

PREPARED FOR:
NexTower
 FOUR DECADES OF SURVEY EXPERIENCE
 1377 NW 2ND LANE, SUITE 20
 NEWBERRY, FL 32669

A&E FIRM:
towersource
 A NextEdge Company
 1335 WINDWARD CONCOURSE
 SUITE 410
 ALPHARETTA, GA 30005
 678-962-2388

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

REVISIONS	
NO.	DESCRIPTION
A	05/01/23 ISSUED FOR REVIEW
B	06/19/23 UPDATED PER COMMENTS
0	06/22/23 ISSUED FOR CONSTRUCTION



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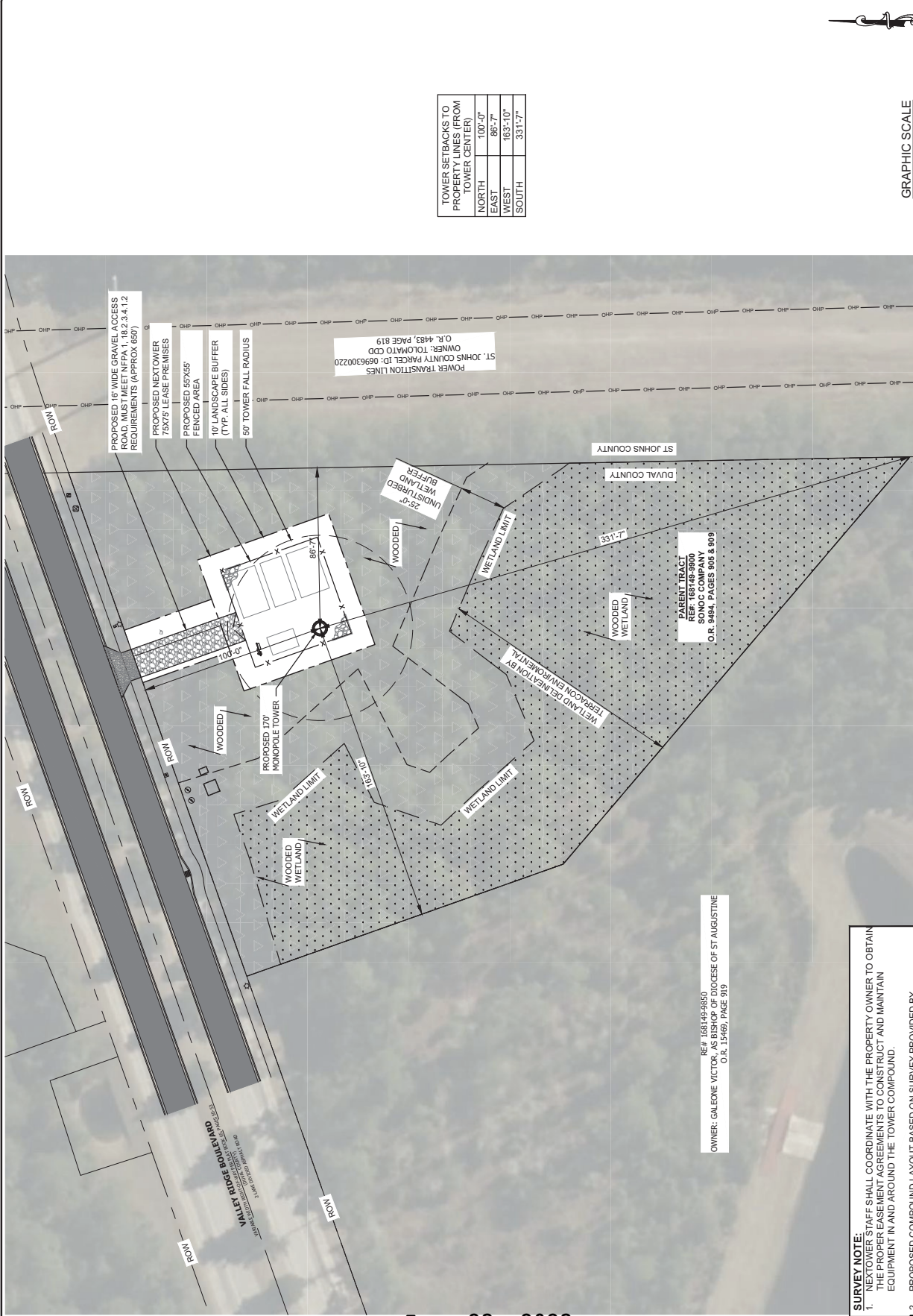
NEXTOWER SITE NAME:
COASTAL RIDGE
NXFL-342

TOWER OWNER:
NEXTOWER

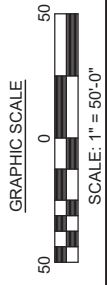
DESIGN TYPE:
RAWLAND

SHEET TITLE:
OVERALL SITE PLAN

DRAWING NO.
C1A



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



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

- SURVEY NOTE:** 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.

OWNER: GALEONE VICTOR REF 165149-3650
 O.R. 15469, PAGE 919

PARENT TRACT REF 165149-3650
 SURVEYED BY STONECYPHER SURVEYING INC.
 O.R. 9494, PAGES 903 & 909

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

PROPOSED NEXTOWER
 15X75 LEASE PREMISES

PROPOSED 16' WIDE GRAVEL ACCESS ROAD. MUST MEET NFPA 1, 18.2.3.4.1.2 REQUIREMENTS (APPROX 659')

PROPOSED 55'X55' FENCED AREA

10' LANDSCAPE BUFFER (177' ALL SIDES)

50' TOWER FALL RADIUS

UNDISTURBED WETLAND BUFFER

WOODED WETLAND

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