
DISTURBED AREA:	7,125± SQ. FT. (0.163 ACRES)
LAND OWNER:	SONOC COMPANY
APPLICANT:	NEXTOWER DEVELOPEMENT GROUP II, LLC. 13577 NW 2ND LANE, SUITE 20 NEWBERRY, FL 32669 PH: 352-363-5560
CONTACT:	JOEL ROUSSEAU PH: 352-283-0001
ENGINEER:	TOWERSOURCE 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338 JAVAD K. PARSA, P.E.
TELEPHONE COMPANY:	CONSULT CM
POWER COMPANY:	JEA

BUILDING CODES:
FLORIDA BUILDING CODE, 7TH EDITION (2020).
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
FLORIDA FIRE PREVENTION CODE 7TH EDITION 2020
NATIONAL ELECTRICAL CODE, 2017 EDITION.
TIA-222-G WITH ADDENDUM 1 AND 2 APPLICABLE STANDARDS.
LIFE SAFETY COPE NFPA-101-10
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360-10 AND 341-10.
UNDERWRITERS LABORITORIES (U.L.) APPROVED ELECTIRCAL PRODUCTS.
LOCAL JURISDICTIONAL REQUIREMENTS.
CITY/COUNTY ORDINANCES.

SHEET INDEX

NO.	DESCRIPTION
T-1	CITY OF JACKSONVILLE TITLE SHEET
T-2	COVER SHEET
--	SURVEY
GN-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-1A	DETAILED SITE PLAN
C-1B	ZONING MAP
C-2	FENCE, GATE, AND COMPOUND DETAILS
C-3	GRADING AND EROSION CONTROL PLAN
C-3A	GRADING AND EROSION CONTROL DETAILS
C-3B	GRADING AND EROSION CONTROL NOTES
C-4	ACCESS ROAD DETAILS
C-5	TOWER ELEVATION
E-1	BASIC SERVICE AND POWER COORDINATION ROUTING PLAN
E-1A	POWER FIBER ROUTE
E-2	GROUNDING PLAN
E-3	SINGLE-LINE DIAGRAM
E-4	ELECTRICAL NOTES
E-5	ELECTRICAL DETAILS
E-6	H-FRAME DETAILS
L-1	TREE REMOVAL PLAN
L-2	LANDSCAPE PLAN

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:
towersource
A NextEdge Company
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION

JAVAD K. PARSA
LICENSE
No 87002
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/26/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAVAD K. PARSA, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEXTOWER SITE NAME:
**COASTAL RIDGE
NXFL-342**

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
COVER SHEET

DRAWING NO.
T2



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

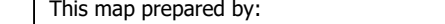
A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

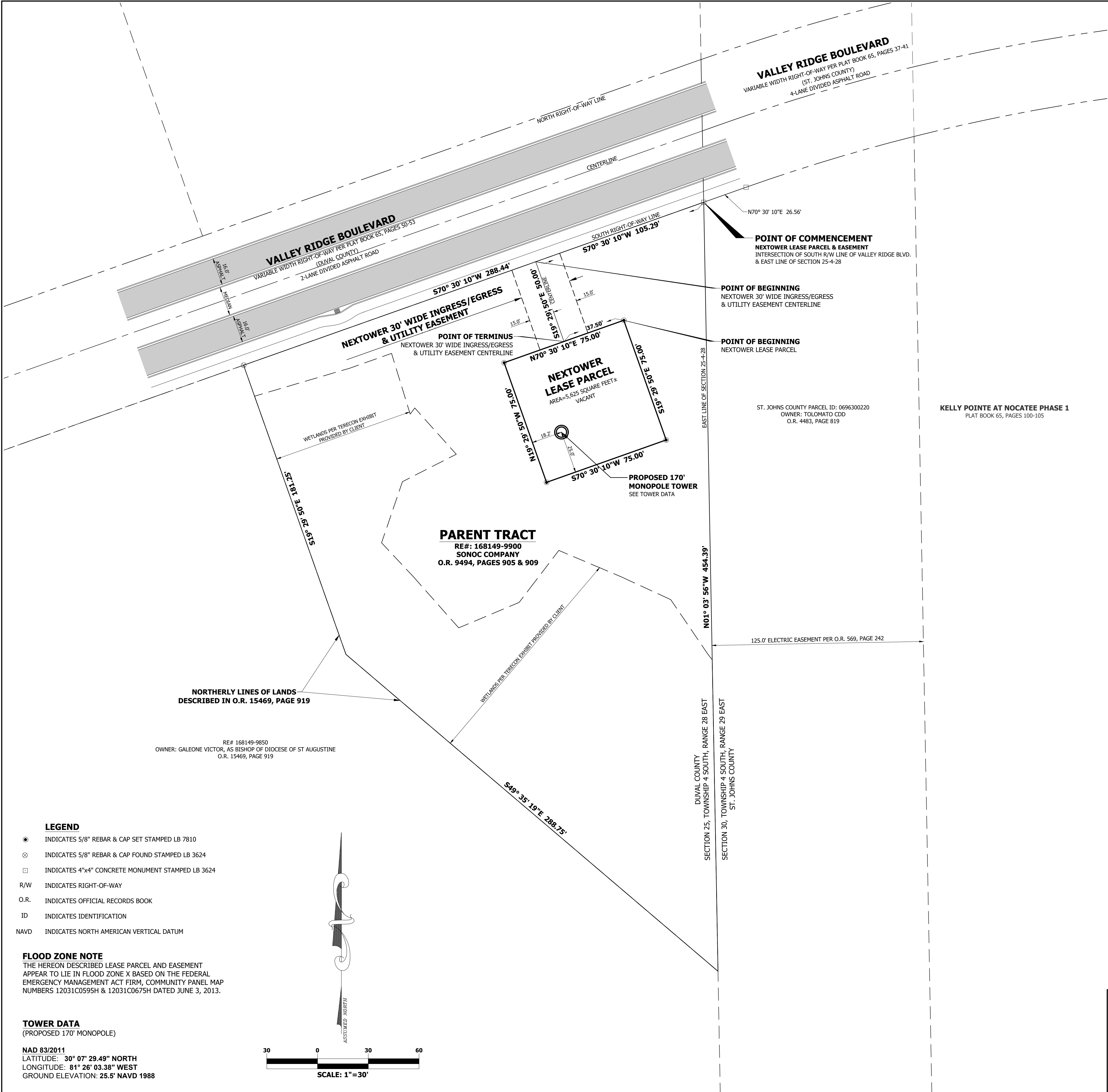
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED APRIL 17, 2023.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.

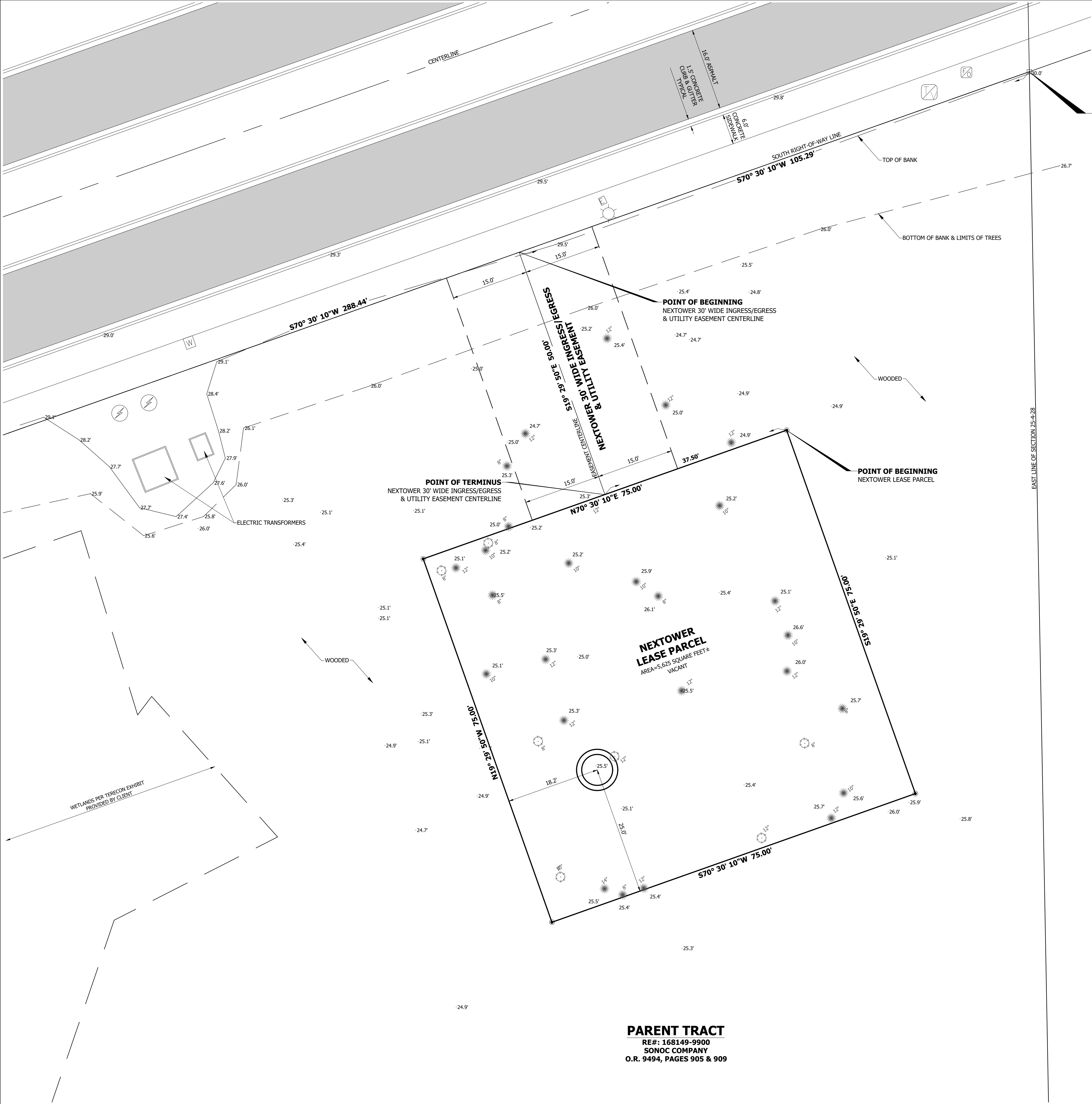


STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 Email: dws@stone-survey.com WWW.STONE-SURVEY.COM Professional Surveying & Mapping Certificate of Authorization No.: LB 7810	BOOK/PAGE 49/45	<div>This map prepared by:</div> <div></div> <div>4-18-2023</div> <div>DAVID W. STONECYPHER</div> <div>PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391</div>	SCALE 1"=30'		
	DRAWN DWS			DATE APRIL 17, 2023	
	CHECKED DWS			PROJECT # 22-0132	
		COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352			
DRAWING # nextower-coastal-ridge.survey.dwg		NEXTOWER DEVELOPMENT GROUP II, LLC		SHEET # 1 OF 2	



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

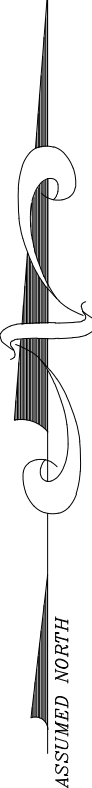
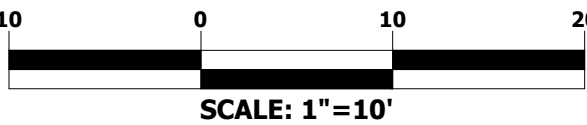
IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA



POINT OF COMMENCEMENT
NEXTOWER LEASE PARCEL & EASEMENT
INTERSECTION OF SOUTH R/W LINE OF VALLEY RIDGE BLVD.
& EAST LINE OF SECTION 25-4-28

- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
 - ⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
 - INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
 - R/W INDICATES RIGHT-OF-WAY
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
 - ☉ INDICATES LIGHT POLE
 - ⌂ INDICATES ELECTRIC JUNCTION BOX
 - Ⓜ INDICATES FIBEROPTIC MARKER
 - Ⓜ INDICATES COMMUNICATIONS PEDESTAL
 - Ⓜ INDICATES ELECTRIC MANHOLE
 - Ⓜ INDICATES WATER METER
 - +15.2' INDICATES SPOT ELEVATION

- TREE LEGEND**
- ☼ PINE TREE
 - ☼ BAY TREE
 - 1 1/4" INDICATES DIAMETER OF TREE TRUNK AS MEASURED AT 4± ABOVE GROUND
 - 1 1/4" ± 1/8" INDICATES TREE CLUSTER SIZES



- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
 - ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
 - PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
 - THIS SURVEY CONSISTS OF 2 SHEETS.

PARENT TRACT
RE#: 168149-9900
SONOC COMPANY
O.R. 9494, PAGES 905 & 909

**STONECYPHER
SURVEYING INC.**

1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization
No.: LB 7810

BOOK/PAGE	49/45		SCALE	1"=10'
DRAWN	DWS		DATE	APRIL 17, 2023
CHECKED	DWS		PROJECT #	22-0132
COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352				
DRAWING # nexttower-coastal ridge.survey.dwg		NEXTOWER DEVELOPMENT GROUP II, LLC		SHEET # 2 OF 2

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES PLUS LATEST STATE AMENDMENTS:
- 6TH (2017) EDITION FLORIDA BUILDING CODE
2. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS, ALL PREVIOUSLY PROVIDED BY NEXTOWER.
3. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
5. NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
8. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
9. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
11. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
12. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
13. UNLESS OTHERWISE INDICATED, NEXTOWER SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
16. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
17. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
18. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE EQUIPMENT DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION.
19. FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FORWARD NOTIFICATION TO NEXTOWER REGULATORY AND FCC/FAA.
20. THIS PROJECT MEETS ALL REQUIREMENTS FOR 10/2 SELF-CERTIFICATION: CERTIFICATION OF QUALIFICATION TO USE A GENERAL PERMIT FOR A STORMWATER MANAGEMENT SYSTEM SERVING LESS THAN 10 ACRES TOTAL PROJECT AREA AND LESS THAN TWO ACRES IMPERVIOUS SURFACE.

GENERAL NOTES CONTINUED:

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

CONTRACTOR -
SUBCONTRACTOR-
OWNER
OEM-

GENERAL CONTRACTOR
SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
NEXTOWER
ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AN UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONS CODES, ORDINANCES AND APPLICABLE REGULATIONS
4. DRAWING PROVIDED WERE DESIGN AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTORS SHALL LEGALLY AN PROPERLY DISPOSE OF ALL SCRAP MATERIAL.

SITE WORK GENERAL NOTES:

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

MASONRY NOTES:

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

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
3. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE, THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS.
6. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
7. CONNECTIONS:

7.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13th EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.

7.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

7.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

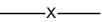

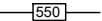












7.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
8. STEEL SHAPE:

8.1. W SHAPES - ASTM A992, GR 50

8.2. PLATES, ANGLES, CHANNELS - ASTM A36

8.3. PIPES A53














LEGEND

	FENCE		CIRCUIT BREAKER
	CONTOUR LINE		CODED NOTE NUMBER
	PROPERTY LINE / ROW		CHEMICAL GROUND ROD
	LEASE AREA		GROUND ROD
	EASEMENT		GROUND ROD WITH INSPECTION SLEEVE
	DISCONNECT SWITCH		CADWELD TYPE CONNECTION
	METER		COMPRESSION TYPE CONNECTION
			GROUND WIRE

ABBREVIATIONS:

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

SYMBOLS:

	SOLID GROUND BUSS BAR
	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL WELD
	3/4" x 10'-0" COPPER CLAD STEEL GROUND ROD
	3/4" x 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
	GROUNDING WIRE

PREPARED FOR:



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13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:



A NextEdge Company

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION



6/26/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAVAD K. PARSA, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEXTOWER SITE NAME:

COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

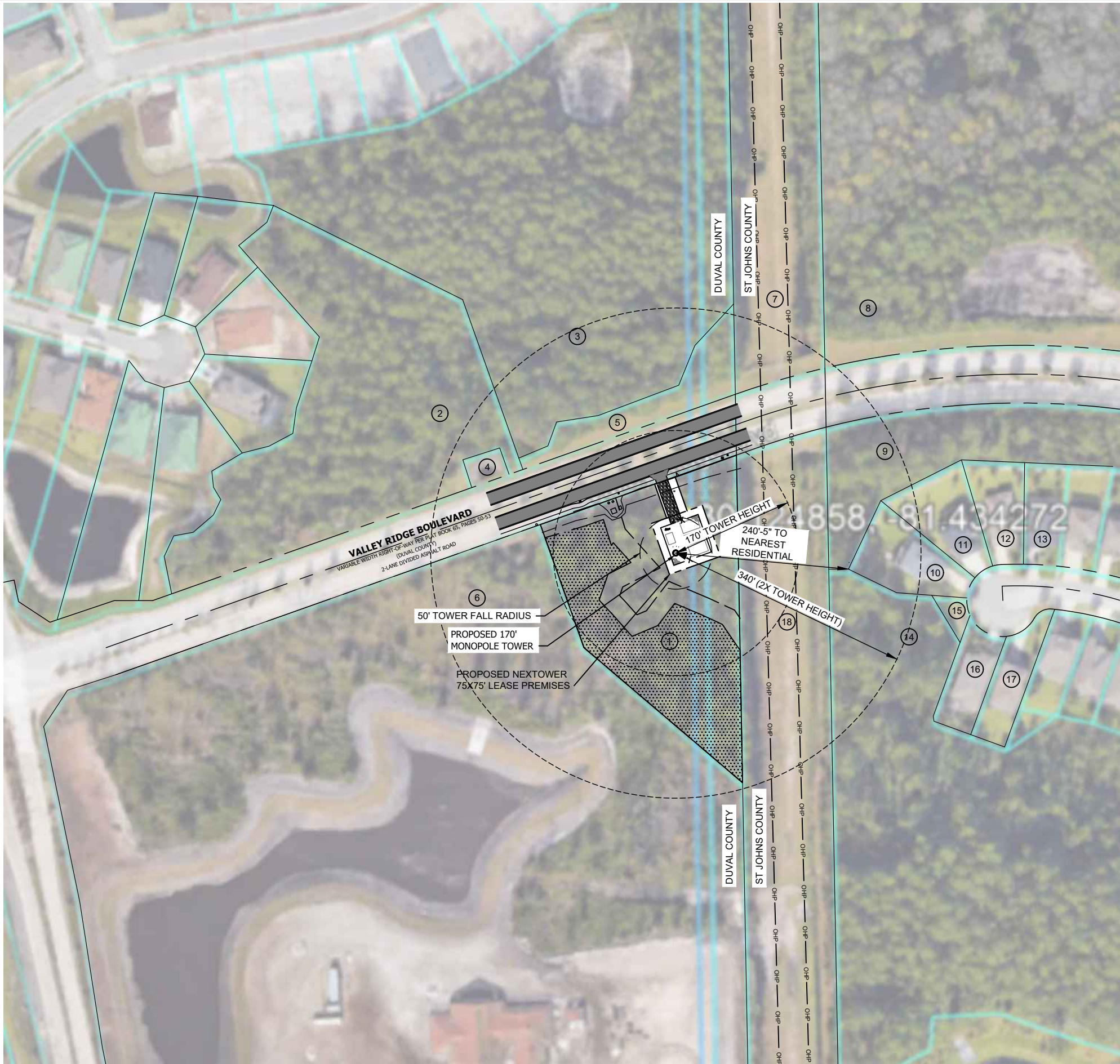
RAWLAND

SHEET TITLE:

GENERAL NOTES

DRAWING NO.

GN1



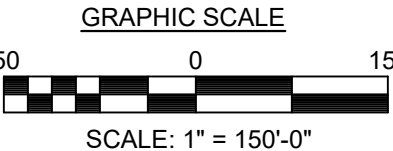
1 PARCEL MAP
C1 SCALE : 1" = 150'

DUVAL COUNTY PARCELS

- RE# 168149 9900
0 COASTAL RIDGE BLVD
SONOC COMPANY
ZONED - PUD
- RE# 168150 2025
0 COCONUT PALM PKWY
PALMS AT NOCATEE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- RE# 168150 2400
0 COCONUT PALM PKWY
PALMS AT NOCATEE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- RE# 168150 2030
0 COCONUT PALM PKWY
PALMS AT NOCATEE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- RE# 168150 2440
0 COCONUT PALM PKWY
PALMS AT NOCATEE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- RE# 168149 9850
127 STONEMASON WAY
GALEONE VICTOR BISHOP OF DIOCESE OF ST AUGUSTINE
ZONED - PUD

ST JOHNS COUNTY PARCELS

- STRAP# 0680580002
773 COCONUT PALM PKWY
PALMS AT NOCATEE HOMEOWNERS ASSOC
ZONED - PUDVVVV
- STRAP# 0680520002
222 CAPTIVA DR
KELLY POINTE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- STRAP# 0680520010
17 CAPTIVA DR
WETTSCURACK JEFFREY D,HEATHER
ZONED - PUD
- STRAP# 0680520020
21 CAPTIVA DR
WEBER RYAN,NICOLE
ZONED - PUD
- STRAP# 0680520030
25 CAPTIVA DR
MOATZ STEPHEN C
ZONED - PUD
- STRAP# 0680520040
.29 CAPTIVA DR
SPECIALE MARK,BLAIR
ZONED - PUD
- STRAP# 0680520002
222 CAPTIVA DR
KELLY POINTE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- STRAP# 0680520002
222 CAPTIVA DR
KELLY POINTE HOMEOWNERS ASSOCIATION INC
ZONED - PUD
- STRAP# 0680520170
24 CAPTIVA DR
TRIANA JOHN,NANCY
ZONED - PUD
- STRAP# 0680520180
28 CAPTIVA DR
MC QUAIG ERIN DOYLE
ZONED - PUD
- STRAP# 0696300220
4254 VALLEY RIDGE BLVD
TOLOMATO CDD
ZONED - PUD



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NEWBERRY, FL 32669

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678-990-2338

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A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

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NO.	DATE	DESCRIPTION
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B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION

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NEXTOWER SITE NAME:

COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

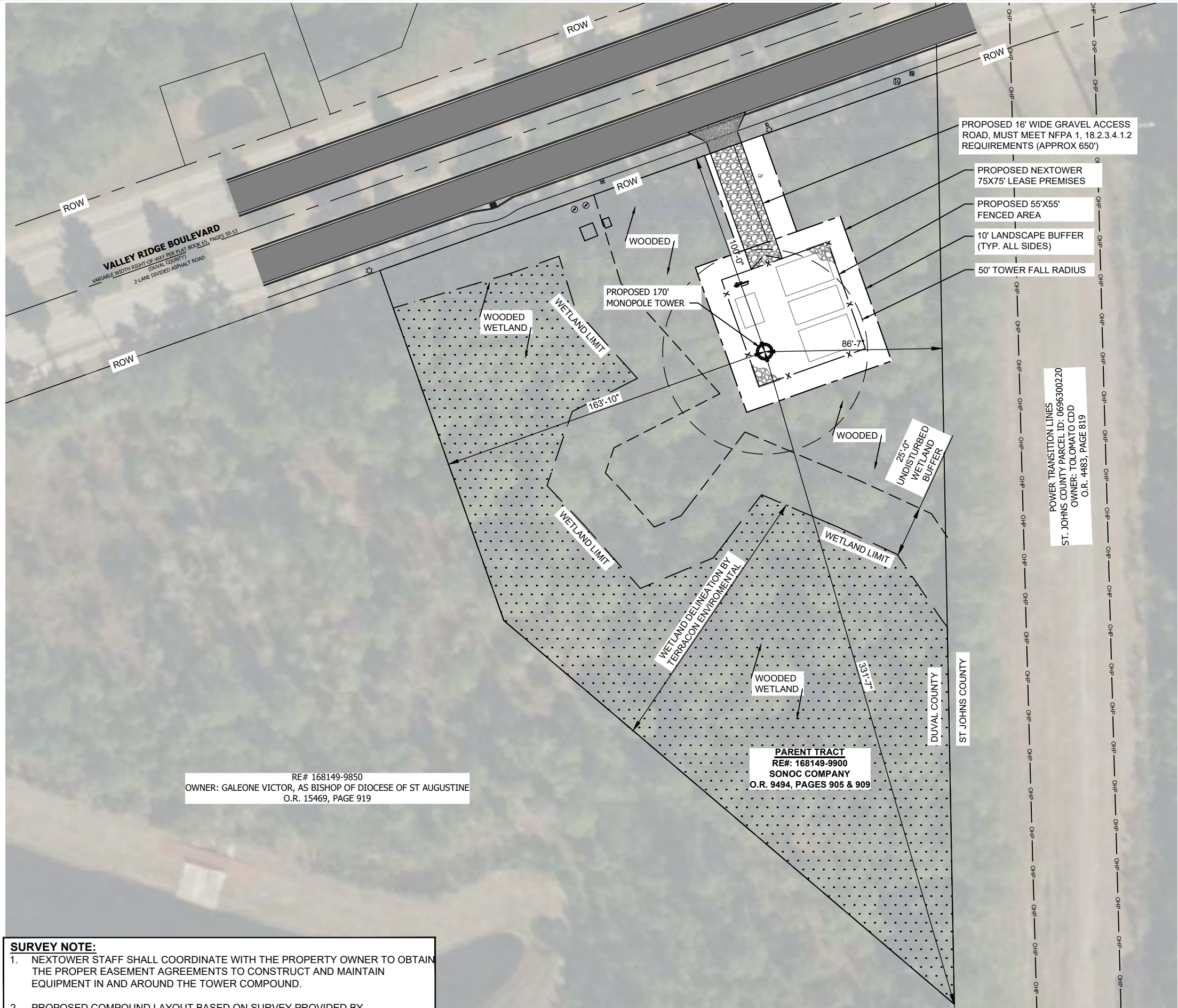
RAWLAND

SHEET TITLE:

PARCEL MAP

DRAWING NO.

C1



RE# 168149-9850
OWNER: GALEONE VICTOR, AS BISHOP OF DIOCESE OF ST AUGUSTINE
O.R. 15469, PAGE 919

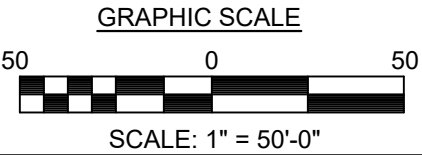
PARENT TRACT
RE#: 168149-9900
SONOC COMPANY
O.R. 9494, PAGES 905 & 909

POWER TRANSITION LINES
ST. JOHNS COUNTY PARCEL ID: 0696300220
OWNER: TOLMATO CDD
O.R. 4483, PAGE 819

- SURVEY NOTE:**
- NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYING INC. DATED 04/17/23.
 - CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 OVERALL SITE PLAN
C1 SCALE : 1" = 50'

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	100'-0"
EAST	86'-7"
WEST	163'-10"
SOUTH	331'-7"



PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:

towersource
A NextEdge Company
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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JAVAD K. PARSA
LICENSE
No 87002
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/26/2025

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NEXTOWER SITE NAME:

**COASTAL RIDGE
NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

RAWLAND

SHEET TITLE:

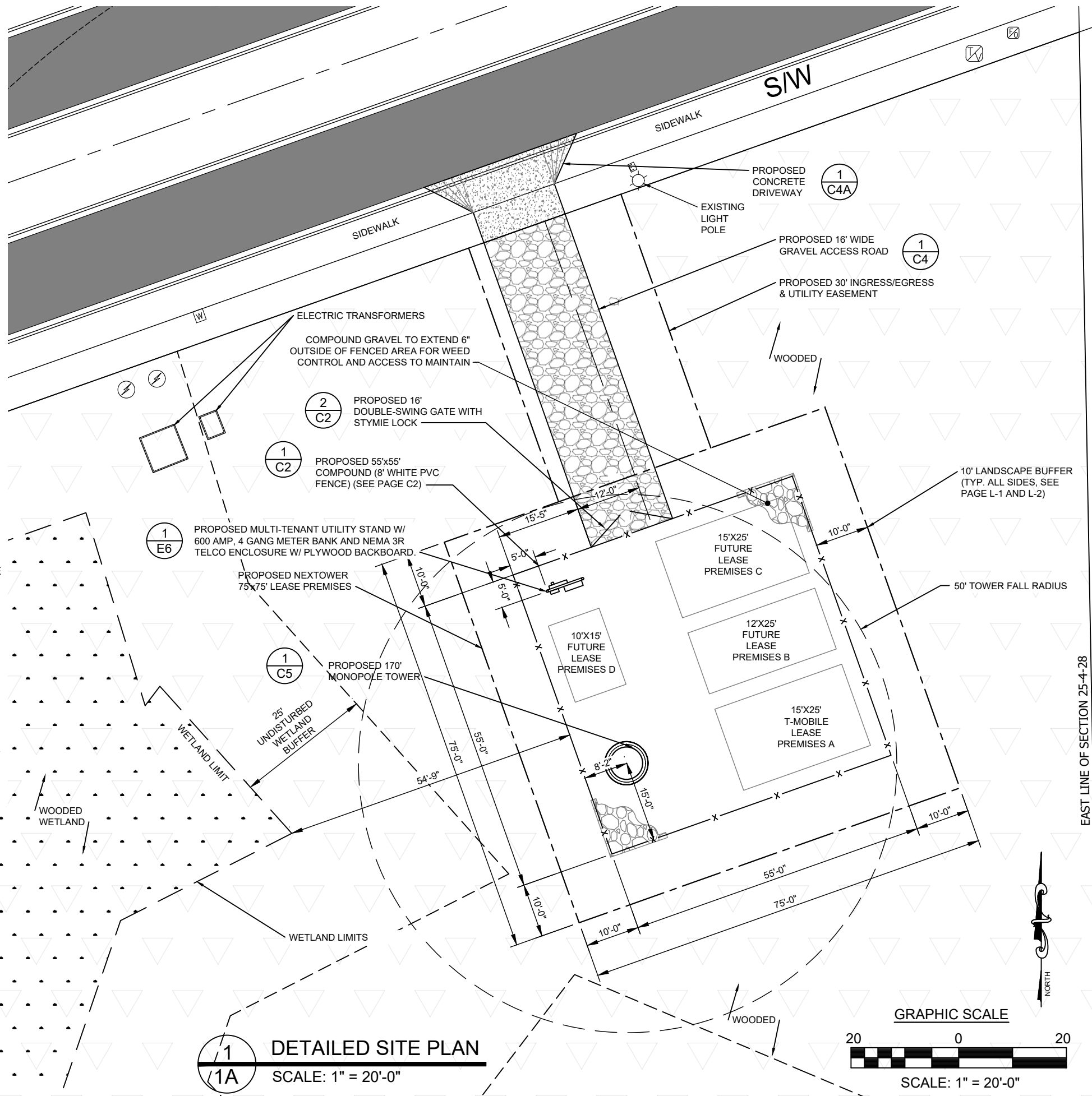
OVERALL SITE PLAN

DRAWING NO.

C1A

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:

towersource
A NextEdge Company
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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NEXTOWER SITE NAME:

**COASTAL RIDGE
NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

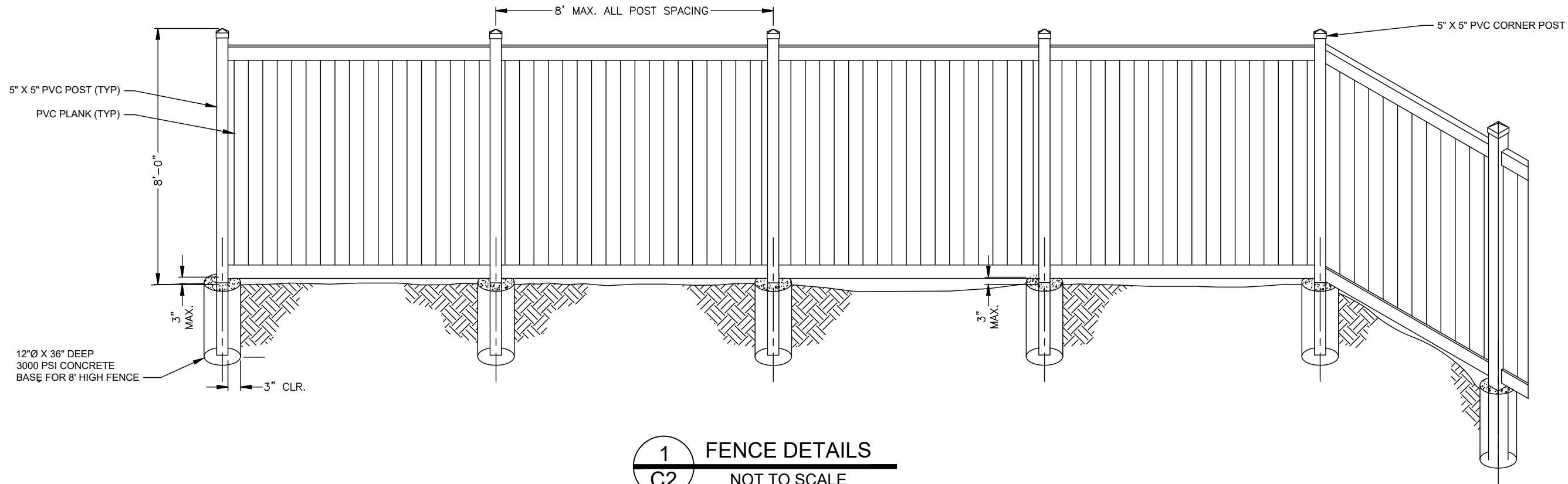
RAWLAND

SHEET TITLE:

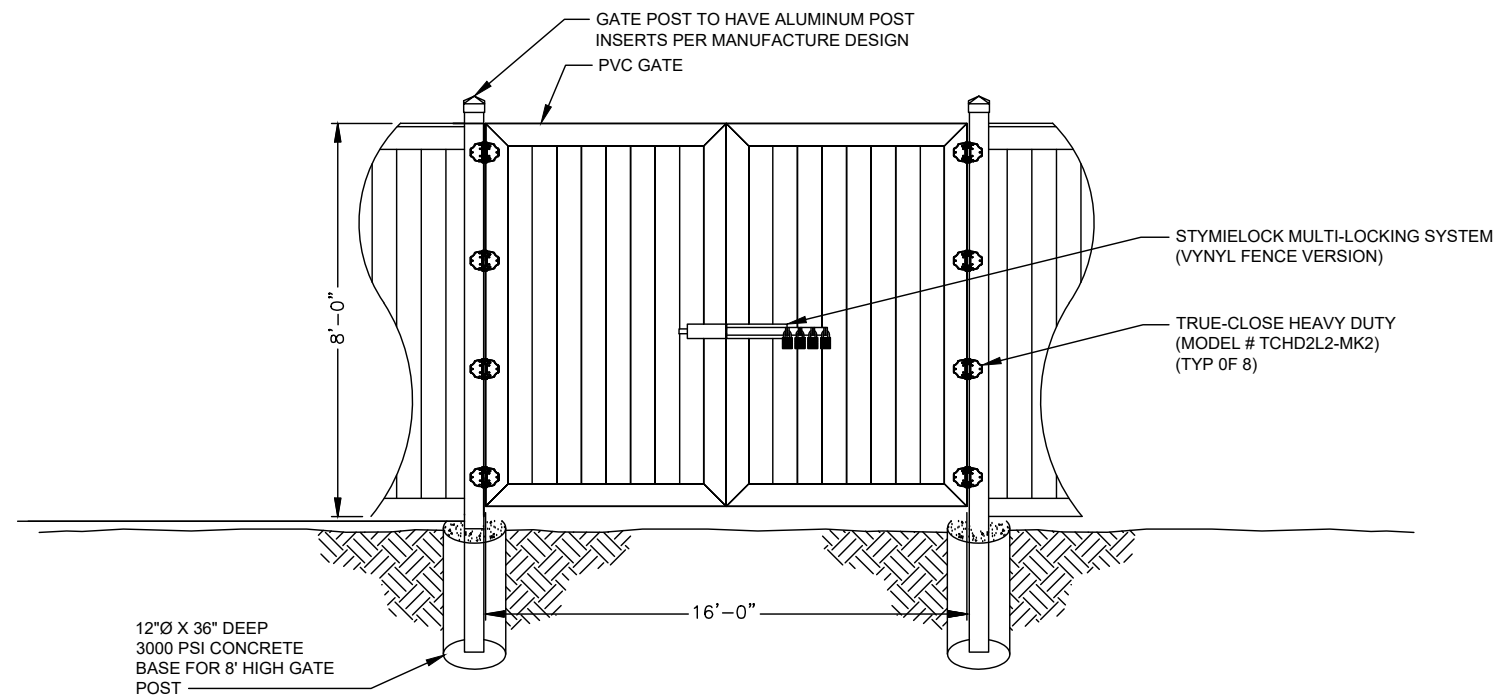
DETAILED SITE PLAN

DRAWING NO.

C1B



1 FENCE DETAILS
C2 NOT TO SCALE



1 GATE DETAILS
C2 NOT TO SCALE

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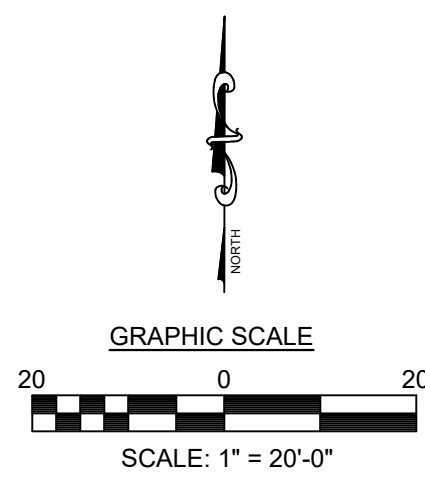
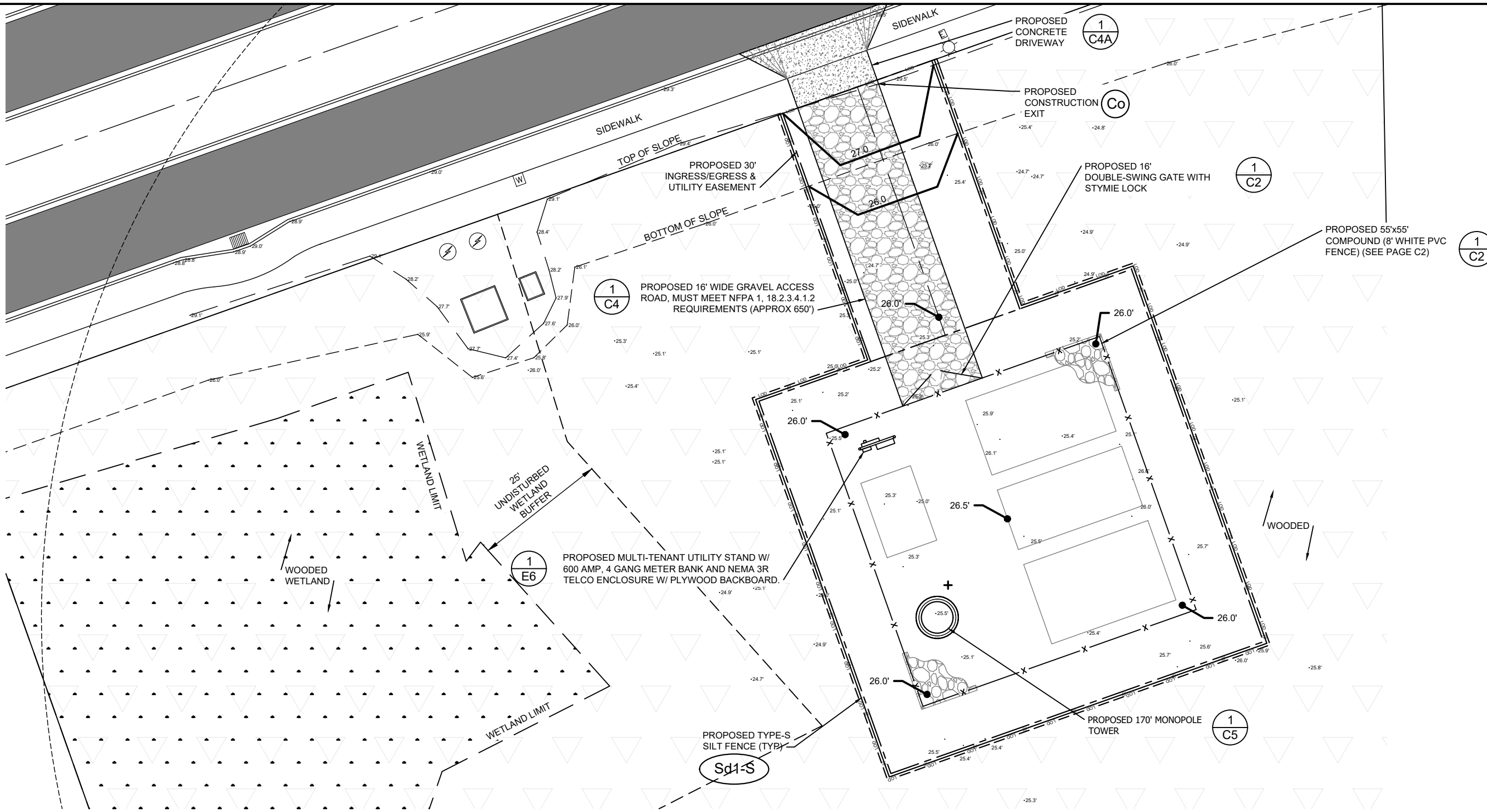
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NEXTOWER SITE NAME:
COASTAL RIDGE NXFL-342
TOWER OWNER:
NEXTOWER
DESIGN TYPE:
RAWLAND

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

DRAWING NO.
C2



MINIMUM TO NO GRADING REQUIRED

1
C3 **GRADING & EROSION CONTROL PLAN**
SCALE: 1" = 20'-0"

PROJECT AREA CALCULATIONS			
	COMPOUND SQFT	ACCESS SQFT	TOTAL SQFT/ACRES
TOTAL PROJECT AREA	5,625	1,500	7,125/0.163
TOTAL IMPERVIOUS AREA (CONCRETE, INCLUDING FUTURE)	1115	0	1,115/0.025
TOTAL SEMI-IMPERVIOUS AREA	1910	480	2,700/0.061
TOTAL OPEN AREA (NEW GRASS/LANDSCAPING)	2,600	0	2,600/0.059

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 7,125± SQ. FT. (0.163 ACRES) OF DISTURBED LAND. IF ADDITIONAL DISTURBANCE IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR CONSTRUCTION MANAGER.

LEGEND

- EXISTING CONTOURS _____
- PROPOSED CONTOURS _____
- SILT FENCE _____
- LIMITS OF DISTURBANCE _____ LOD _____ LOD _____
- TREE PROTECTION FENCE _____ TPF _____
- EXISTING SPOT ELEVATION x XXX
- PROPOSED SPOT ELEVATION ——— XXX
- TREE TO BE REMOVED

PREPARED FOR:

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NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

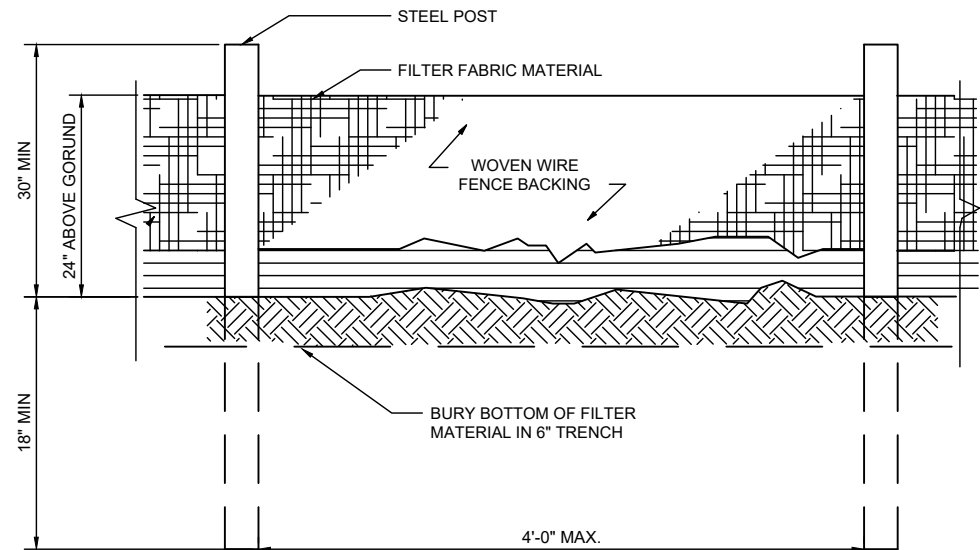
RAWLAND

SHEET TITLE:

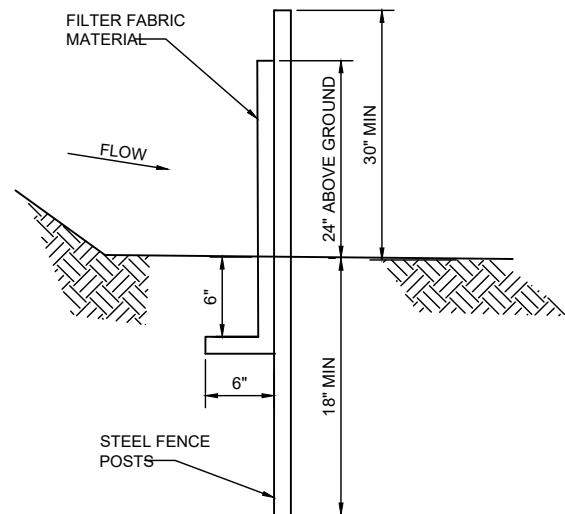
**GRADING AND EROSION
CONTROL PLAN**

DRAWING NO.

C3



NOTE: USE 36" DOT APPROVED
FABRIC USE STEEL POSTS



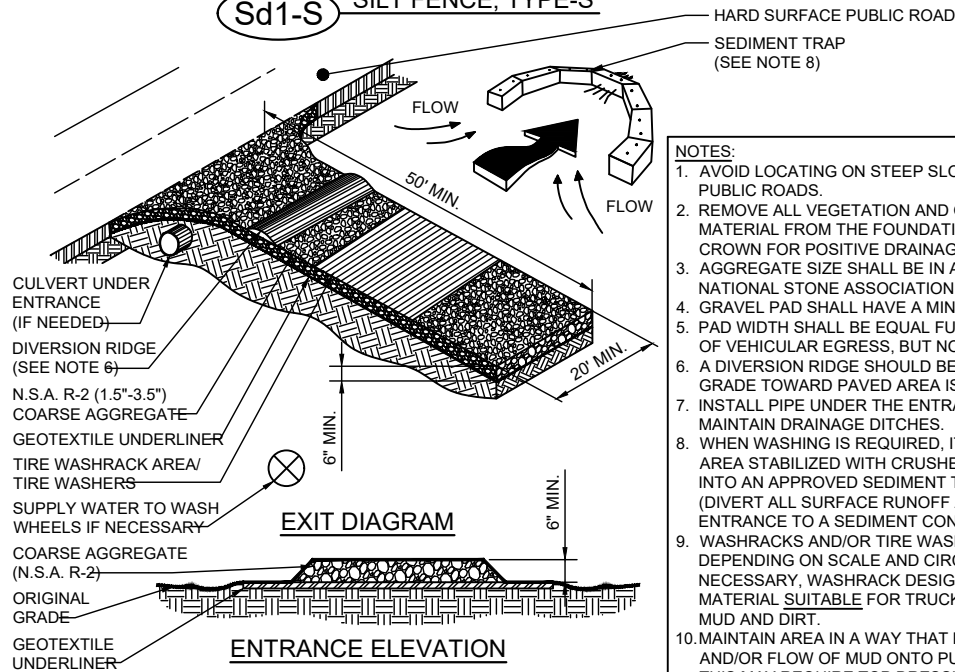
SILT FENCE SHALL MEET THE REQUIREMENTS OF
TEMPORARY SILT FENCE OF THE STATE
STANDARD SPECIFICATIONS, LATEST EDITION,
AND BE WIRE REINFORCED.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED
WITH TEMPORARY VEGETATION AFTER 14 DAYS;
AFTER 30 DAYS PERMANENT VEGETATION SHALL
BE ESTABLISHED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE
INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN
AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL
BE INSTALLED IF DEEMED NECESSARY BY ON SITE
INSPECTION.

Sd1-S SILT FENCE, TYPE-S



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

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NEXTOWER SITE NAME:
COASTAL RIDGE NXFL-342
TOWER OWNER:
NEXTOWER
DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL DETAILS

DRAWING NO.
C3A

EXCAVATION & GRADING NOTES:

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS AND SO FORTH BEFORE AND AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING.
- BACKFILLING SHALL:
 - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE;
 - BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
 - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
- FILL PREPARATION:
 - REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM.
- REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL ENSURE THAT SOILS ARE SUITABLE TO PREVENT SETTLING OF PLATFORM AND EQUIPMENT.

ACTIVITY SCHEDULE	
WORK DESCRIPTION	WORKING DAYS
INSTALLATION OF EROSION CONTROL MEASURES	1-2
CLEARING, GRUBBING, AND GRADING	3-5
MAINTAINING EROSION CONTROL MEASURES	6-8
TEMPORARY GRASSING	9-12
BUILDING CONSTRUCTION	13-19
FINAL LANDSCAPING, GRASSING	20-23
REMOVING EROSION CONTROL MEASURES	24-26

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

GENERAL NOTES:

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- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- ALL FINISHED GRADE3S SHALL SLOPE MINIMUM 1/4 IN./FR. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
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- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR COMMENCING CONSTRUCTION, HE/SHE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATIONS AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THEIR CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" IN ADVANCE OF PERFORMING ANY WORK. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

Ds1

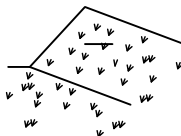
NO SCALE



DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds2

NO SCALE



DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

Ds3

NO SCALE

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
 - PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
 - THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL APPROPRIATE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.
 - THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR ELECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
 - FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
 - SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
 - ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.
 - SEEDING:
 - A. SEEDING WITH MULCH (CONVENTIONAL SEEDING ON SLOPES LESS THAN 3:1)
(HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE	4000 LBS./acre
FERTILIZER, 5-10-15	1500 lbs./acre
MULCH STRAW OR HAY	5000 lbs./arce
 - B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 lbs./acre
 - C. SECOND-YEAR-FERTILIZER: (5-10-15 OR EQUIVALENT) 800 lbs./acre
- HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING, THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED.
- CONVENTIONAL SEEDING EQUIPMENT GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
 - ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
 - ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
 - THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
 - A 25' MIN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

PREPARED FOR:

NexTower
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13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:

towersource
A NextEdge Company

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
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B	06/13/23	UPDATED PER COMMENTS
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JAVAD K. PARSA
LICENSE
No 87002
STATE OF FLORIDA
PROFESSIONAL ENGINEER

6/26/2025

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NEXTOWER SITE NAME:

COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

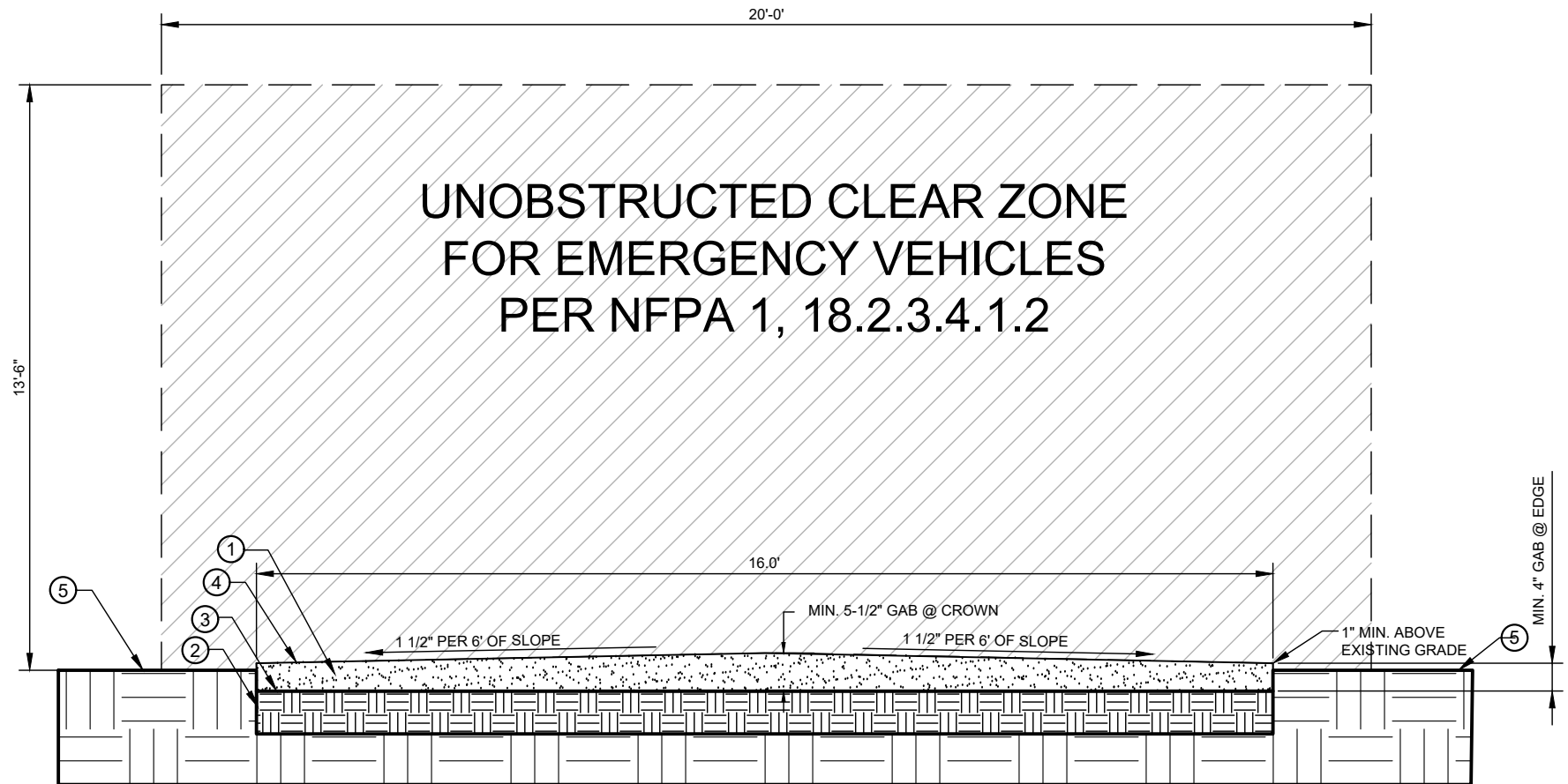
RAWLAND

SHEET TITLE:

**GRADING AND EROSION
CONTROL NOTES**

DRAWING NO.

C3B



1
C4

TYPICAL GRAVEL ROAD
CROSS SECTION

NOT TO SCALE

** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. **

1. REMOVE ALL ORGANIC MATERIAL. (STUMPS, ROOTS, LEAVES, ETC.) A MIN 3" OF SOIL TO BE REMOVED.
2. LEVEL AND COMPACT SUBGRADE TO A 95% COMPACTION.
3. INSTALL GEOTEXTILE FABRIC (AND/OR OTHER STABILIZATION METHOD) OVER SUBGRADE ON ALL ROADS.
4. INSTALL MIN. 4" OF GRADED AGGREGATE BASE (GAB/CRUSHER RUN) WITH 5-1/2" AT CROWN. GAB SHALL HAVE A 1-1/2" TO 6" SLOPE FROM CROWN. ALL GAB SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
5. EXISTING GRADE.

ROAD MUST COMPLY WITH THESE FIRE DEPARTMENT REQUIREMENTS:

1. WIDTH OF FIRE DEPARTMENT ACCESS ROAD (S): NFPA 1, 18.2.3.4.1.1 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20FT (6.1M) /CAPT GROFF ONE DIRECTION 15FT WIDTH. VERTICAL CLEARANCE: NFPA 1, 18.2.3.4.1.2 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT 6 IN. (4.1M).
2. DRIVING SURFACE: NFPA 1, 18.2.3.4.2 SURFACE. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.(JFRD APPARATUS HEAVIEST WEIGHT IS 42.5 TONS).

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NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

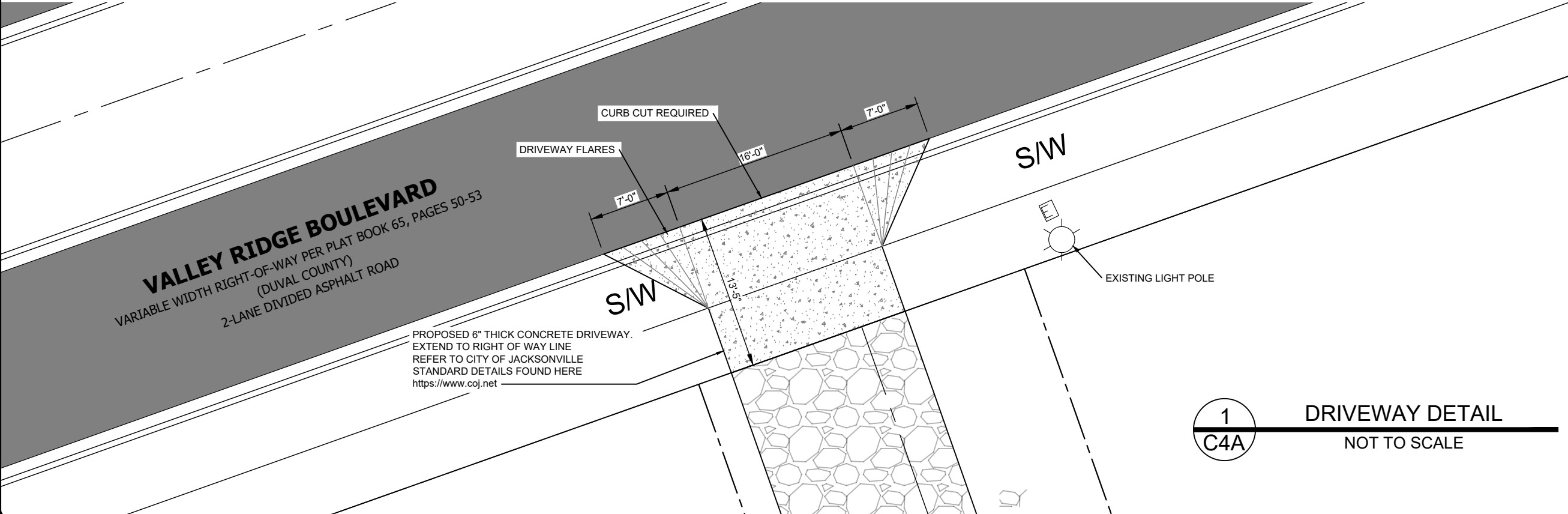
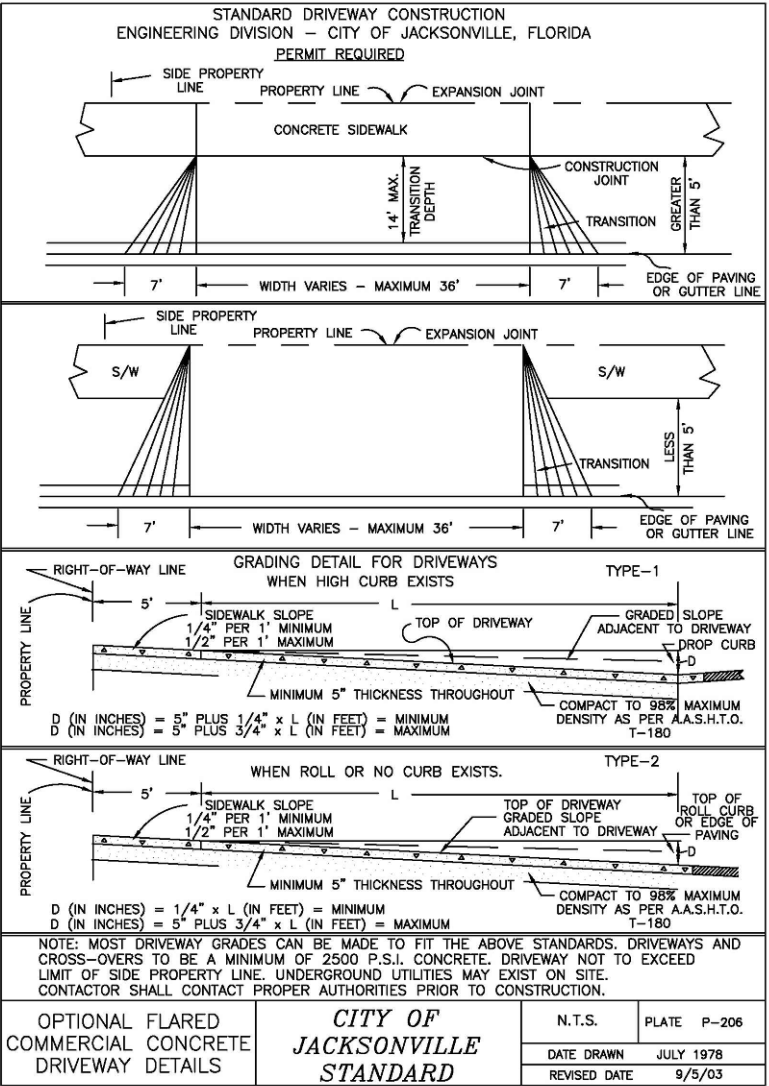
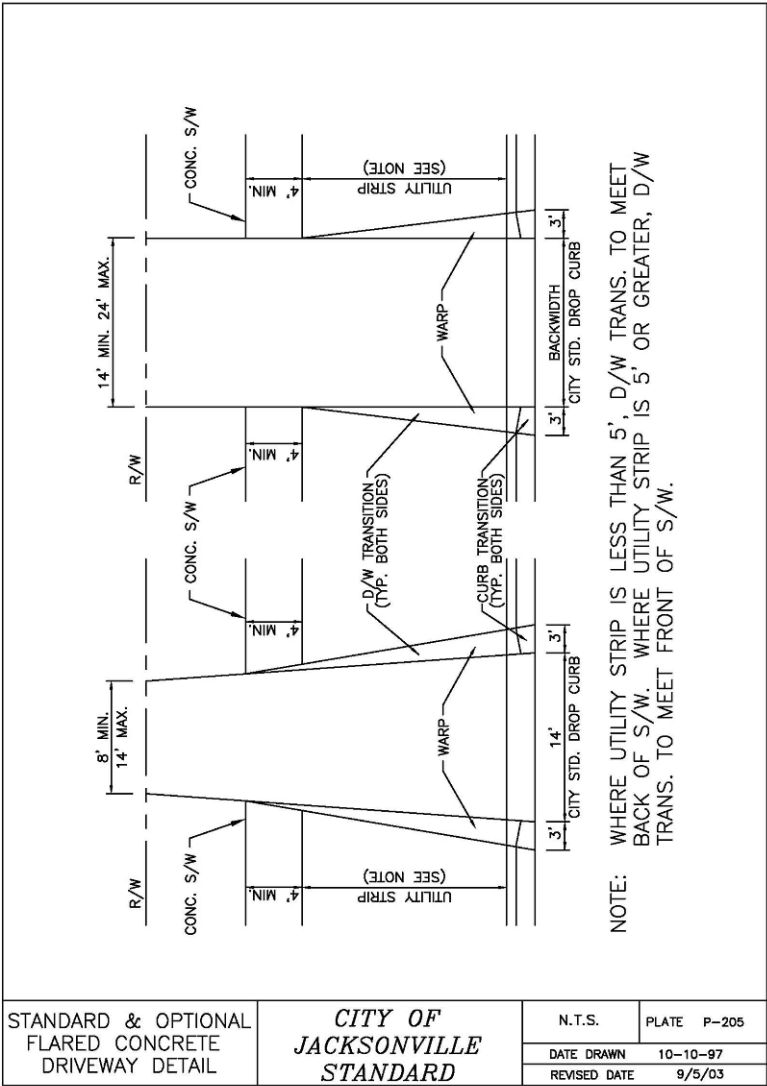
RAWLAND

SHEET TITLE:

ACCESS ROAD DETAILS

DRAWING NO.

C4



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COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

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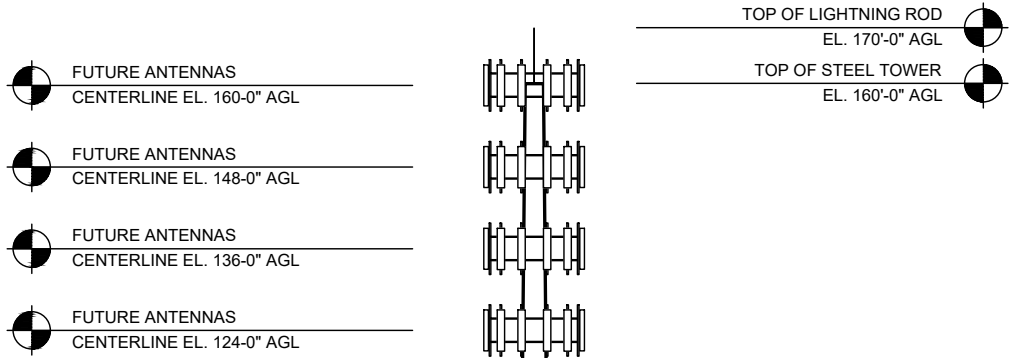
RAWLAND

SHEET TITLE:

DRIVEWAY DETAILS

DRAWING NO.

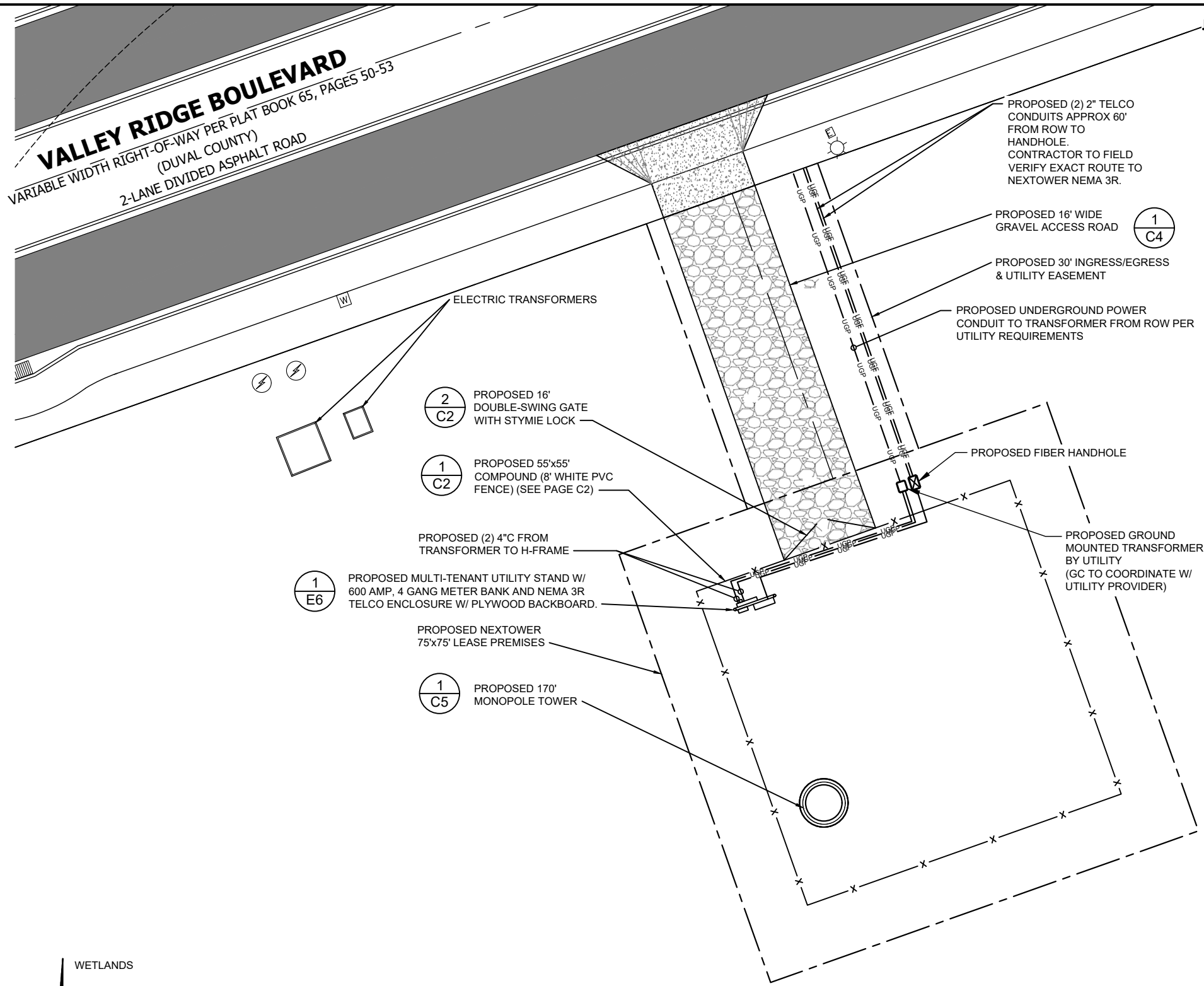
C4A



- NOTE:
1. PROPOSED TOWER NOT TO EXCEED 170' AGL.
 2. PROPOSED TOWER WILL NOT REQUIRE NAVIGATIONAL HAZARD LIGHTING.
 3. TOWER SHALL BE DESIGNED TO ACCOMODATE (4) FOUR SERVICE PROVIDERS.
 4. TOWER WILL HAVE A GALVANIZED FINISH.

NOTE:
ELEVATION DRAWING SHOWN FOR GENERAL
REFERENCE ONLY AND NOT USED FOR THE PURPOSE
OF CONSTRUCTION. REFER TO TOWER MANUFACTURER
DRAWING FOR DETAIL & SPECIFICATIONS.



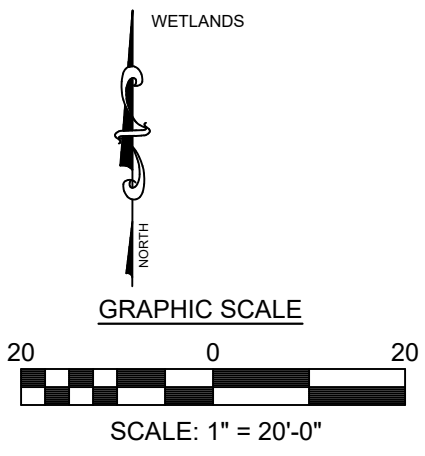


ELECTRICAL NOTES AND SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANEL BOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE 2-200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWENR/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE RIGID GALVANIZED STEEL CONDUIT UNDER ROADS. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 24" FOR CONDUIT.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE. CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT NEXTOWER CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. IF GENERATOR/FUEL CELL IS INSTALLED, CONTRACTOR SHALL PROVIDE A LABEL TO READ: "OPENING THE DISCONNECT WILL CAUSE THE GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM THE EQUIPMENT, THE GENERATOR MUST BE TURNED OFF AND THE GENERATOR BREAKER MUST BE OPENED."
15. CONTRACTORS SHALL ENSURE A MINIMUM 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
16. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.

CONDUIT ROUTING NOTE:

1. CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
2. CONTRACTOR COORDINATE WITH LOCAL UTILITY COMPANY FOR SERVICE TO THIS POINT.
3. ALL CONDUIT TO BE RUN WITHIN 2' UTILITY BUFFER AS SHOWN ON CIVIL PLANS. CONDUIT SHOWN OUTSIDE OF 2' UTILITY BUFFER FOR CLARITY PURPOSES ONLY.



1 E1A POWER FIBER ROUTE
SCALE: 1" = 20'-0"

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A&E FIRM:

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NEXTOWER SITE NAME:

**COASTAL RIDGE
NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

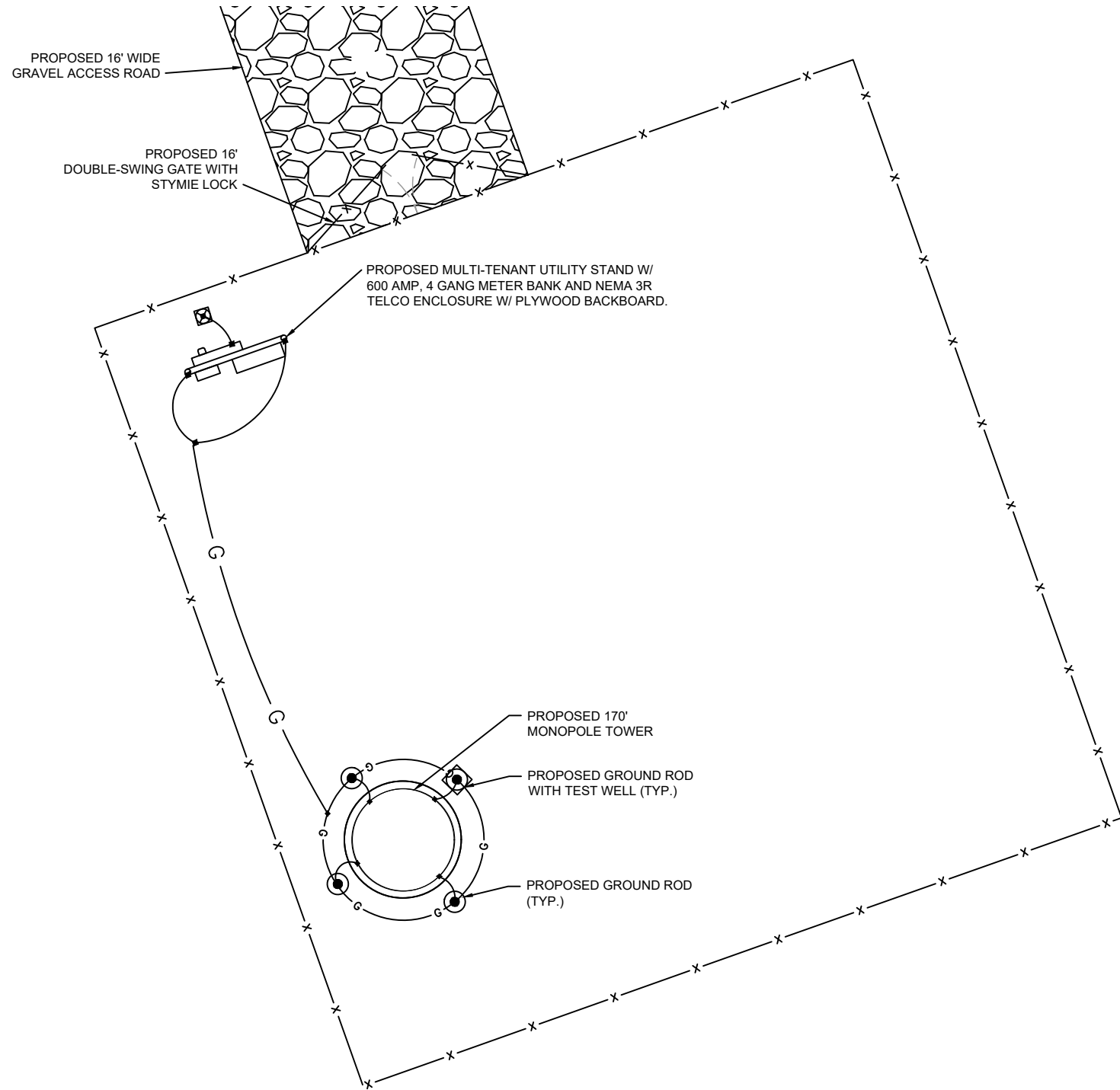
RAWLAND

SHEET TITLE:

POWER FIBER ROUTE

DRAWING NO.

E1



GROUNDING NOTES AND SPECIFICATIONS:

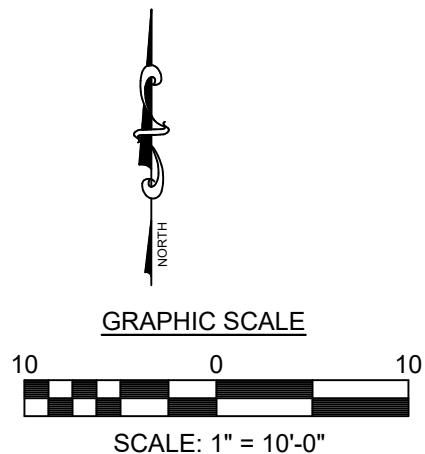
1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 12"
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART). MINIMUM SPACING BETWEEN GROUND RODS IS 10' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
5. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1/2" FLEX CONDUIT.
7. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT ECO-SITE CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

LEGEND:

- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- G— GROUND RING
- ⊗ GROUND ROD TEST WELL
- EXOTHERMIC WELD TYPE CONNECTION
- PARALLEL CADWELD
- ▲ MECHANICAL CONNECTION

GROUNDING NOTES:

1. TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM EQUIPMENT GROUND RING TO TOWER GROUND RING AND MAKE EXOTHERMIC CONNECTION.
2. GROUND ROD: COPPER CLAD STEEL , 5/8"Ø TEN (10) FEET LONG.
3. ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POST AND EXOTHERMICALLY WELD.
4. FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELDED. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
5. TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
6. CABINET GROUNDING: BOND EACH CABINET TO EQUIPMENT GROUND RING WITH A MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING.
7. MULTI TENANT UTILITY FRAME:BOND TELCO BOX AND FRAME POST TO COMPOUND GROUND RING WITH MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING. BOND METER TO ISOLATED GROUND ROD.
8. ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO THE TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
9. FENCE/GATE:BOND ALL FENCEPOSTS AND GATES TO COMPOUND GROUND RING WITH EXOTHERMIC WELDS.
10. EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.
11. SSC AND FLEXI STAND, SHALL BE MECHANICALLY LUGGED WITH EXOTHERMIC WELD TO THE GROUND RING (OR MECHANICALLY LUGGED TO A BUS BAR PLACED BETWEEN THEM ON THE PAD, WHICH IS THEN WELDED TO THE GROUND RING. UTILITY H-FRAME POSTS AND ICEBRIDGE SHALL BE WELDED.



1
E2
GROUNDING PLAN
SCALE: 1" = 10'-0"

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COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

RAWLAND

SHEET TITLE:

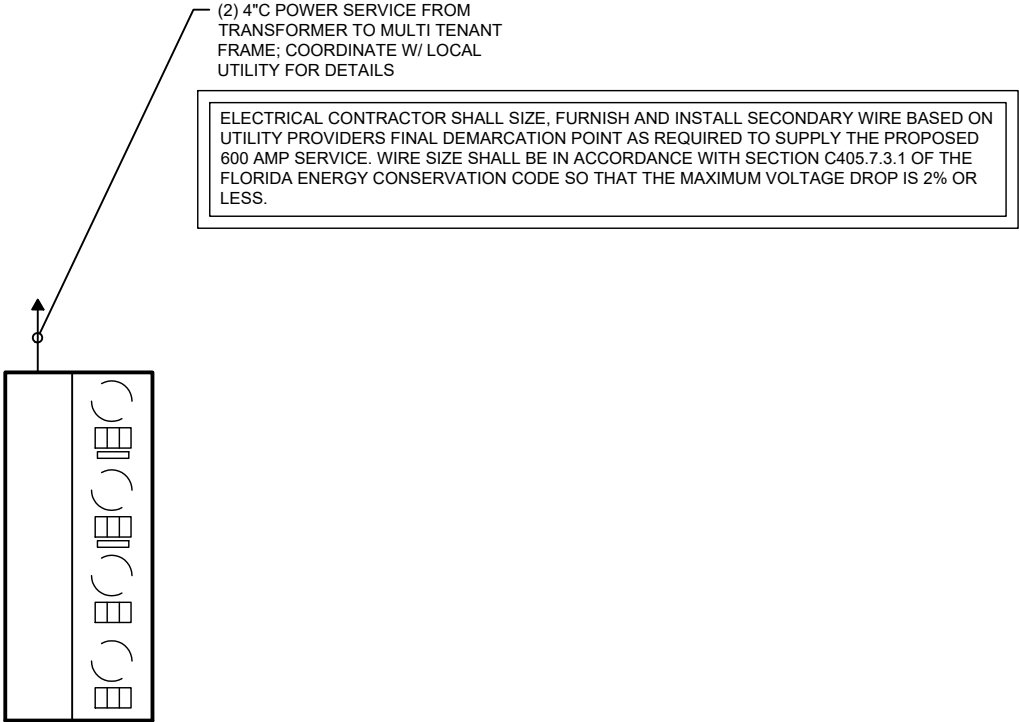
GROUNDING PLAN

DRAWING NO.

E2

CONTRACTOR INSTALLATION NOTES

1. SCOPE:
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS,
& APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
3. PERMITS:
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC..
4. COORDINATION:
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED.
RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE
OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR.
FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED
IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL.
PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND
PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR
WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS.
EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6
FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT.
INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
AS REQUIRED BY THE NEC.
15. CONDUCTORS:
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION. 600 VOLT, COLOR CODED. USE SOLID
CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS
MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED
STEEL BOLTS, NUTS, & LOCKWASHERS.
D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.



PREPARED FOR:



YOUR SIGNAL IS OUR EXPERIENCE

13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:




A NextEdge Company

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAVAD K. PARSA, P.E ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEXTOWER SITE NAME:

COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

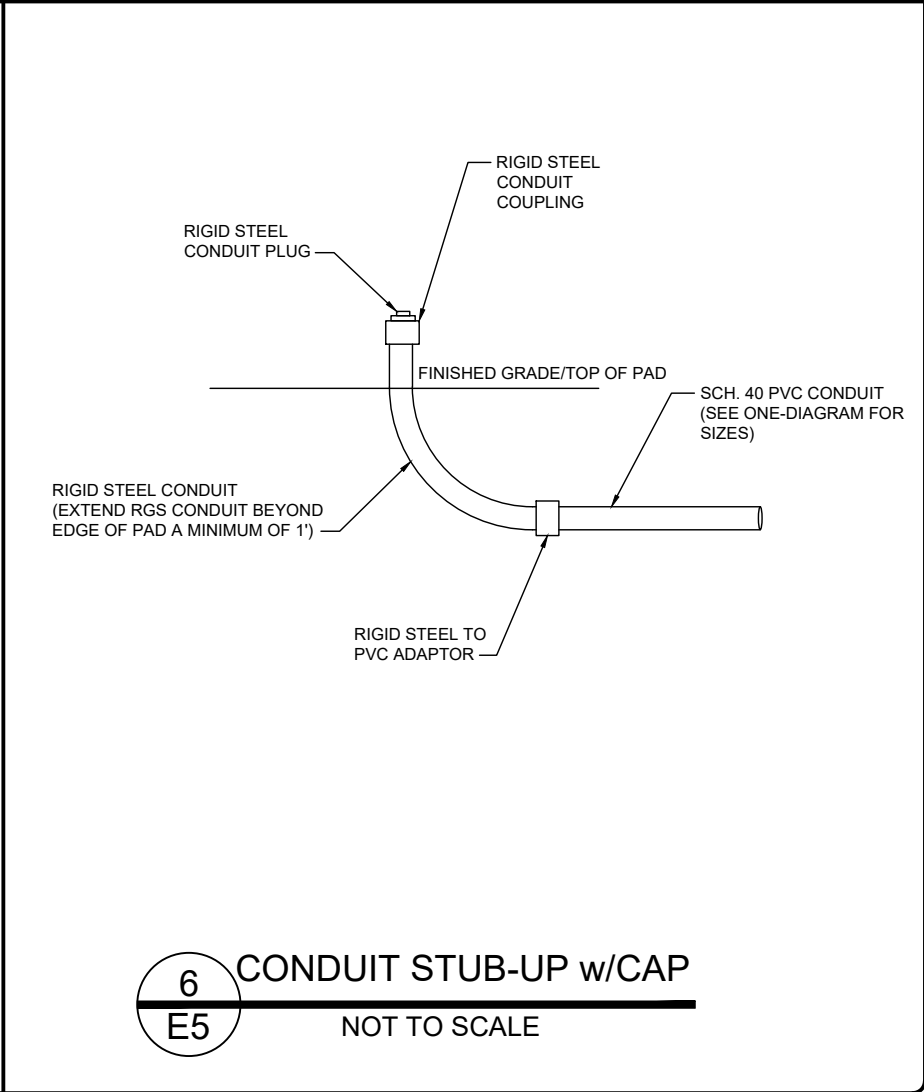
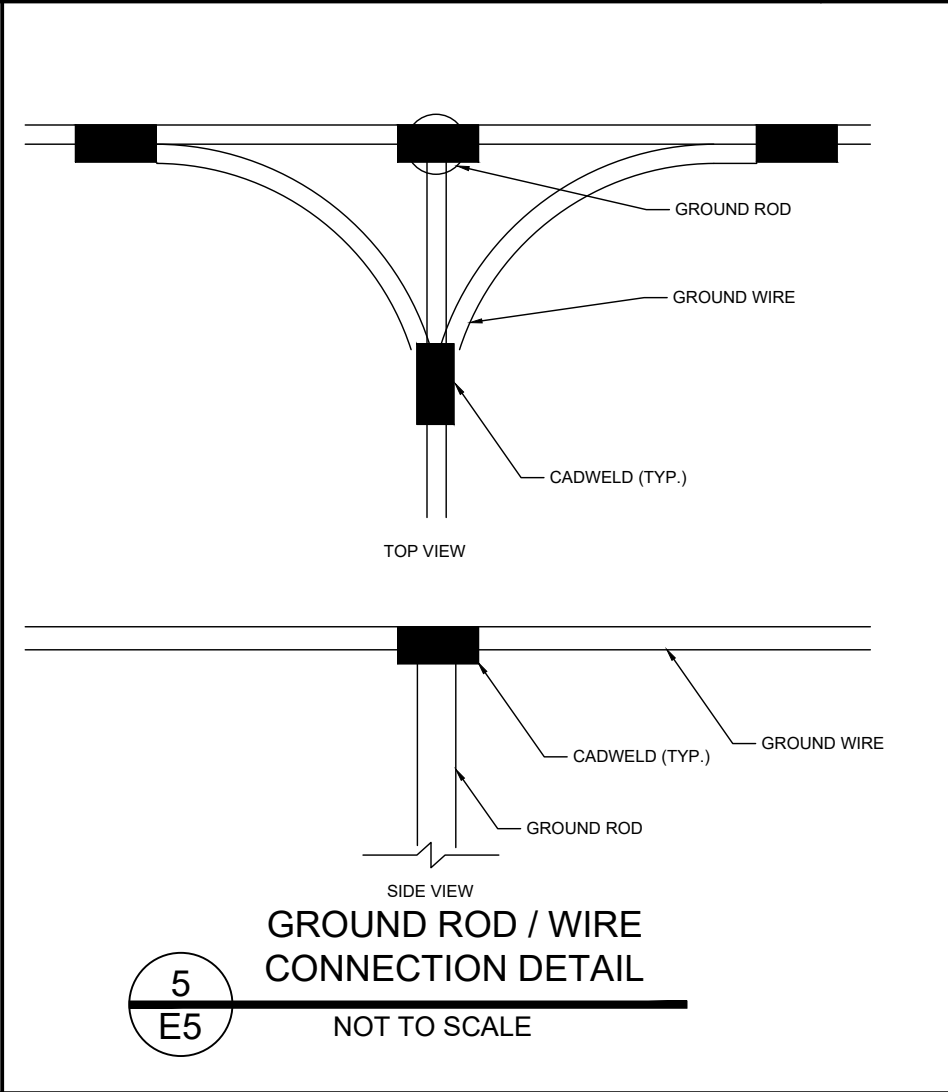
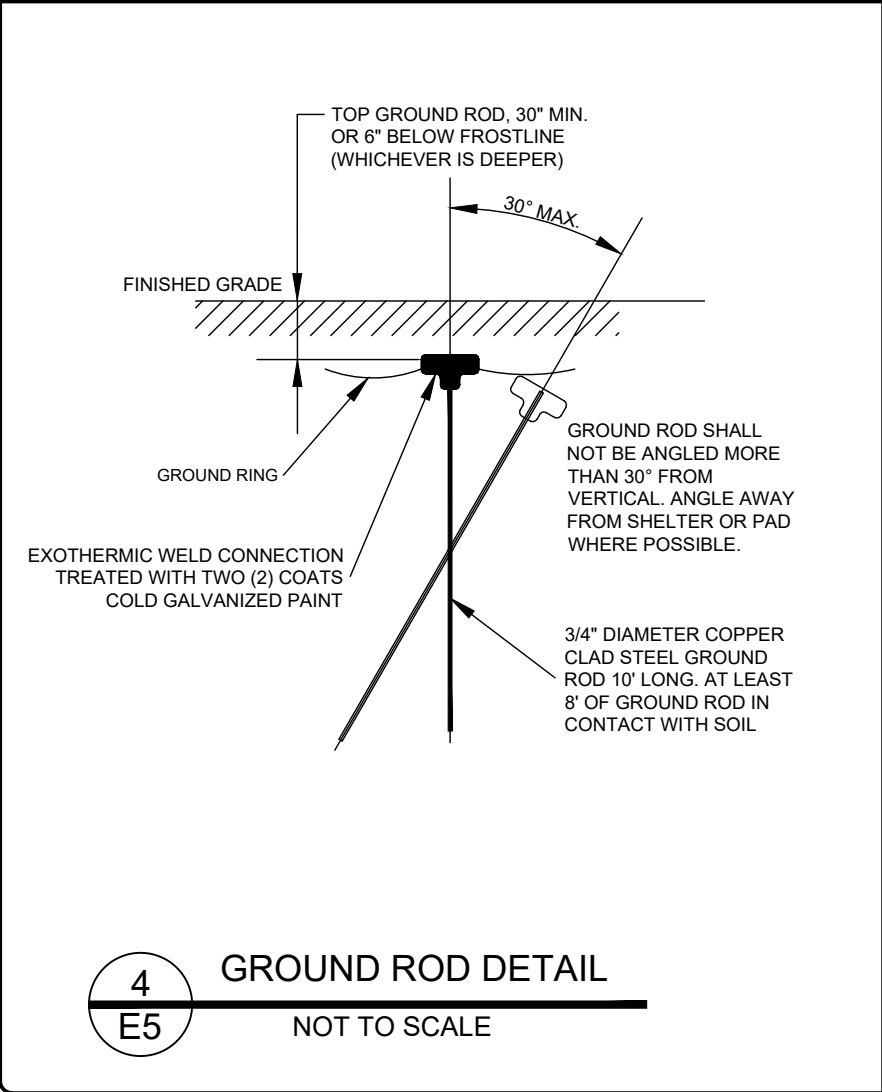
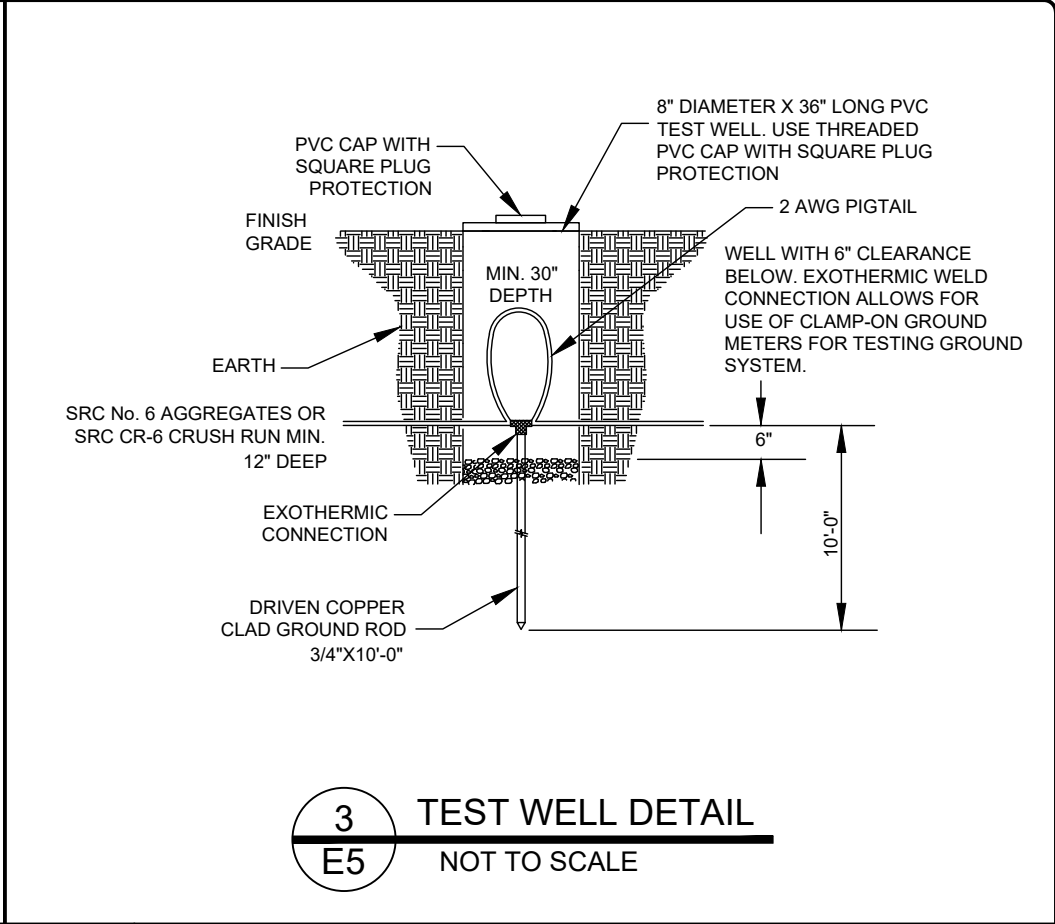
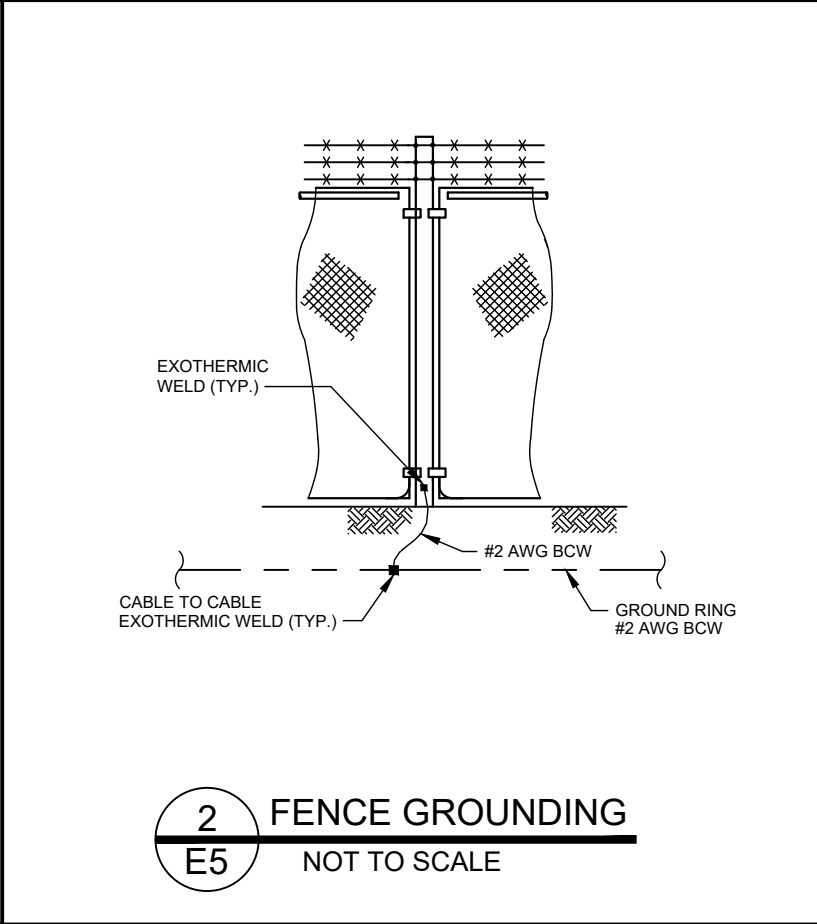
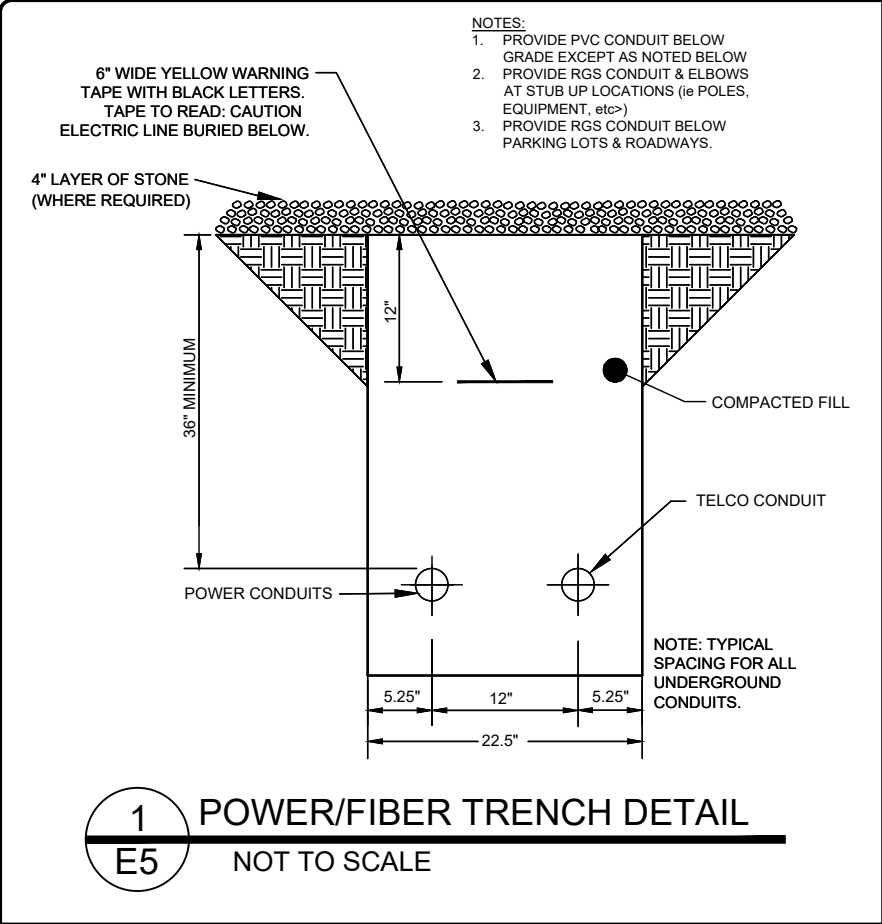
RAWLAND

SHEET TITLE:

SINGLE-LINE DIAGRAM

DRAWING NO.

E3



PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:

towersource
A NextEdge Company
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION

JAVAD K. PARSA
LICENSE
No 87002
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/26/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAVAD K. PARSA, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEXTOWER SITE NAME:

**COASTAL RIDGE
NXFL-342**

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

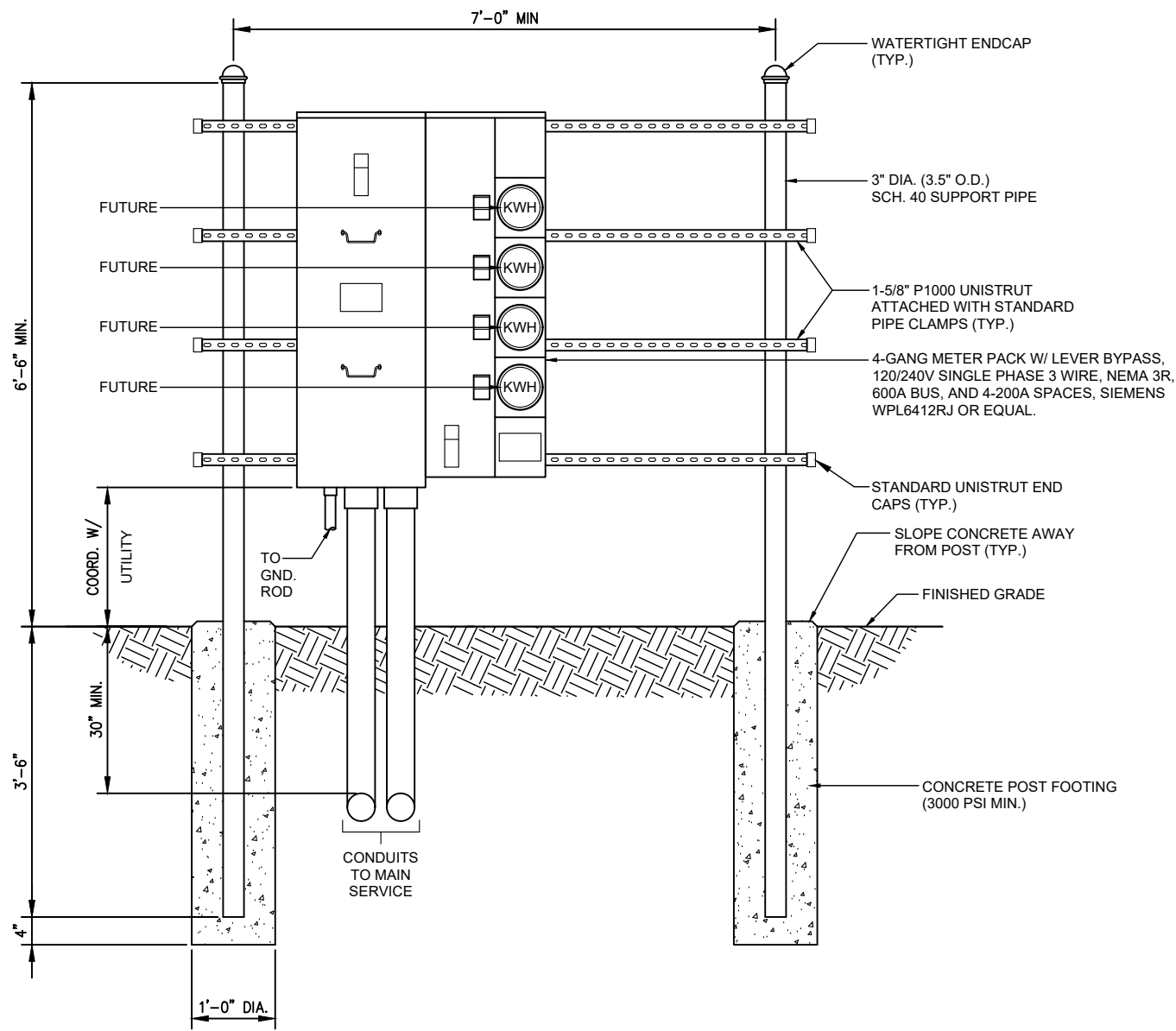
RAWLAND

SHEET TITLE:

ELECTRICAL DETAILS

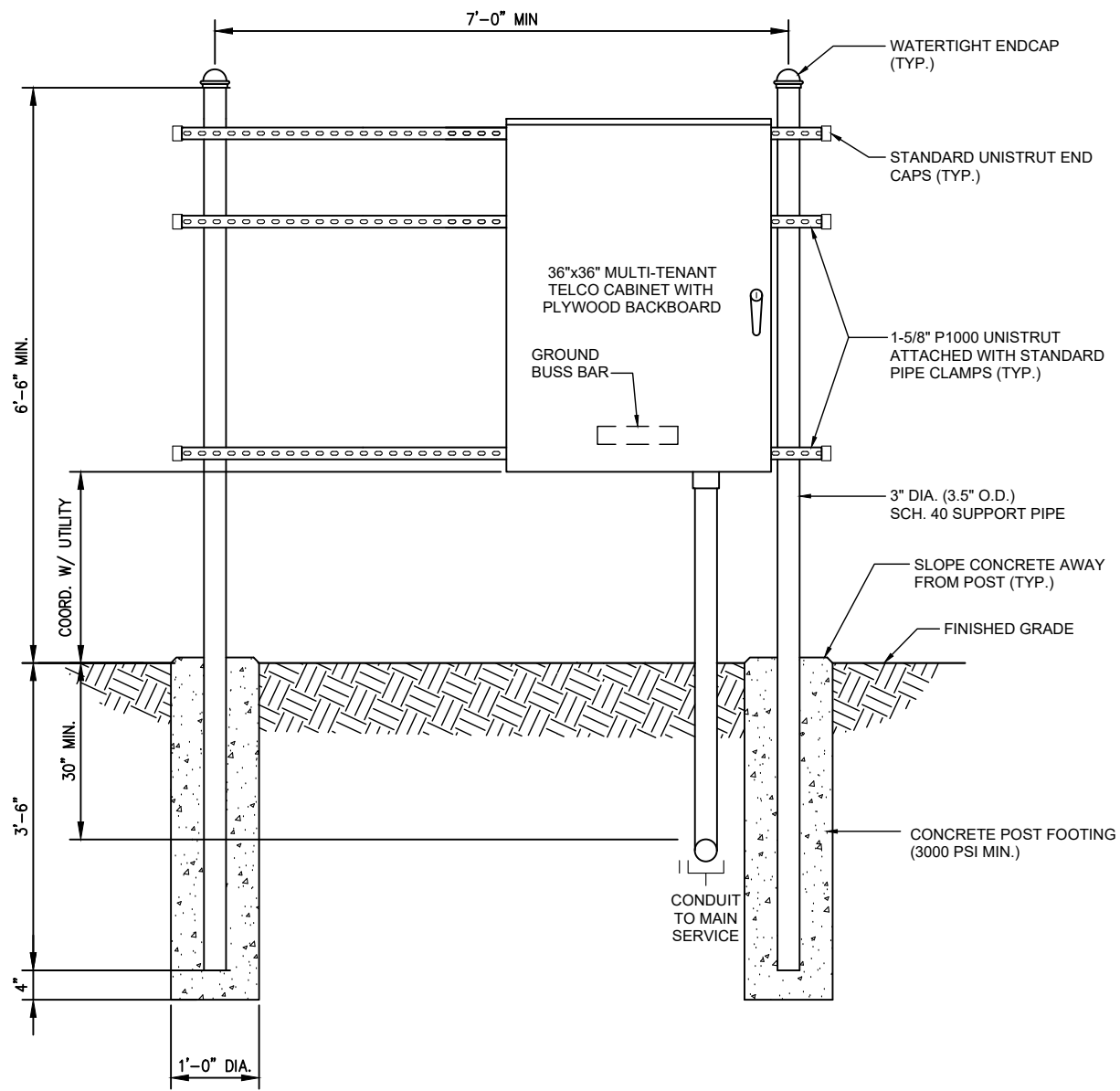
DRAWING NO.

E5



UTILITY FRAME (FRONT)

NOT TO SCALE



UTILITY FRAME (BACK)

NOT TO SCALE

MUTLI TENANT UTILITY FRAME

1

E6

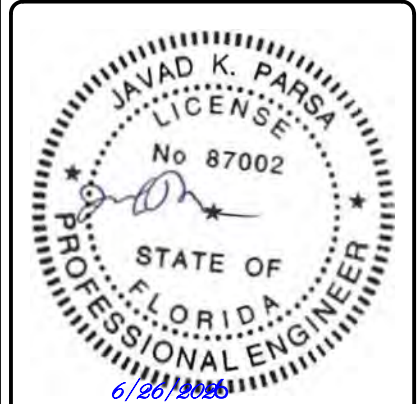
NOT TO SCALE

NOTES:

- ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. ALL CONDUITS EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE.
- CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
- SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
- TELCO CABINET SHALL BE 36"x48"x10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
- ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

A&E PROJECT #:	NXFL-342
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISIONS		
NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION

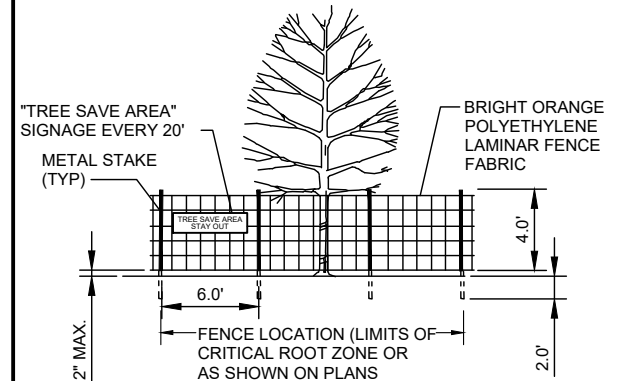
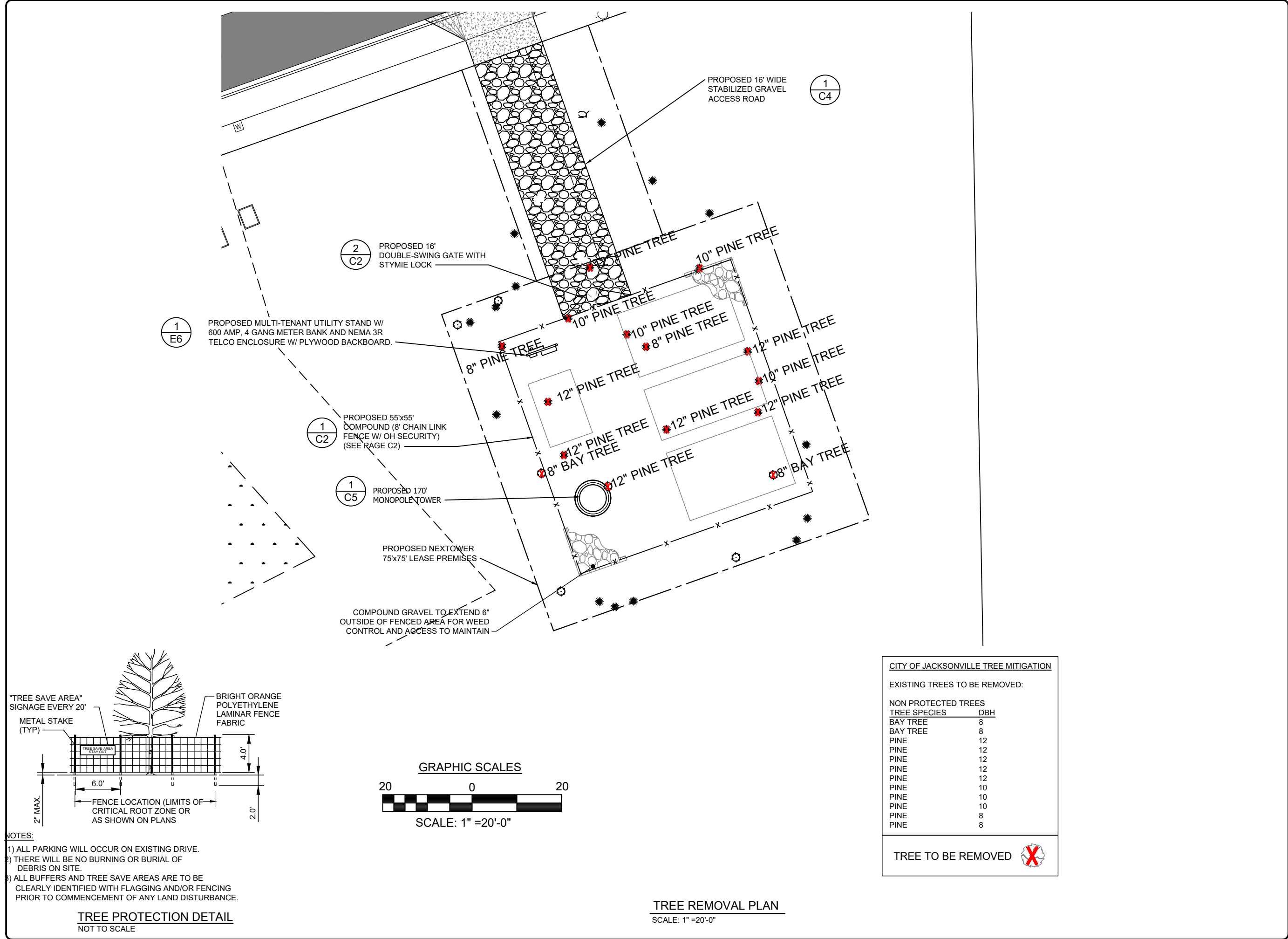


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NEXTOWER SITE NAME:
COASTAL RIDGE NXFL-342
TOWER OWNER:
NEXTOWER
DESIGN TYPE:
RAWLAND

SHEET TITLE:
H-FRAME DETAILS

DRAWING NO.
E6



- NOTES:
- 1) ALL PARKING WILL OCCUR ON EXISTING DRIVE.
 - 2) THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
 - 3) ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

TREE PROTECTION DETAIL
NOT TO SCALE

TREE REMOVAL PLAN
SCALE: 1" =20'-0"

CITY OF JACKSONVILLE TREE MITIGATION	
EXISTING TREES TO BE REMOVED:	
NON PROTECTED TREES	
TREE SPECIES	DBH
BAY TREE	8
BAY TREE	8
PINE	12
PINE	12
PINE	12
PINE	12
PINE	10
PINE	10
PINE	10
PINE	8
PINE	8

TREE TO BE REMOVED

PREPARED FOR:

YOUR SIGNAL IS OUR EXPERIENCE
13577 NW 2ND LANE, SUITE 20
NEWBERRY, FL 32669

A&E FIRM:

A NextEdge Company
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:

NXFL-342

DRAWN BY:

JCR

CHECKED BY:

BAA

REVISIONS

NO.	DATE	DESCRIPTION
A	05/01/23	ISSUED FOR REVIEW
B	06/13/23	UPDATED PER COMMENTS
0	06/23/23	ISSUED FOR CONSTRUCTION

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NEXTOWER SITE NAME:

COASTAL RIDGE
NXFL-342

TOWER OWNER:

NEXTOWER

DESIGN TYPE:

RAWLAND

SHEET TITLE:

TREE REMOVAL PLAN

DRAWING NO.

L-1

L-2

EXHIBIT F
Land Use Table

Total gross acreage	<u>0.17</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (cell tower use)	<u>0.17</u> Acres	<u>100</u> %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

THIS DOCUMENT PREPARED
BY AND RETURN TO:

ROBERT A. LEAPLEY, ESQUIRE
PAPPAS METCALF JENKS MILLER & REINSCH, P.A.
200 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

Doc# 99303631
Book: 9494
Pages: 905 - 908
Filed & Recorded
12/16/99 09:56:56 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 0.70
RECORDING \$ 17.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the 23rd day of November, 1999, by **D.D.I., INC.**, a Florida corporation (hereinafter called "Grantor"), to **DDI TRUST I**, a Delaware business trust, whose address is One Rodney Square, 1st Floor, 920 King Street, Wilmington, Delaware 19801 (hereinafter called "Grantee").

WITNESSETH:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, all of the real property in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and made a part of this Special Warranty Deed (the "Property"), together with all tenements, hereditaments and appurtenances pertaining to the Property, subject to the restrictions, easements, agreements, reservations and other matters set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.


Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions as set forth on Exhibit "B") and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to matters set forth on Exhibit "B") but against none other.

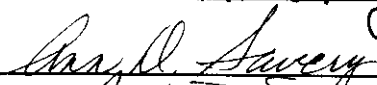
IN WITNESS WHEREOF, Grantor has set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

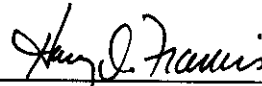
"GRANTOR"

D.D.I., INC., a Florida corporation



Print Name: Robert F. Leapley


Print Name: ANN D. SAVERY

By: 

Harry D. Francis
Its Vice President

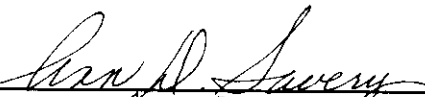
[CORPORATE SEAL]

STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 23rd day of November, 1999, by Harry D. Francis, as Vice President of D.D.I., INC., a Florida corporation, on behalf of the corporation.



Ann D. Savery
MY COMMISSION # CC546473 EXPIRES
April 9, 2000
BONDED THRU TROY FAIR INSURANCE, INC.



Print Name: ANN D. SAVERY
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____

Personally Known ✓
Or Produced I.D. _____
[check one of the above]

Type of Identification Produced

EXHIBIT "A"

May 14, 1999

("Property")

Work Order No. S98-354

Page 1 of 1

Legal Description**DUVAL COUNTY, FLORIDA****TRACT "A"**

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North $41^{\circ}50'26''$ West along said right of way line, a distance of 925.00 feet to a point; run thence North $76^{\circ}59'37''$ East, a distance of 4,715.0 feet to a point; run thence North $00^{\circ}37'22''$ West, a distance of 3625.0 feet to a point; run thence North $89^{\circ}34'10''$ East, a distance of 1,965.0 feet; run thence North $34^{\circ}06'08''$ East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North $75^{\circ}13'42''$ East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and it's Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South $00^{\circ}54'07''$ East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South $55^{\circ}21'50''$ West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South $89^{\circ}37'49''$ West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

EXHIBIT "B"

[Permitted Exceptions]

1. All easements, covenants, restrictions and other matters affecting the Property and recorded in the public records of Duval County, Florida, as of the date hereof, none of which shall be reimposed by this Exhibit "B".
2. Lien of taxes for the year 1999 and subsequent years.

State of Delaware
Office of the Secretary of State

PAGE 1

2

Book 9494 Page 909

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"DDI TRUST I", A DELAWARE BUSINESS TRUST,
WITH AND INTO "SONOC COMPANY, LLC" UNDER THE NAME OF "SONOC
COMPANY, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND
EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED
AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF NOVEMBER, A.D.
1999, AT 9 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF MERGER IS THE THIRTIETH DAY OF
NOVEMBER, A.D. 1999.

Doc# 99303632
Book: 9494
Pages: 909 - 911
Filed & Recorded
12/16/99 09:56:56 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
RECORDING \$ 13.00



2

Edward J. Freel

Edward J. Freel, Secretary of State

3127974 8100M

991504017

AUTHENTICATION: 0102756

DATE: 11-24-99

**CERTIFICATE OF MERGER OF
DDI TRUST I,
a Delaware business trust
INTO
SONOC COMPANY, LLC,
a Delaware limited liability company**

To the Secretary of State
State of Delaware

SONOC Company, LLC, a limited liability company ("Surviving LLC") organized under the Delaware Limited Liability Company Act, pursuant to a Plan and Agreement of Merger and for the purpose of merging with a Delaware business trust pursuant to Title 6, Section 18-209 of the Delaware Code and Title 12, Section 3815 of the Delaware Code, hereby certifies that:

1. The name and jurisdiction of organization of each constituent entity are:

NAME

JURISDICTION

DDI Trust I

Delaware

SONOC Company, LLC

Delaware

2. A Plan and Agreement of Merger has been approved and executed by each of the Surviving LLC and DDI Trust I (the "Merging Trust"), which are all of the constituent entities.

3. The name of the Surviving LLC is SONOC Company, LLC, a Delaware limited liability corporation.

4. The merger shall be effective on November 30, 1999.

5. The agreement of merger is on file at the following place of business of the Surviving LLC: 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

6. A copy of the agreement of merger will be furnished by the Surviving LLC, on request and without cost, to any member of the Surviving LLC and to any beneficial owner of or any person holding an interest in the Merging Trust.

Signed on November 23, 1999

SONOC COMPANY, LLC, a Delaware
limited liability company

Gail L. McGarry
[Print or Type Name]
Lori A. Goddard
[Print or Type Name]

By: H. D. Francis
Name: H. D. Francis
Title: Vice President

STATE OF FLORIDA)
COUNTY OF DUVAL)ss.

The foregoing instrument was acknowledged before me this 23RD day of NOVEMBER, 1999, by H. D. Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.



"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CC 729887

Lori A. Goddard
NOTARY PUBLIC, State of Florida
Print Name: LORI A. GODDARD
My Commission Expires: 4/27/2002

EXHIBIT H
Aerial Photograph

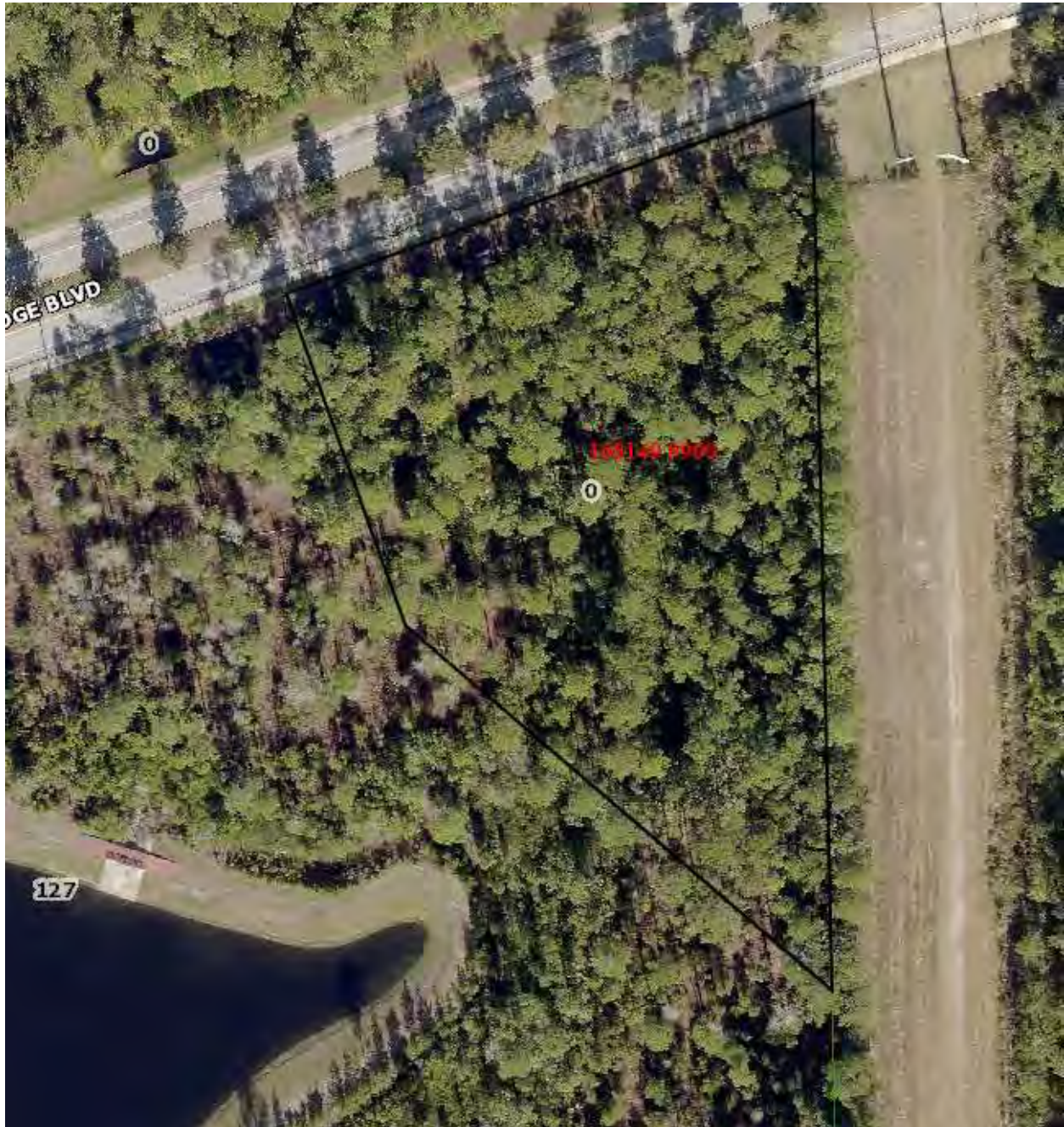
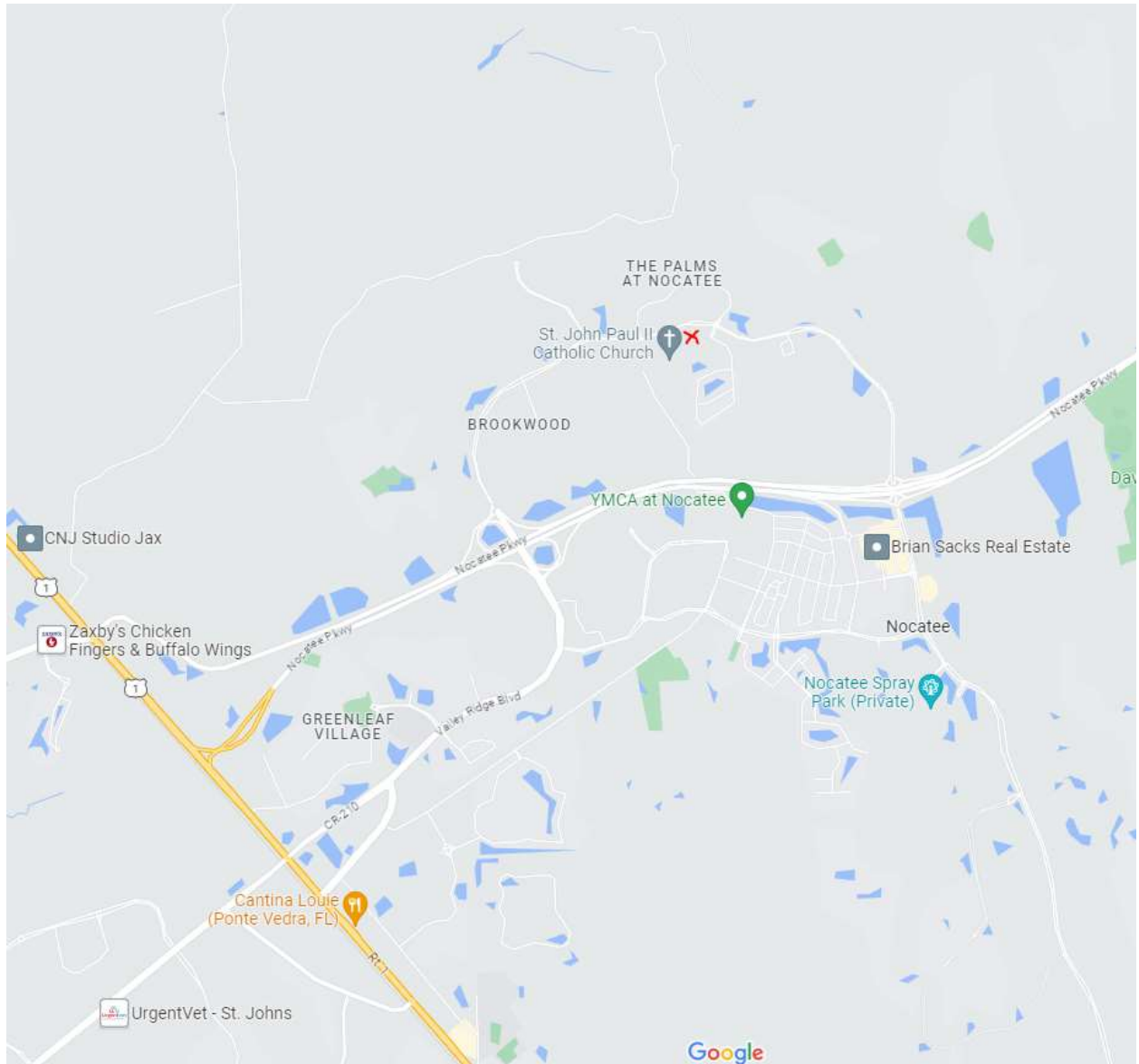


EXHIBIT K
Site Location Map



June 8, 2023

Joel Rousseau
Nextower
4210 NW 37th Place, Suite 600
Gainesville, FL 32606

RE: Proposed 160' Monopole for Coastal Ridge, FL

Dear Mr. Rousseau,

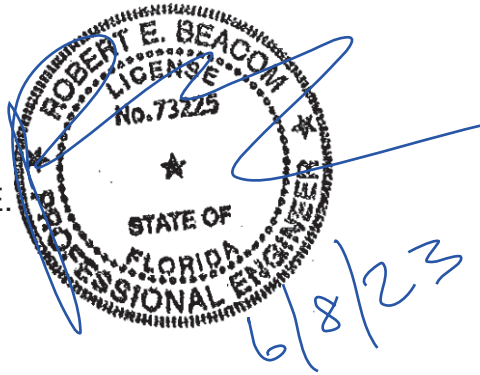
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 129 mph, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. 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. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** This would effectively result in a fall radius equal to 50' at ground level.

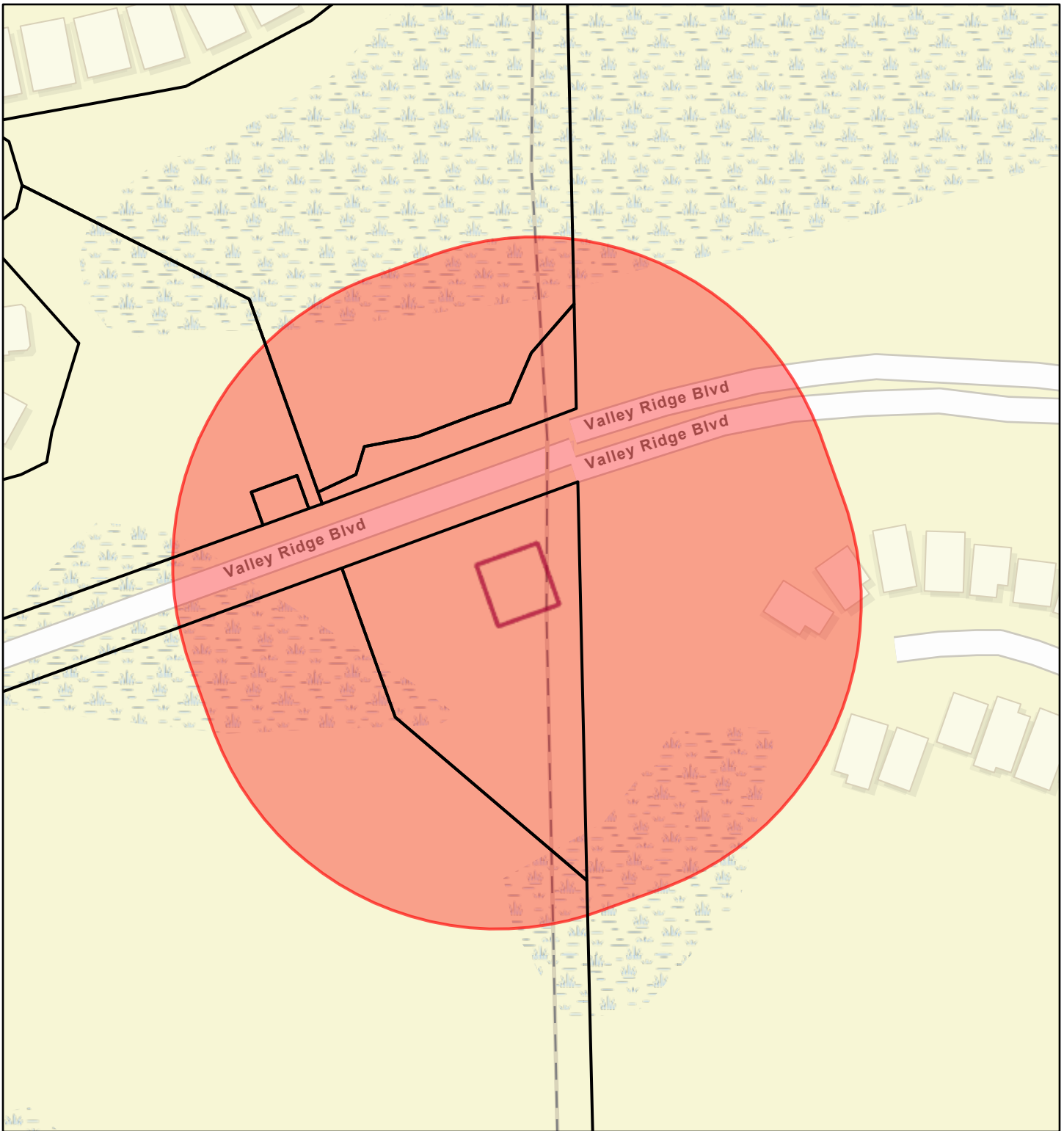
Sincerely,

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




RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
168149 9850	GALEONE VICTOR BISHOP OF DIOCESE OF ST AUGUSTINE		11625 OLD ST AUGUSTINE RD	JACKSONVILLE FL		32258-2061
168150 2025	PALMS AT NOCATEE HOMEOWNERS ASSOCIATION INC		10175 FORTUNE PKWY SUITE 906	JACKSONVILLE FL		32256
168149 9900	SONOC COMPANY		4310 PABLO OAKS CT	JACKSONVILLE FL		32224
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR	JACKSONVILLE FL		32217

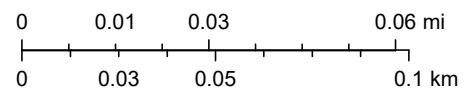
Land Development Review



March 20, 2024

 20151342_T-2024-5453

1:2,257



Jim Overton
Duval County

Date Time: 04/19/2024 02:51PM
Duwner: P00
Clerk: JMH
Transaction: 0154080

al County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Item Paid
CR Processing \$2,300.00
CR728484

Driver McAfee Hawthorne
& Diebenow, PLLC
One Independent Drive,
Suite 1200 Jacksonville FL
32202

Total \$2,300.00

Receipt: 272-2546122462

Total Available \$2,300.00
Check \$2,300.00
Chk#21802
Balance \$0.00

Paid By: DRIVER MCAFEE HAWTHORNE &
DIEBENOW, PLLC

Date: 4/16/2024
Email: BLewis@coj.net

Driver McAfee Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200 Jacksonville FL 32202
Description: Coastal Ridge PUD application

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	00000000	2300.00	0.00
00000000	00000	00000000	0.00	2300.00

Total Due: \$2,300.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR728484
REZONING/VARIANCE/EXCEPTION

Name: Driver McAfee Hawthorne & Diebenow, PLLC
Address: One Independent Drive, Suite 1200 Jacksonville FL 32202
Description: Coastal Ridge PUD application

Date: 4/16/2024

Total Due: \$2,300.00