APPLICATION FOR WAIVER OF MINIMUM REQUIRED SETBACKS/SEPARATION

This application must be **typed or printed in black ink** and submitted with **four (4) copies,** with all required attachments, to:

Planning and Development Department
Wireless Communications Coordinator
Edward Ball Building
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Application No. **WMS- 25-01**
Camouflaged X OR Stealth ____
Set for TRC:

FOR INFORMATION REGARDING THIS FORM, CALL: **(904) 255-7800**

FOR OFFICIAL USE ONLY

1. Date Submitted:	2. Current Zoning District(s):	3. Future Land Use Map Category (FLUMs)	4. Applicable Section of Ordinance Code:
10/21/25	**AGR**	**AGR**	Section 656.1509

Amount of Fee **$928** Council District **12** Planning District **5** Zoning Panel No. **58**
648 Base Fee + 280 Notice Fees
Number of Signs Posted **1** Neighborhood Association **Cisco Garden Civic Association**

TO BE COMPLETED BY APPLICANT

5. Complete Property Address: 9238 Garden St., Jacksonville FL 32219

Real Estate Number: 002893-0000

6. Between Streets Jones Road

And Golden Bamboo Drive

Lat / Long: 30-24-20.13 N, 81-48-57.02 W

7. Current Property Use:
Single Family

8. Property Owner:
Dinsmore Baptist Church, Inc.

9. Tower Owner:
NexTower Development Group II, LLC.

In whose name will the application be granted? NexTower Development Group II, LLC.

11. Waiver Being Sought: Setback Waiver

137 ft (west boundary) 143 ft (south boundary)

Reduce required setbacks / separation from 150 ft. feet to _____ feet. (Tower Certified Fall radius of 100 ft.)

NOTICE TO OWNER/AGENT

Section 656.1509: The TRC may grant a waiver from the minimum setback and separation requirements of this Subpart A, a variance from the maximum height requirement for Low Impact / Stealth Towers, a variance from the maximum height and projection requirements for side mount and rooftop antennas, or a variance from the other maximum height requirements in this Subpart A, only upon proof that there is no less intrusive means for siting the tower or antenna to meet the coverage needs of a Wireless Communication Service Provider. This burden may only be met where the applicant proves by a preponderance of the evidence, that the request meets the following standards and criteria, to the extent applicable:

1. Does the location of existing uses, structures or other features on or adjacent to the property create a need for the waiver or variance?

Yes, see attached analysis for detailed responses to these standards and criteria.

2. Is the request not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 656, Subpart A (Wireless Communication Facilities)?

Yes.

3. Is the proposed waiver or variance the minimum necessary to address the need for the request?

Yes.

4. Will the proposed waiver or variance reflect to the greatest extent reasonably practicable, the physical character, massing, scale and architecture of the surrounding land uses?

Yes.

5. Will the proposed waiver or variance not have a significant detrimental impact on adjacent property values?

Yes.

6. Will the proposed waiver or variance be compatible with the existing contiguous uses or zoning, as well as the general character and aesthetics of the neighborhood or area, considering the design and height of the tower or antenna, the mitigating effect of any existing or proposed landscaping, fencing or other structures in the area, and for towers, the proximity of the tower to existing or proposed buildings or other structures, and similar factors?

Yes.

7. Would the strict application of the requirements of this section constitute a substantial hardship to the applicant, which hardship is not self-created or self-imposed?

Yes.

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as *"Complete and filed"* until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Land Development Committee of the Planning Commission. ***You (or your agent) must be present*** at the hearing.

The required signs ***must be posted*** on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

NOTE: There is a 14 day appeal period after a waiver is granted before the final order can be issued.

FILING FEES

All Districts Base Fee: $648.00

Notification Costs Per Addressee _____ Notifications @ $7.00 each: _____

Total Cost: _____

Advertising Costs to be Billed to Owner / Agent

When your ***completed*** application is submitted to the Wireless Communication Coordinator, a list of property owners (addressee) within 350 feet radius of the property will be prepared by the Department.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name: _____

Address: _____

_____

City: _____ State: _____ Zip: _____

Daytime Telephone _____

Fax Number _____

_____
SIGNATURE OF OWNER(S)

Name and address of Authorized

Agent(s) Name: Steve Diebenow / Michael Sittner

Address: 1 Independent Drive, Suite 1200

_____

City: Jacksonville State: FL Zip: 32202

Daytime Telephone (904) 807-8214

Fax Number _____

_____
SIGNATURE OF AUTHORIZED AGENT(S)

The Agent's letter of authorization must be attached if application is not signed by the owner of record.

INSTRUCTIONS

Submittal Information: Applications for Waiver of Minimum Setbacks/Separation for a Wireless Communication Tower shall contain the following information:

1. The identity of the owner(s) of the land; the tower and the antenna (if co-location) ;

2. The location of the proposed tower, including street address and parcel real estate number, as well as longitude and latitude coordinates;

3. A current zoning map showing the location of the proposed tower;

4. A legal description of the parent tract and Tower Site (if applicable);

5. A description of the communications service(s) provided by any Wireless Communication Service Providers identified as actual or potential users of the proposed tower;

6. A scaled site plan clearly indicating the tower size, type and height, the location of any accessory buildings, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, distances from property lines, elevation drawings of the proposed tower, and any other proposed structures;

7. Distance between the proposed tower and the nearest residentially zoned lands;

8. Distance between the proposed tower and the nearest boundary of any public park or Environmentally Sensitive Lands located within two miles of the proposed tower;

9. A landscape plan showing specific landscape materials;

10. The method of fencing, finished color and, if applicable, the method of aesthetic mitigation and illumination;

11. A map depicting (a) all existing Wireless Communication Towers within a one-half mile radius of the proposed tower, (b) all proposed Wireless Communication Towers within a one-half mile radius of the proposed tower that are currently in the permitting process, and (c) all structures in excess of eighty feet that could reasonably support a wireless communication antenna and are located within the search ring of the proposed tower;

12. If the applicant is not co-locating on the proposed communication tower of another Wireless Communication Service Provider or other structure, written evidence that there is no technologically and structurally suitable space available on commercially reasonable terms on an existing or proposed tower or structure within the Search Ring;

13. Details of all proposed antennas and mounting equipment, including size and color;

14. A design drawing including cross section and elevation of the proposed tower. A description of the tower's capacity, including the number and type of antennas it can accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separation distances between antennas;

15. Certified statement from a licensed professional engineer attesting to the structural integrity of the tower and its ability to accommodate additional antennas;

16. A propagation map depicting both the extent of the communication provider's existing coverage within the subject area and the service area of the proposed tower;

17. A photographic simulation of the proposed tower site in order to help the approving authority ascertain the visual impacts associated with such proposal. Where the tower does not meet the minimum setback limitations set forth in this Subpart A, the applicant shall provide a view-shed analysis showing various angles from which the tower would be visible from the nearest boundary of said lands;

18. A Wireless Communication Network Plan for each service provider committed to locating on the tower, which plan shall include:

    (i) The locations of all the provider's existing Wireless Communication Towers within the City of Jacksonville that have not previously been filed with the Coordinator, including the tower type and height, the number of co-location positions designated, occupied or vacant (along with the identity of the Wireless Communication Service Provider(s) and the respective heights of the co-location sites), the longitude and latitude coordinates of each Tower Site and real estate number prescribed by the Property Appraiser for the land on which the towers are located. Where the tower applicant is not a licensed Wireless Communication Service Provider, the applicant shall identify the locations of all other towers that it owns within the City, along with the site-specific information set forth above;

    (ii) The locations of all the provider's existing wireless communication antennas within the City of Jacksonville that have not been previously filed with the Coordinator (other than those located on towers owned by the provider), including a description of the type of structure on which the antennas are located, the height at which the antennas are located, the identity of the owner of the structure and the real estate parcel number of the land on which the structure is located;

    (iii) The structural ability of the provider's Wireless Communication Towers, or those on which the provider has either existing antennas or proposed antennas in the permitting process, to support additional antennas.

19. Any additional information deemed necessary by the Department to complete its review of the application.

Track II Camouflaged Tower

Pursuant to Section 656.1506(a) of the City of Jacksonville Zoning Code, applications to construct a camouflaged tower not satisfying the criteria set forth in Section 656.1505, shall be assigned for processing as a Track II application.

Project Summary

The applicant, NexTower Development Group II, LLC, seeks to construct a one hundred forty-five (145) foot with five (5) foot appurtenance wireless communication tower (the "Proposed Tower") at 9238 Garden Street, Jacksonville, FL 32219 (RE# 002893 0000) (the "Property") as more particularly described in the attached legal description. The Proposed Tower will be a camouflage pine-tree design that is intended to hide, obscure, and conceal the presence of antennas and the Proposed Tower.

The Property is located within the AGR land use category and is zoned AGR. Camouflaged towers are permitted in all zoning districts, and as further described herein, the pine tree design is the most compatible design with the surrounding area and mature oaks and magnolias. This Track II application is submitted in companion with a waiver application seeking to reduce the minimum setback along the south and western boundaries from one hundred fifty (150) to one hundred thirty-seven (137) feet (the "Companion Waiver Application").

The Proposed Tower is sought in conjunction with T-Mobile's network upgrade project to enhance customer experiences by providing increased data capabilities, improved in-building coverage, and "Ultra Capacity 5G" services. The Proposed Tower will accommodate T-Mobile's requisite equipment configuration and allow the deployment of Mid Band, Low Band, and 5G Spectrums. In addition to T-Mobile, three (3) other colocation spots will be available on the Proposed Tower to accommodate other wireless service providers to discourage the proliferation of wireless towers in the surrounding area. The Proposed Tower meets and exceeds the Track II criteria set forth for waivers as further provided in the Companion Waiver Application. The Proposed Tower otherwise meets and exceeds the Siting and Design Requirements and Performance Standards set out in Sections 656.1506 and 656.1512.

Standards and Criteria

1. **Does the tower meet the height requirements for camouflaged or low impact tower designs as mandated by Section 656.1506(b)(1) and Section 656.1506(c)(1) respectively?**

   Yes. The Proposed Tower is a camouflaged pine tree design, which is permitted in all zoning districts and has no maximum height requirement so long as the tower is architecturally and aesthetically compatible with the surrounding community. The Proposed Tower is one hundred forty-five (145) feet tall with a five (5) foot lightning rod and is designed to emulate a tree to blend with the existing mature oaks and magnolias in the area. There are no other feasible camouflaged designs that are more compatible with the surrounding area as compared to the pine tree design.

2. **Does the distance from the base of the tower to all residential property lot lines meet the setback requirement for camouflaged or low impact tower designs as mandated by Section 656.1506(b)(2) and Section 656.1506(c)(2) respectively?**

   Pursuant to Section 656.1506(b)(2), the minimum required setback is one hundred fifty (150) feet, which is the height of the Proposed Tower. The Proposed Tower meets the setbacks along the north and east boundaries. However, a reduction in setback to one hundred thirty-seven (137) feet is needed along the west boundary and one hundred forty-three (143) feet for the southern boundary due to the residential use on those parcels. The fall radius of the Proposed Tower is one hundred (100) feet, such that the reduction in setback poses no risk to the surrounding residential parcels. The Proposed Tower meets all of the criteria justifying the reduction in distance as further set forth in the Companion Waiver Application.

3. **Does the distance of the tower from environmentally sensitive lands, historic districts, historic landmarks, neighborhood conservation districts, public parks and transportation view corridors meet or exceed those mandated for camouflaged or low impact tower designs by Section 656.1506(b)(2) and section 656.1506(c)(2) respectively?**

   Yes. The Proposed Tower meets and exceeds the applicable setbacks from environmentally sensitive lands, historic districts, historic landmarks, neighborhood conservation districts, public parks and transportation view corridors. The minimum setback for transportation view corridor is fifty (50) feet, and the Proposed Tower is over four hundred (400) feet from Garden Street. Likewise, the minimum setback from environmentally sensitive lands is fifty (50) feet, and there are no wetlands located on or near the Property. Setbacks from historic districts, landmarks, neighborhood conservation districts, and public parks are not required for camouflaged towers under the Zoning Code. Regardless, no historic district, conservation and/or public park is close to the Property.

4. **Is the tower designed to resemble a utility or light pole?**

   No. The Proposed Tower shall be designed to resemble a pine tree, which is an approved camouflage design developed throughout Jacksonville.

5. **Is the tower designed to accommodate the requisite number of co-locaters relative to tower height as mandated by Section 656.1506(b)(3) and Section 656.1506(c)(4) respectively?**

   Yes. The Proposed Tower exceeds the requisite number of co-locators required by providing for a maximum of four (4) service providers. By providing four (4) colocation opportunities instead of the two (2) required under code, the Proposed Tower eliminates the need for other towers in the area.

6. **Does the camouflaged / low impact tower meet the minimum separation requirements as mandated by 656.1506c(3)?**

   Yes. The Proposed Tower exceeds the minimum separation requirements as mandated by 656.1506(b)(4) for camouflaged-to-camouflaged tower separation. There is no existing tower within one (1) mile of the Proposed Tower, far exceeding the minimum seven hundred fifty (750) feet separation required under code.

Pursuant to Section 656.1506, Camouflage / Low impact towers, the commission shall approve, deny or conditionally approve the application where it finds that the proposed tower:

1. **Does the proposed tower comply with the tower siting and design standards and performance standards of the Subpart?**

   Siting and Design Standards:
   The Proposed Tower meets all of the siting and design requirements except for minimum setbacks required along the south and west boundaries. Once the Companion Waiver Application is approved, the Proposed Tower will meet all siting and design requirements.

   Performance Standards:
   The Proposed Tower will meet all performance standards required under Section 656.1512. No relief from the performance standards are requested in the Companion Waiver Application.

2. **Is the proposed tower compatible with the existing contiguous uses or zoning and compatible with the general character and aesthetics of the surrounding neighborhood or area considering;**

   The design and height of the proposed tower?

   Yes. Camouflaged towers are permitted in all zoning districts. A pine tree design is the most compatible tower design when considering the Property and surrounding area. The Proposed Tower will resemble a mature pine tree, similar to the other mature oaks and magnolias in the area. Additionally, the Property is within the AGR land use category and zoning district, which permit silviculture uses. Designing the Proposed Tower as a pine tree is similar to the typical tree (slash pine) in silviculture operations.

   The Potential adverse impact upon any Environmentally sensitive lands, historic districts or historic landmarks, public parks or transportation view corridors?

   Yes. The Proposed Tower meets all setbacks for environmentally sensitive lands, historic districts and landmarks, public parks, and transportation view corridors. As stated, the Proposed Tower is over fifty (50) feet away from the nearest sensitive land or transportation view corridor. There are no historic districts or landmarks or public parks within the vicinity of the Property.

EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Property Ownership Affidavit for 9238 Garden Street, Jacksonville, FL 32219 (RE# 002893-0000)

Ladies and Gentlemen:

I, Robert A. Sallette, Jr., as President, of Dinsmore Baptist Church, Inc., hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance, cell tower approval, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

Dinsmore Baptist Church, Inc.

Signed

Robert A. Sallette Jr

Printed

Pres.

Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4th day of Sept, 2025 by, Robert A. Sallette, Jr. as President of Dinsmore Baptist Church, Inc., on behalf of the company, who is ☐ personally known to me or ☐ has produced Personally known as identification.

[Notary Seal]

(Notary Signature)

JANICE J. NEWTON
MY COMMISSION # HH 300757
EXPIRES: August 28, 2026

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 9238 Garden Street, Jacksonville, FL 32219 (RE # 002893-0000)

Ladies and Gentlemen:

You are hereby advised that Robert A. Sallette, Jr., as President, of Dinsmore Baptist Church, Inc., hereby authorize and empower 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 City of Jacksonville Planning and Development Department.

Dinsmore Baptist Church, Inc.

Robert A Sallette

Signed

Robert A. Sallette Jr

Printed

Pres

Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4th day of Sept, 2025 by, Robert A. Sallette, Jr. as President of Dinsmore Baptist Church, Inc., on behalf of the company, who is ☐ personally known to me or ☐ has produced Personally Known as identification.

[Notary Seal]

Janice J Newton
(Notary Signature)

JANICE J. NEWTON
MY COMMISSION # HH 300757
EXPIRES: August 28, 2026

On File

CITY OF JACKSONVILLE NOTES

GENERAL

All construction shall be performed in accordance with the approved plans and comply with all standard city policies and practices. City approval is contingent upon any required state or federal permit approvals such as those from the Department of Environmental Protection or the St. Johns River Water Management District (SJRWMD).

UTILITY WORK

Plan approval through Development Services does not include utilities. Proposed water, sewer or electric construction must be approved separately through the respective utility company. In most cases, this will be:

JEA
JEA Tower - 4th Floor
21 W. Church Street
Jacksonville, FL 32202
http://www.jea.com/business/services/devandbuild/developers.asp

WORK WITHIN THE RIGHT-OF-WAY

CITY: Except for new subdivision infrastructure construction, all work performed within a City of Jacksonville right-of-way or easement requires a Right-of-way Permit. The contractor performing the proposed work must have a current Right-of-way Bond on file with Development Services. Right-of-way Permit applications are processed at:

Development Services Customer Service Counter
Edward Ball Building, 2nd Floor
214 N. Hogan St.
Jacksonville, FL 32202
(904) 255-8572
http://row.jaxdev.info/

STATE: All work performed within a state right-of-way requires a permit from the Florida Department of Transportation (FDOT). It is the developer's responsibility to obtain required FDOT permits or maintenance-of-traffic approvals for work within FDOT right-of-ways. The FDOT regional office can be contacted at (904) 360-5200 Any changes to the approved plans needed for FDOT approval must be submitted to Development Services as revisions.

Adjacent State Roads: NA

RAILROAD: Railroad companies may require special approvals or permits to work within their right-of-ways. It is the developer's responsibility to obtain permission from any railroad right-of-way owner before performing any work within their right-of-way.

STORMWATER

Annual reports in compliance with the SJRWMD stormwater permits are required from the maintenance entity of all stormwater management facilities. Send copies of the reports to:

Engineering and Construction Management
Edward Ball Building, 10th Floor
214 N. Hogan St.
Jacksonville, FL 32202
http://www.coj.net/Departments/Public+Works/Engineering+and+Construction+Management/

The owner of any project one (1) acre or larger is required to provide a Notice of Intent (NOI) in accordance with criteria set forth in the city's NPDES permit within 48 hours of beginning construction. Send copies of the report to:

Florida Department of Environmental Protection
NPDES Stormwater Notices Center, Mail Station #2510
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
(866) 336-6312
http://www.dep.state.fl.us/water/stormwater/npdes/

The contractor shall contact the Environmental Quality Division, Erosion and Sedimentation Control Section (ESC) to provide verification that applicable stormwater permits have been obtained and to schedule a pre-construction ESC site inspection:

Environmental Quality Division
407 North Laura Street, Third Floor
Jacksonville, FL, 32202
(904) 255-7222

FIRE MARSHALL

Plan review and approval does not relieve the contractor of complying with all applicable State Fire Codes.

Underground mains and hydrants shall be installed, completed, and in service prior to construction work.

Underground contractor shall submit to the Fire Marshall for approval complete specs for all underground pipe and fittings related to fire protection PRIOR to installation and inspection. Contractor shall include manufacturer's name and pipe ID along with contractor's state license number.

LANDSCAPE

A Site Work Permit is required for this project.

☐ Tree Fund payment is due: _____ inches at $_____ = $_____

☐ Article 25 funds are due: _____ inches at $_____ = $_____

TRAFFIC ENGINEERING

TRAFFIC SIGNS

Street Name (each) _____

Standard (each) _____

Stop/Yield (each) _____

Design (per plat) 1 per plat

Installation (per hour) 1 per 2 signs (rounded up)
Streetlights Required

NOTE: Traffic sign costs change from time to time. Consult Attachment 8 of the Land Development Procedures Manual (http://ldpm.jaxdev.com/) for the current rates before paying for any sign installations.

No lane closures allowed from 7 a.m. till 9 a.m. and from 4 p.m. till 6 p.m.

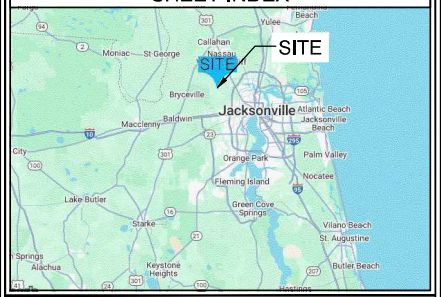
Page 1 of 15

SITE NAME

GARDEN STREET
NXFL-375

TOWER E911 ADDRESS:
TBD

SHEET INDEX



SHEET INDEX

PLAN APPROVAL

Date _____ Development Services Division (Chief) _____

Date _____ Review Group (Reviewer) _____

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	--
Concurrency Application Number	--
Property Appraiser Number (RE #)	002893-0000
Zoning Designation	AGR
Zoning Application(s) (if any)	--
	--
	--
	--
PUD Ordinance Number	--
FIRM - Community - Panel	12031C0165H DATED JUNE 3, 2013
Flood Zones (Show in Plans)	X
Base Flood Elevation (Show in Plans)	--
Vertical Datum Used for Project	NAVD88
JEA Availability Number	--

SUBDIVISION	
PSD Number	--
City or Private Roads	--
Public or Private Roads	--
Subdivision ("911") Disk Provided?	--

NON-SUBDIVISION	
North American Industry Classification System (NAICS)	--
Impervious Area (Sq. Ft.)	--

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILIP NEJMAN, 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.

SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
CITY OF JACKSONVILLE
TITLE SHEET

DRAWING NO.
T1

PROJECT INFORMATION

SITE ADDRESS:	GARDEN ST JACKSONVILLE, FL 32219
LATITUDE/LONGITUDE:	30.405592, -81.815858
PARCEL ID:	002893-0000
PARCEL OWNER:	DINSMORE BAPTIST CHURCH INC
JURISDICTION:	CITY OF JACKSONVILLE
ZONING CLASSIFICATION:	AGR
DISTURBED AREA:	14,769± SQ. FT. (0.339 ACRES)
APPLICANT:	NEXTOWER DEVELOPMENT GROUP II, LLC. 905 NW 56TH TERRACE, SUITE A GAINESVILLE, FL 32605
CONTACT:	JOEL ROUSSEAU PH: 352-363-5560
ENGINEER:	TOWERSOURCE 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338
TELEPHONE COMPANY:	TBD
POWER COMPANY:	TBD

BUILDING-CODE

- FLORIDA BUILDING CODE, 8TH EDITION (2023).
- TIA-222-H
- LIFE SAFETY CODE 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.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE

SITE NAME:

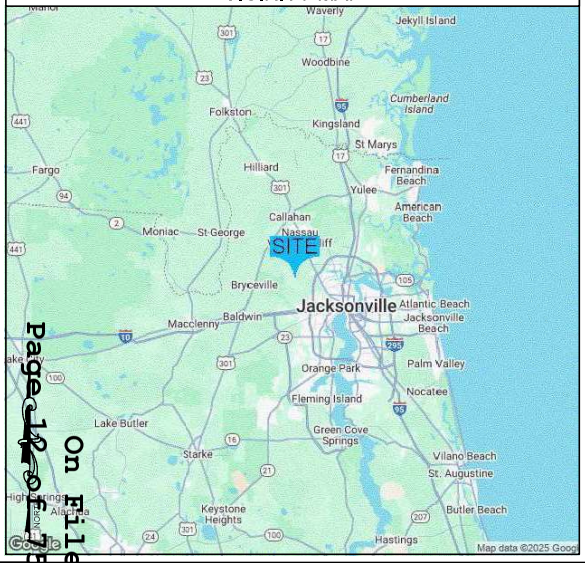
GARDEN STREET
NXFL-375

PROJECT DESCRIPTION

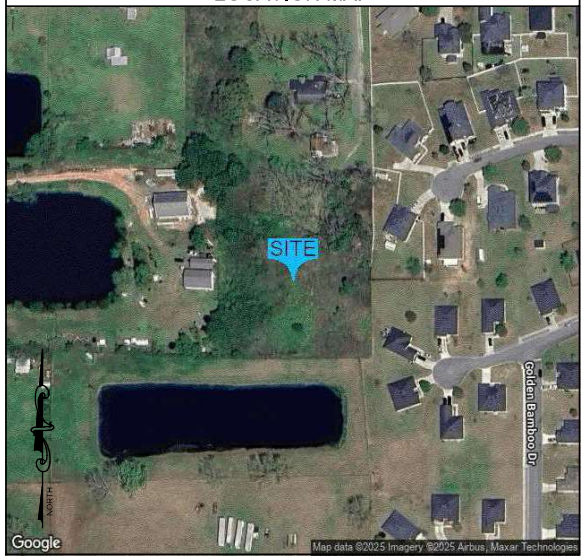
GREENFIELD
PROPOSED 150'-0" MONOPINE TOWER & TELECOMMUNICATIONS FACILITY

SHEET INDEX:

VICINITY MAP



LOCATION MAP



DIRECTIONS

CLICK LINK OR SCAN QR CODE WITH PHONE FOR DIRECTIONS TO SITE

https://www.google.com/maps/search/?api=1&query=30.405592,-81.815858

811
Know what's **below.**
Call before you dig.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILIP NEJMAN, 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.

SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
COVER SHEET

DRAWING NO.
T2

1	COVER SHEET

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE CURRENT STATE IBC PLUS LATEST STATE AMENDMENTS AS SHOWN ON TITLE PAGE.
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, CONTRACTOR 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.

GENERAL NOTES CONTINUED:

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

CONTRACTOR -	GENERAL CONTRACTOR
SUBCONTRACTOR-	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER	NEXTOWER
OEM-	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 TELCO CONDUITS, 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.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. 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:

—X—	FENCE	(X)	CODED NODE NUMBER
—550—	CONTOUR LINE		CHEMICAL GROUND ROD
	PROPERTY LINE / ROW		GROUND ROD
	LEASE AREA		GROUND ROD WITH INSPECTION SLEEVE
— —	EASEMENT		CADWELD TYPE CONNECTION
	DISCONNECT SWITCH		COMPRESSION TYPE CONNECTION
M	METER	—G—	GROUND WIRE
	CIRCUIT BREAKER		

LEGEND:

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 OTERWISE

SYMBOLS:

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

1 GENERAL NOTES

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

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SITE NAME:
GARDEN STREET
NXFL-375

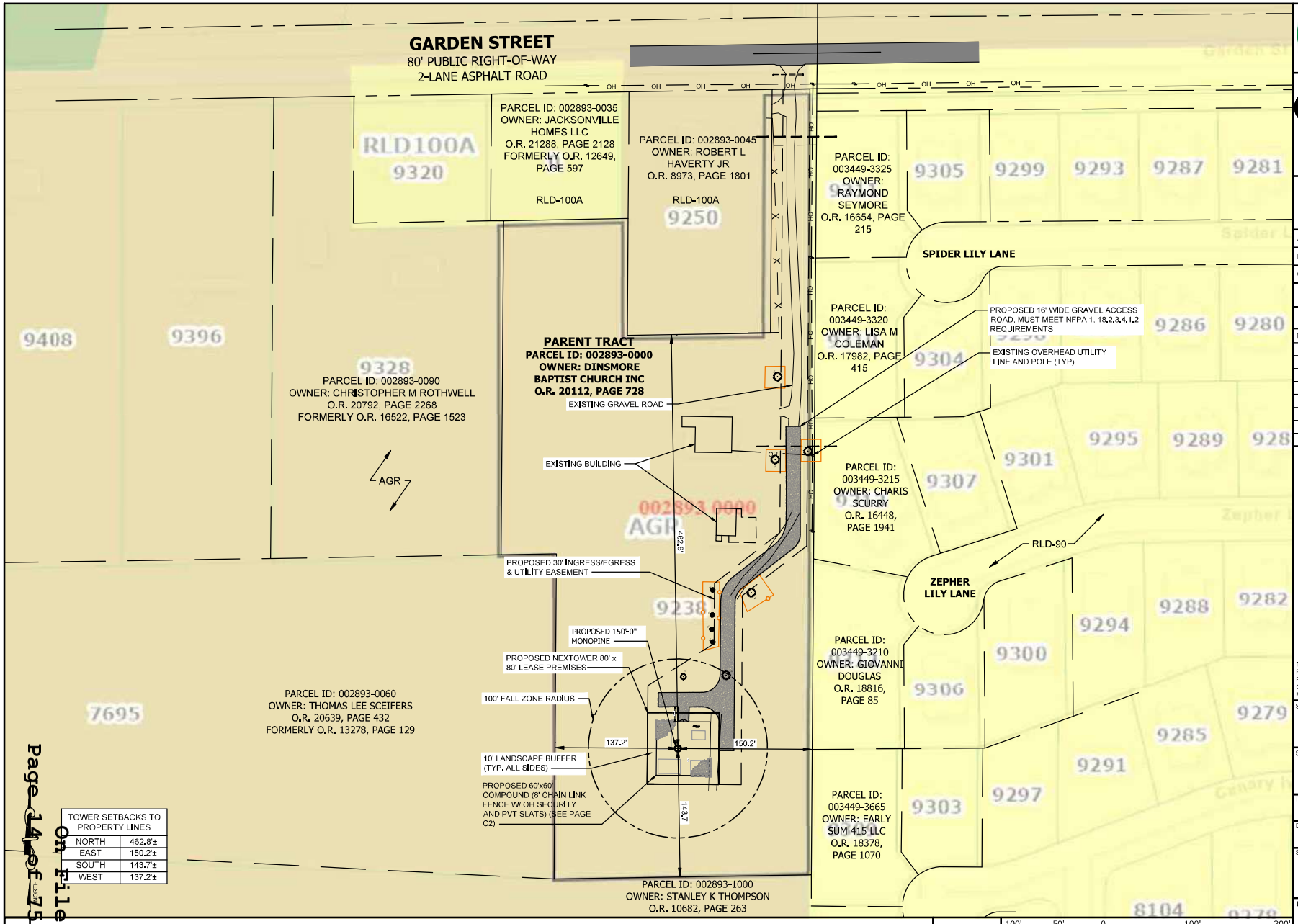
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GENERAL NOTES

DRAWING NO.
GN1



TOWER SETBACKS TO PROPERTY LINES	
NORTH	462.8'±
EAST	150.2'±
SOUTH	143.7'±
WEST	137.2'±

1 ZONING PLAN

SCALE: 100' 50' 0 100' 200' 1" = 100'-0"

Page 14 of 15

On File

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
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SITE NAME:
GARDEN STREET
NXFL-375

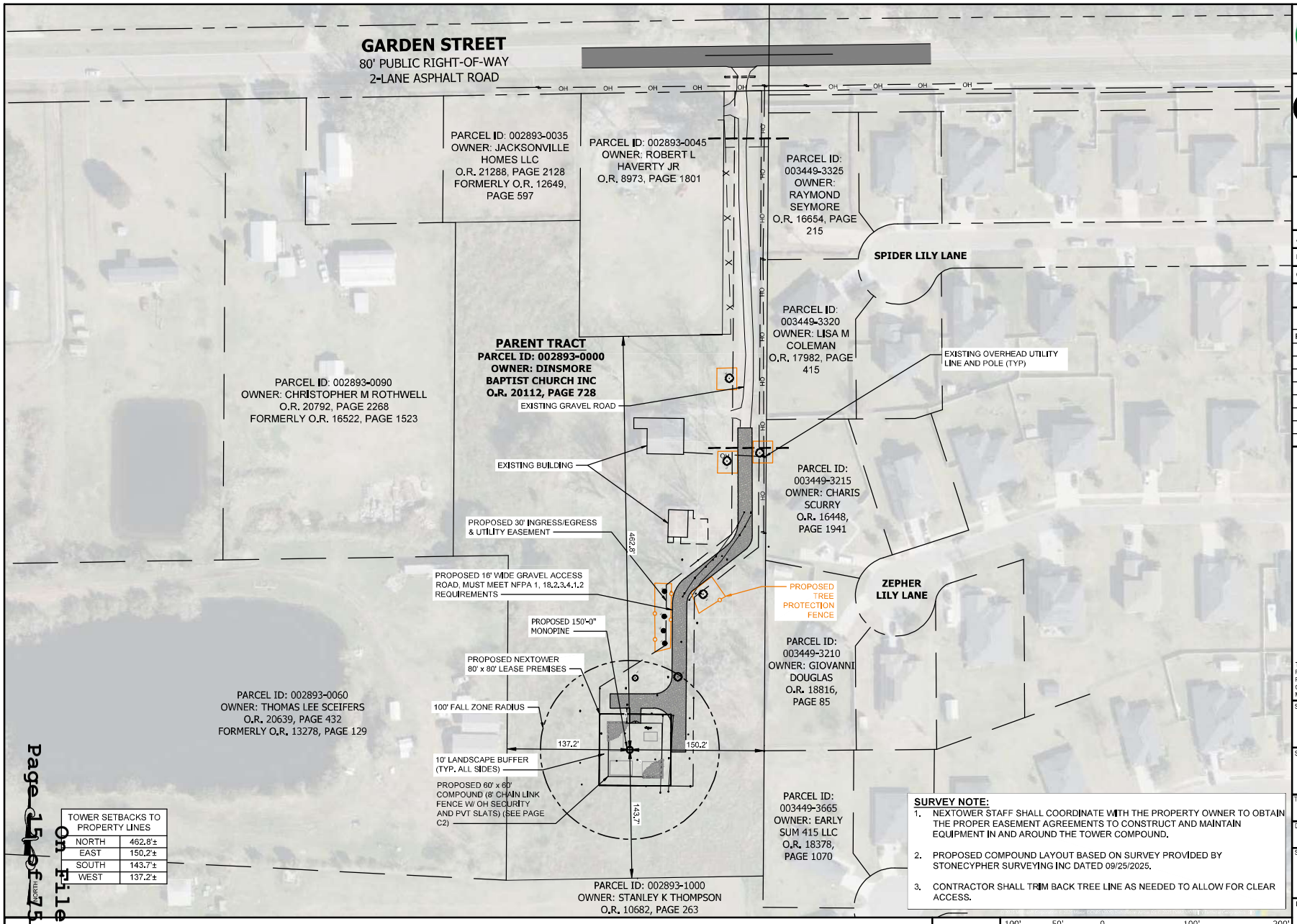
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ZONING PLAN

DRAWING NO.
C1



TOWER SETBACKS TO PROPERTY LINES	
NORTH	462.8'±
EAST	150.2'±
SOUTH	143.7'±
WEST	137.2'±

SURVEY NOTE:

1. 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.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYING INC DATED 09/25/2025.
3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 AERIAL SITE PLAN

SCALE: 1" = 100'-0"

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
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REVISION

REV	DATE	DESCRIPTION
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1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10/01/2025

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SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

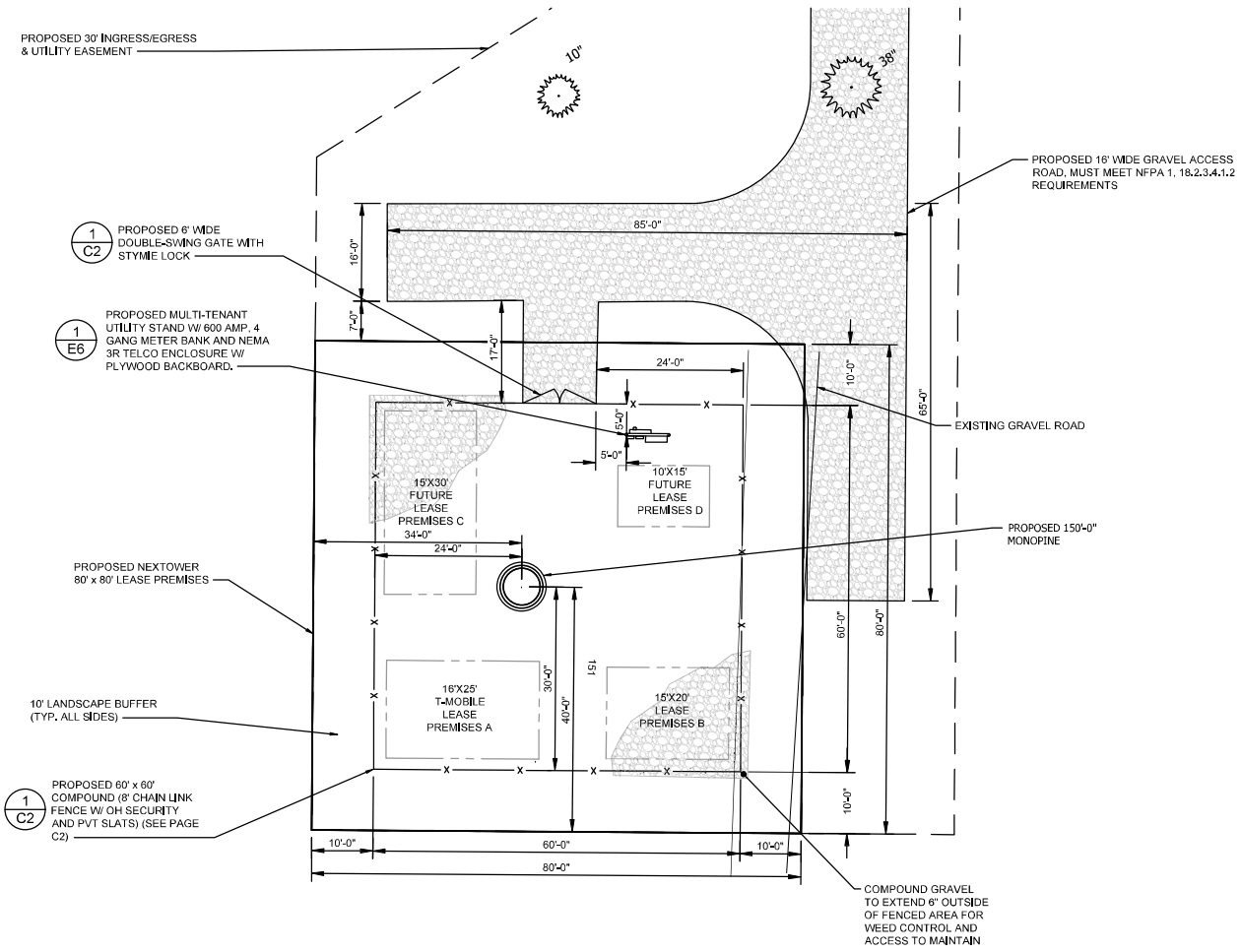
DESIGN TYPE:
RAWLAND

SHEET TITLE:
AERIAL SITE PLAN

DRAWING NO.
C1A

GENERAL NOTES:

1. 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.
2. 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 NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. 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.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. 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.
10. 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.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	462.8'±
EAST	150.2'±
SOUTH	143.7'±
WEST	137.2'±

NORTH

Page 16 of 75 On File

1 DETAILED SITE PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
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0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

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NXFL-375

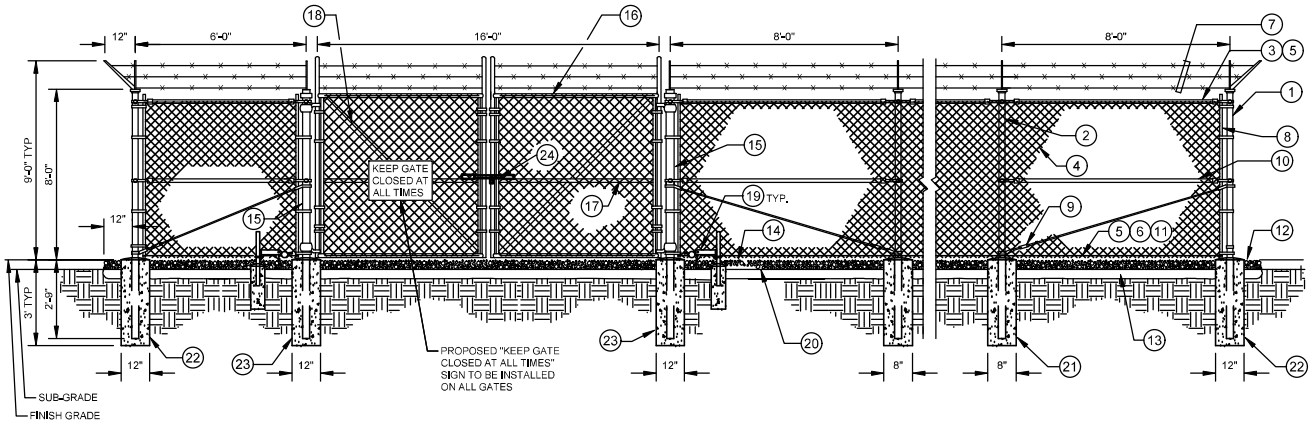
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
DETAILED SITE PLAN

DRAWING NO.
C1B



1 FENCE DETAILS N.T.S.

NOTE: PLASTIC VERTICAL SLATS TO BE INSTALLED PROVIDING 80% OPACITY.

2 CHAIN LINK FENCE WITH GREEN PVT PRIVACY SLATS N.T.S.

3 DETAIL NOT USED

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567.
2. INSTALL SWING GATES PER ASTM F-900.
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST AND GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1-1/2" GALVANIZED (UNLESS NOTED OTHERWISE). (HOT DIP ASTM A 120 GRADE "A" STEEL). All GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALVANIZE (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZE HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

REFERENCE NOTES:

(1) CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.

(2) LINE POST: 2-1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.

(3) TOP RAIL & BRACE RAIL: 1-1/2" PIPE, PER ASTM-F1083.

(4) FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.

(5) TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.

(6) TENSION WIRE: 9 GA. GALVANIZED STEEL.

(7) BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.

(8) STRETCHER BAR.

(9) 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.

(10) FENCE CORNER POST BRACE: 1-5/8" DIA. EACH CORNER EACH WAY.

(11) 1-1/2" MAXIMUM CLEARANCE FROM GRADE.

(12) 4" OF GRAVEL SHOULD BE SPREAD ON TOP OF GEO FABRIC THROUGHOUT COMPOUND AND 12" TO 18" OUTSIDE FENCE.

(13) 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.

(14) FINISH GRADE SHALL BE UNIFORM AND LEVEL.

(15) GATE POST 6". SCHEDULE 40 PIPE, FOR CATTLE GATE AND GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.

(16) GATE FRAME: 1-1/2" PIPE, PER ASTM-F1083.

(17) GATE FRAME: 1-5/8" DIAMETER PIPE, PER ASTM-F1083.

(18) GATE DIAGONAL GALVANIZED STEEL 1-1/2" PIPE.

(19) DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.

(20) GEOTEXTILE FABRIC.

(21) LINE POST: CONCRETE FOUNDATION (2000 PSI).

(22) CORNER POST: CONCRETE FOUNDATION (2000 PSI).

(23) GATE POST: CONCRETE FOUNDATION (2000 PSI).

(24) CONTRACTOR TO PROVIDE STYME LOCK SYSTEM AND PROGRAMMABLE 4 DIGIT COMBINATION LOCK.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEJMAN, 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.

SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

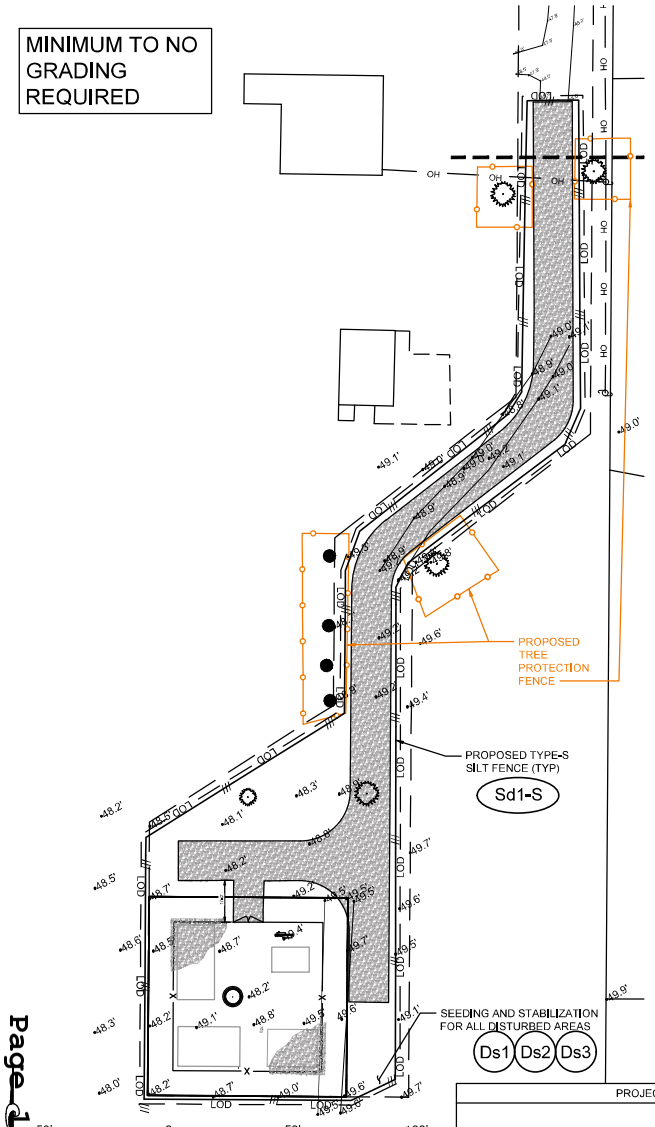
TOWER OWNER:
NEXTOWER

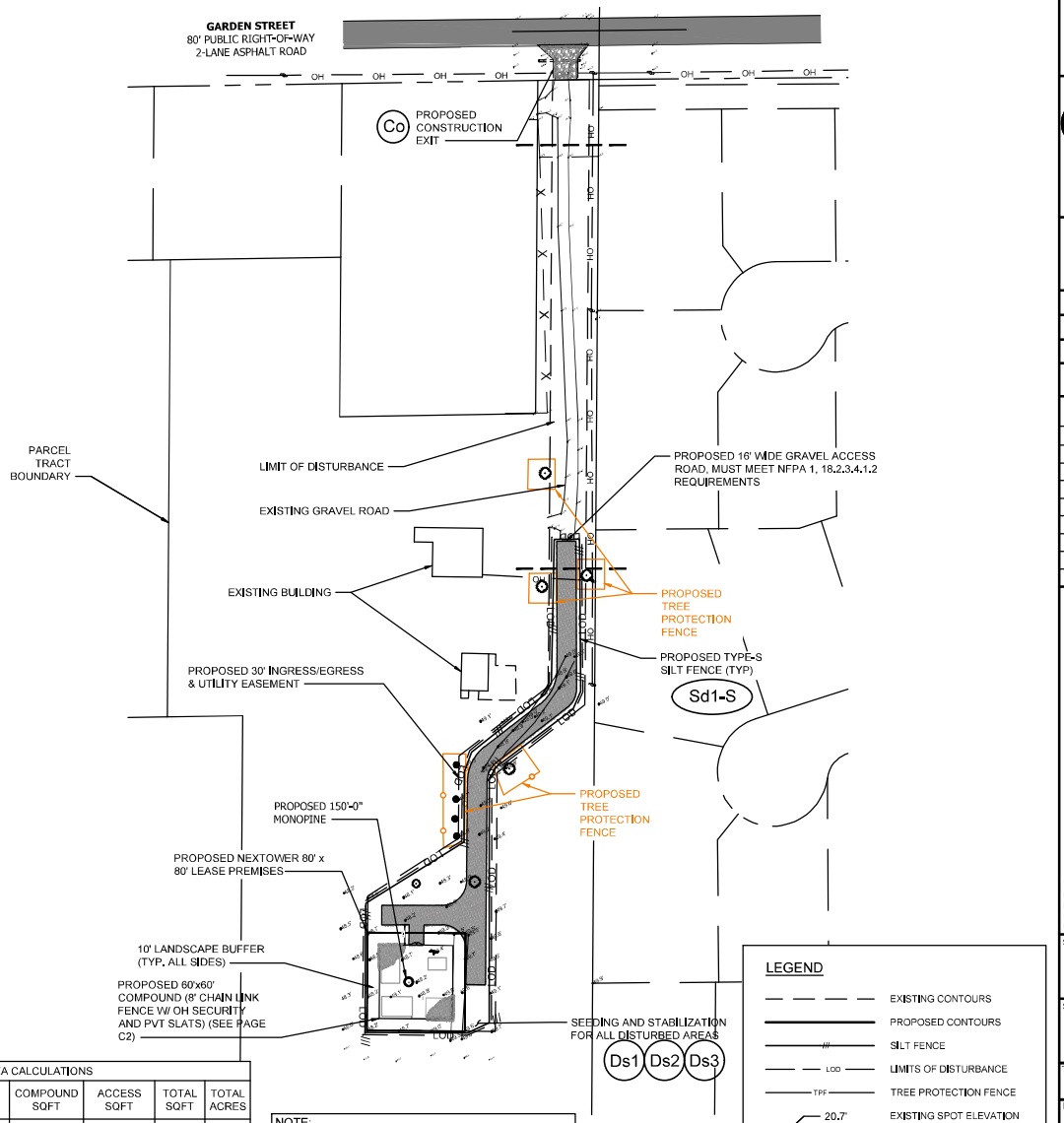
DESIGN TYPE:
RAWLAND

SHEET TITLE:
FENCE, GATE AND COMPOUND DETAILS

DRAWING NO.
C2

MINIMUM TO NO GRADING REQUIRED





PROJECT AREA CALCULATIONS				
	COMPOUND SQFT	ACCESS SQFT	TOTAL SQFT	TOTAL ACRES
IMPERVIOUS AREA (CONCRETE, INCLUDING FUTURE)	1,175	0	1,175	0.027
SEMI-IMPERVIOUS AREA	2,425	8,369	10,794	0.248
TOTAL OPEN AREA (NEW GRASS/LANDSCAPING)	2,800	0	2,800	0.064
TOTAL PROJECT AREA	6,400	8,369	14,769	0.339

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 14,769± SQ. FT. (0.339 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.

Page 18 of 75
On File

1 GRADING AND EROSION CONTROL PLAN — SCALE: 1" = 100'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
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678-990-2338

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NXFL-375

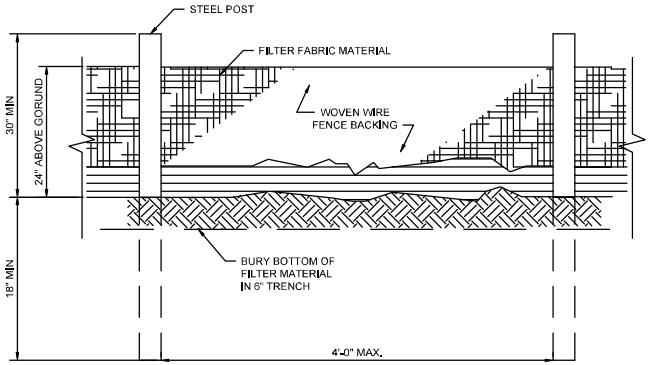
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

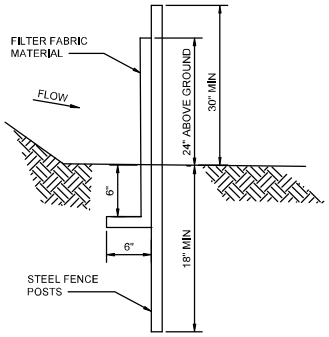
DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

DRAWING NO.
C3



NOTE: USE 36" DOT APPROVED FABRIC USE STEEL POSTS



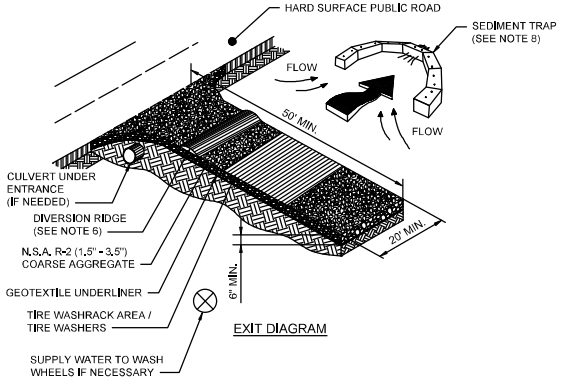
Sd1-S SILT FENCE, TYPE-S

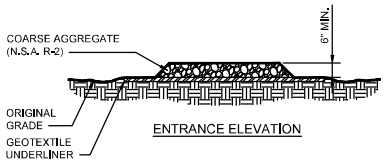
SILT FENCE SHALL MEET THE REQUIREMENTS OF TEMPORARY SILT FENCE OF THE STATE STANDARD SPECIFICATIONS, LATEST EDITION, AND BE WIRE REINFORCED.

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.





Co CRUSHED STONE CONSTRUCTION EXIT

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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NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL DETAILS

DRAWING NO.
C3A

EXCAVATION & GRADING NOTES:

1. 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.

2. 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.

3. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.

10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.

11. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.

12. ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM.

13. REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.

14. 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 LANDSCAPE, 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:

1. 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 THE PROJECT.

2. 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 NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.

3. 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.

4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

5. 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.

6. 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 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.

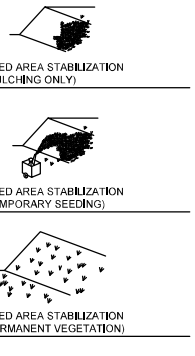
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING SHORING , BRAVING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINATES.

8. 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 MATERIAL SHALL BE COMPACTED.

9. 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.

10. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

11. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.

3. 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.

1. 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.

2. 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.

3. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.

4. 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.

5. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.

7. 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 / ACRE

SEED SPECIES	APPLICATION RATE / ACRE	PLANNING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1 - 6/15
FESCUE	50 LBS	9/1 - 10/31
FESCUE	50 LBS	11/1 - 2/28
RYE GRASS	50 LBS	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/31

   B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
      FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS / ACRE

   C. SECOND YEAR FERTILIZER:
      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.

11. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.

12. 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.

13. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

14. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.

15. 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.

16. 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.

17. A 25' MIN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

1 GRADING AND EROSION CONTROL NOTES

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEJMAN, PE 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.

SITE NAME:
GARDEN STREET
NXFL-375

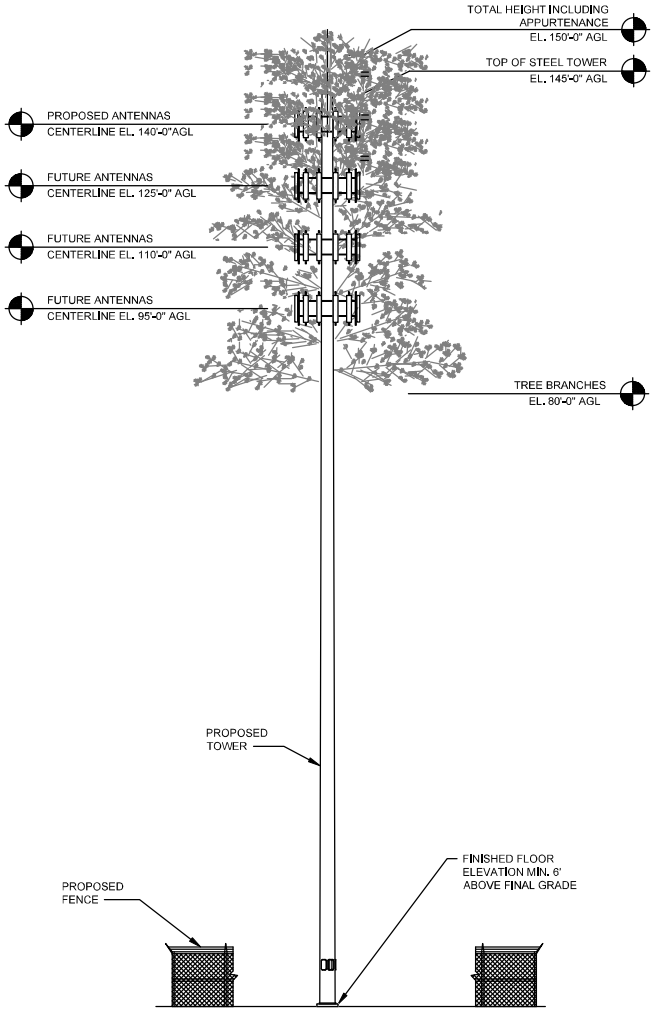
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL NOTES

DRAWING NO.
C3B



1 TOWER ELEVATION N.T.S.

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

TOWER NOTES:

1. PROPOSED TOWER NOT TO EXCEED 150' AGL.
2. PROPOSED TOWER WILL NOT REQUIRE NAVIGATIONAL HAZARD LIGHTING.
3. TOWER SHALL BE DESIGNED TO ACCOMMODATE (4) FOUR SERVICE PROVIDERS
4. TOWER STEEL TO BE PAINTED BROWN PER MANUFACTURER RECOMMENDATIONS

SIGN:
- 1" BORDER
- 3" RADII

COLOR:
- BACKGROUND - WHITE
- LEGEND AND BORDER - BLACK

TEXT:
- ALL LETTERING 1 1/2" SERIES C PER FDOT INDEX NUMBER 17355
- 1" SPACING BETWEEN LINES OF TEXT

NOTES:

1. CONTRACTOR TO COORDINATE SITE SIGNAGE WITH NEXTOWER CM.
2. NEXTOWER TO PROVIDE RF AND IDENTIFICATION SIGNS AT TIME OF CONSTRUCTION.

2 SIGN DETAIL N.T.S.

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NXFL-375

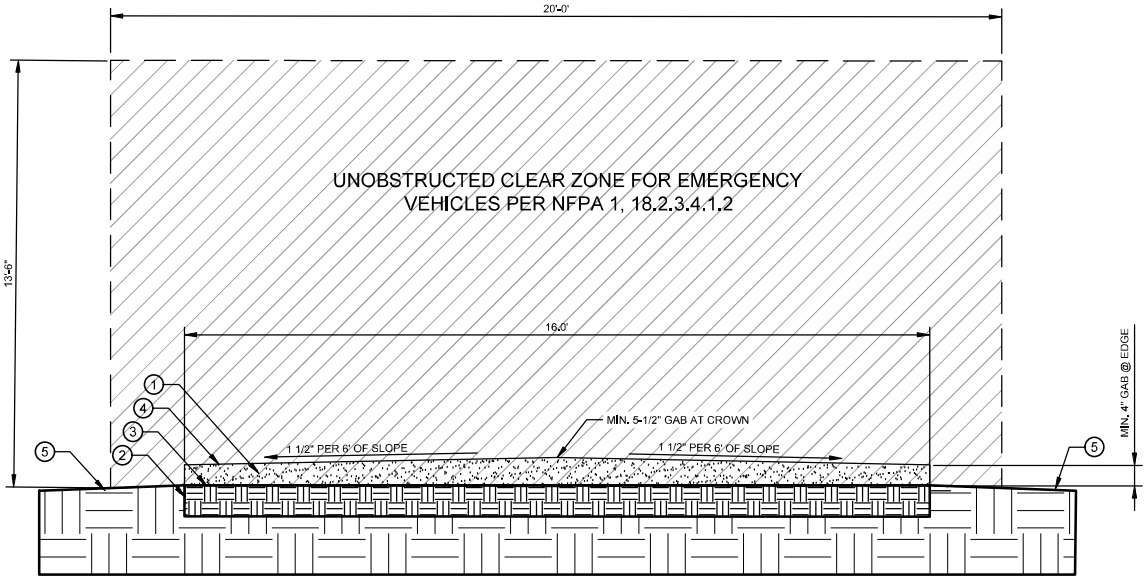
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TOWER ELEVATION AND SIGN DETAIL

DRAWING NO.
C4



1 TYPICAL GRAVEL ROAD CROSS SECTION N.T.S.

NOTES:

** 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) / 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.(APPARATUS HEAVIEST WEIGHT IS 42.5 TONS).

2 NOT USED N.T.S.

3 NOT USED

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NXFL-375

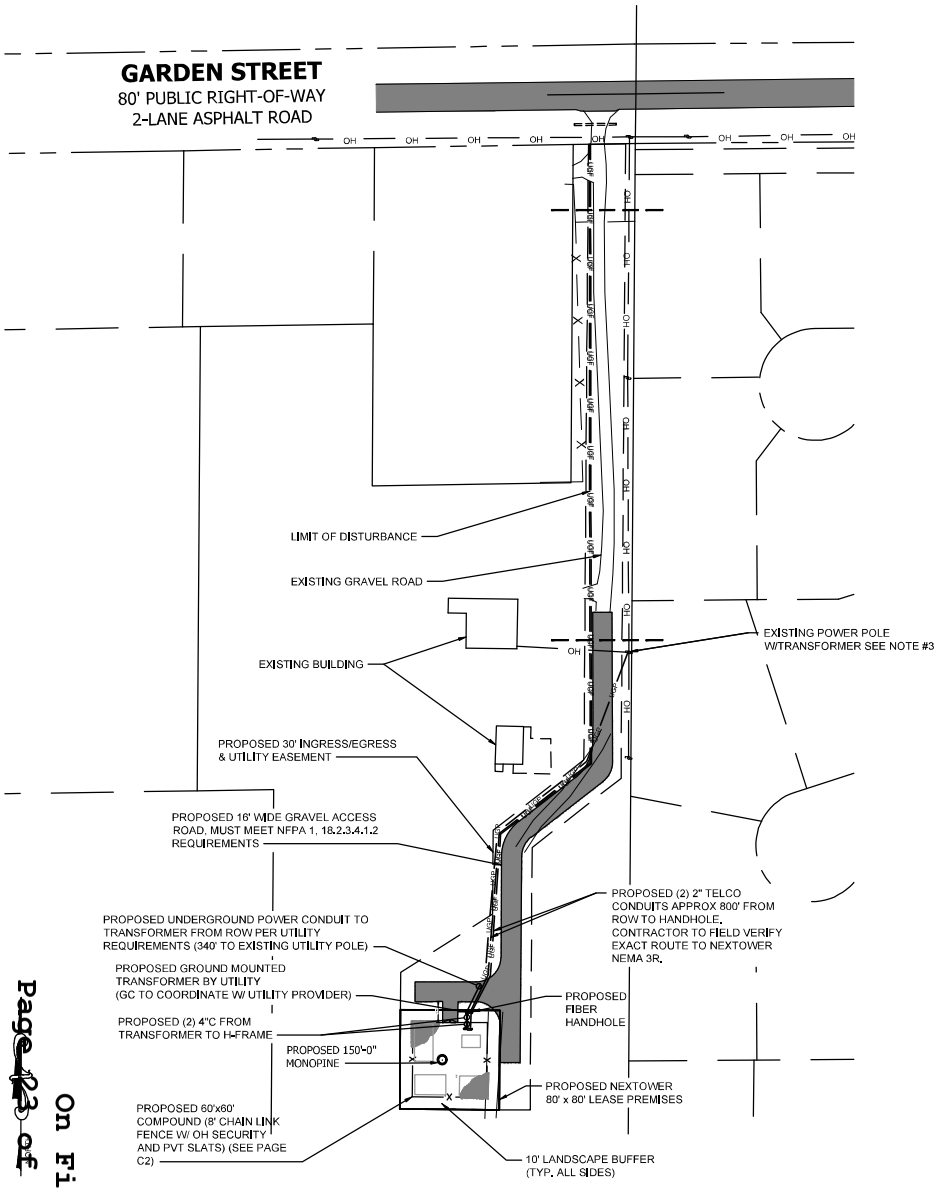
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ACCESS ROAD DETAILS

DRAWING NO.
C5



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, DEVISES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.

CONDUIT ROUTING NOTES:

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 BASIC SERVICE AND POWER COORDINATION ROUTING PLAN

SCALE: 100' 50' 0 100' 200'
1" = 100'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

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PHILLIP J. NEJMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10/01/2025

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SITE NAME:
GARDEN STREET
NXFL-375

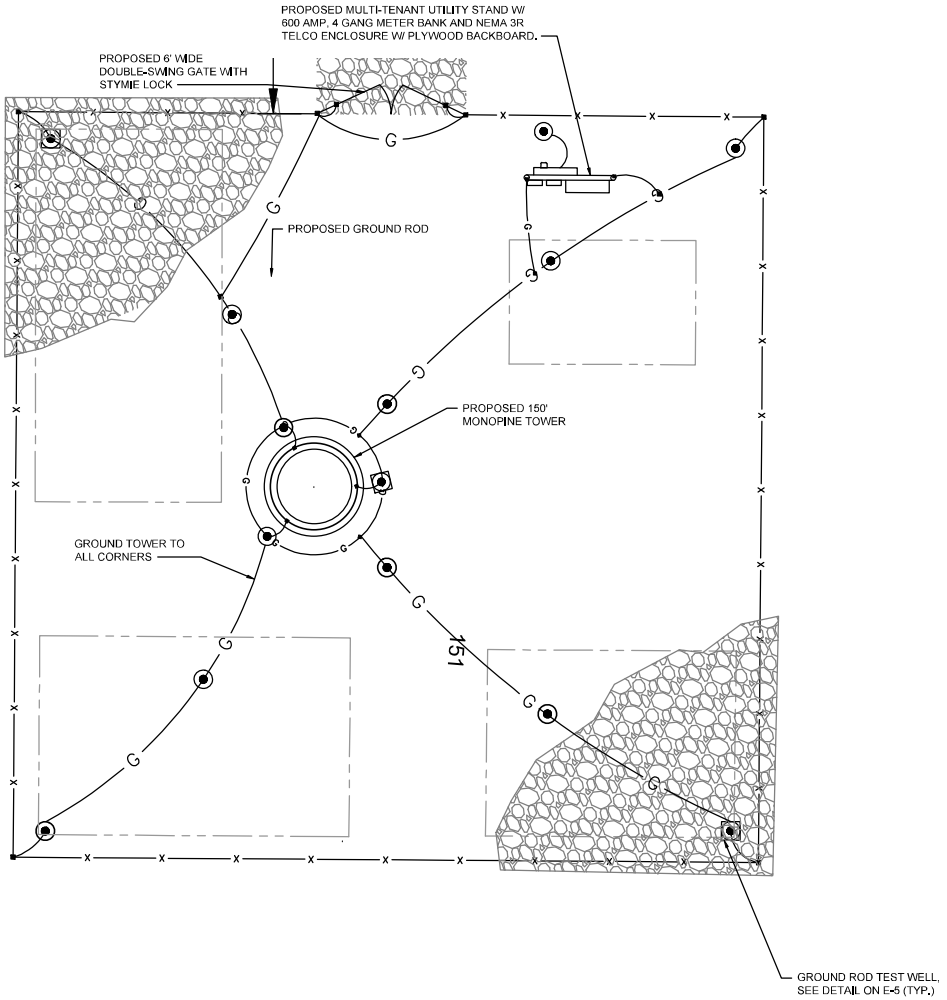
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
BASIC SERVICE AND POWER COORDINATION ROUTING PLAN

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 NEXTOWER CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

LEGEND:

- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- 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	GROUNDING PLAN	SCALE:	10' 0 10' 20' 1" = 10'-0"

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NXFL-375

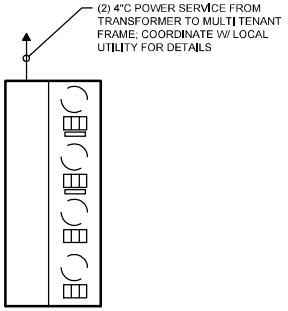
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

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.

ELECTRICAL CONTRACTOR SHALL SIZE, FURNISH AND INSTALL SECONDARY WIRE BASED ON UTILITY PROVIDERS FINAL DEMARCATION POINT AS REQUIRED TO SUPPLY THE PROPOSED 600 AMP SERVICE. WIRE SIZE SHALL BE IN ACCORDANCE NEC SO THAT THE MAXIMUM VOLTAGE DROP IS 3% OR LESS.

1 SINGLE-LINE DIAGRAM N.T.S.

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PHILLIP J. NEJMAN LICENSE No 89784 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/01/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEJMAN, 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.

SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SINGLE-LINE DIAGRAM

DRAWING NO.
E3

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTION RESISTANCE TO EARTH TESTING (PER IEEE 1100 ABD 81) FOR GROUNDING ELECTRODE SYSTEMS THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO THE PREVENT ANY LOSS OF CONTINUITY IN THE GROUND SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WIT LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (IE CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR SUCH AS METALLIC CONDUITS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (EG NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.

2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.

3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.

4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.

5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.

6. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT.

7. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.

8. PROVIDE WEATHERPROOF SEALS FOR ALL CONDUIT STUB-UPS. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.

9. CONDUIT TO BE INSTALLED PER NEC REQUIREMENTS. MAX OF (4) 90'S ALLOWED IN SINGLE RUN OF CONDUIT. IF MORE BENDS ARE REQUIRED INSTALL PULL BOX EVERY (4) 90'S, (4) BENDS, OR 150' IN LENGTH

10. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHA173030 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
    11.1. CONDUIT 1 (, WHEN PROVIDER IS TOWERCLOUD, SOUTHERNLIGHT, COX OR ZAYO):
    RUN (1) 4"C WITH (3) 1-1/4" INNER DUCTS WITH PULL STRING FROM HAND HOLE AT ROW OF STREET STRAIGHT TO NEMA BOX ON UTILITY FRAME.
    11.2. CONDUIT 2" (WHEN PROVIDER IS AT&T OR WINDSTREAM):
        11.2.1. GREENFIELDS AND COLOS WHERE PROVIDER DOES NOT HAVE NEMA BOX IN COMPOUND:
        RUN (1) 4"C FROM FIBER PROVIDERS HAND HOLE AT ROW TO NEMA CABINET MOUNTED ON MULTI TENANT FRAME. AND ALSO FROM MULTI TENANT NEMA CABINET TO NEMA BOX ON UTILITY FRAME.
        (STUB UP CONDUIT IF FIBER PROVIDER IS NOT YET AT ROW)
        11.2.2. COLOS WHERE PROVIDER HAS EXISTING MULTI TENANT NEMA BOX IN COMPOUND: ONLY RUN (1) 4" C FROM EXISTING MULTI TENANT NEMA TO NEMA BOX ON UTILITY FRAME.

*CONSULT CM FOR CORRECT FIBER PROVIDER OPTION.
*CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

GENERAL GROUNDING NOTES:

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:

1.1. #2 TINNED SOLID COPPER WIRE: EXOTHERMICALLY WELDED TO RODS OR GROUND RING

1.2. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.

2. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.

3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART).

4. CONSTRUCTION PROJECT MANAGER OR REPRESENTATIVE WILL BE PRESENT TO INSPECT EXOTHERMICALLY WELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.

5. DO NOT INSTALL GROUND RING OUTSIDE OF LEASED AREA.

6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 12" RADIUS AND NO GREATER THAN 90 DEGREES.

7. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.

8. BOND DOOR FRAMES, HANDRAILS, UNUSED HATCH PLATES AND MISCELLANEOUS LIFTING EYE/PLATES TO GROUND RING. BOND METAL AWNING TO DOOR FRAME.

9. BOND SERVICE CONDUITS TO GROUND RING AS THEY CROSS. DO NOT EXOTHERMICALLY WELD TO CONDUITS.

10. ALL BUS BAR SHALL BE GALVANIZED. ALL CONNECTIONS TO BUS BAR ARE TO BE 2 - HOLE LUGS.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLE SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR CAPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (IE PANEL BOARD AND CIRCUIT ID'S)
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#8 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSIIEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATION SUBJECT TO PHYSICAL DAMAGE SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSIIEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE SWITCH AND DEVICE BOXED SHALL BE GALVANIZED, EPOXY-COATED OR NOT CORRODING SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER INDOORS OR WEATHER PROTECTED (WP OR BETTER_OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AV POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.
29. FLEX CONDUIT RUNS NOT TO EXCEED 36" WITHOUT PRIOR TMO APPROVAL.

PREPARED FOR:
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GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

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PHILLIP J. NEJMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10/01/2025

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SITE NAME:
GARDEN STREET
NXFL-375

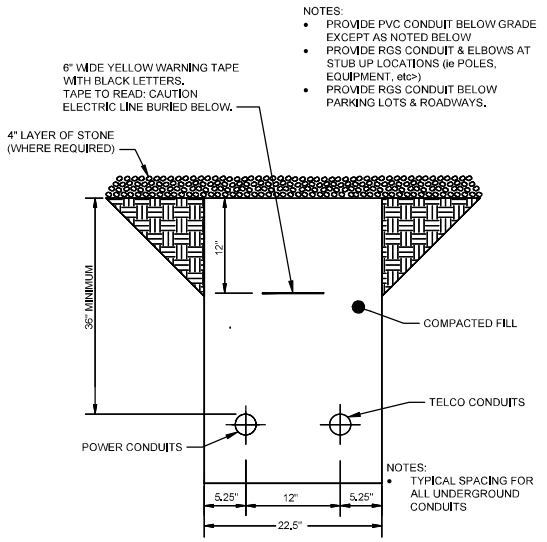
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

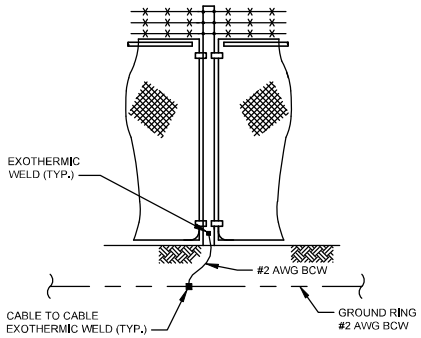
DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL DETAILS

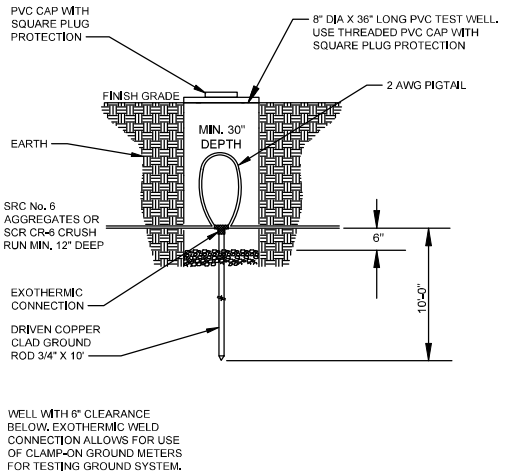
DRAWING NO.
E4



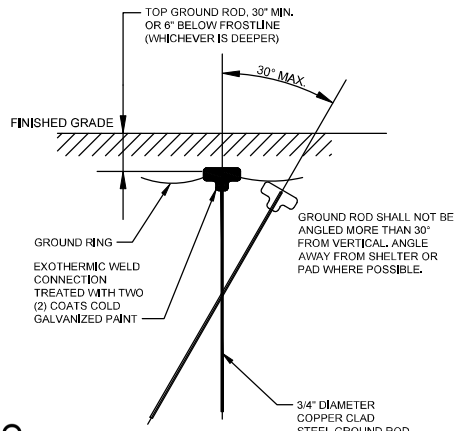
1 POWER/FIBER TRENCH DETAIL N.T.S.



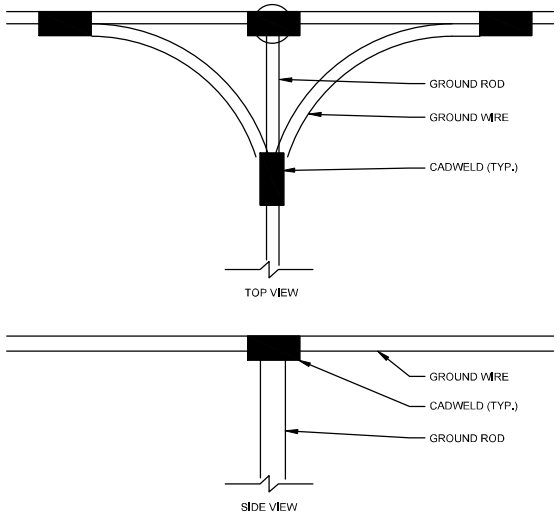
2 FENCE GROUNDING N.T.S.



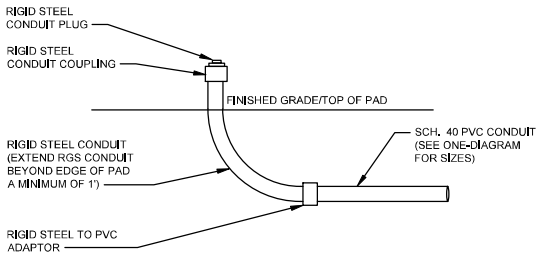
3 TEST WELL DETAIL N.T.S.



4 GROUND ROD DETAIL N.T.S.



5 GROUND ROD / WIRE CONNECTION DETAIL N.T.S.



6 CONDUIT STUB-UP W/CAP N.T.S.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
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NXFL-375

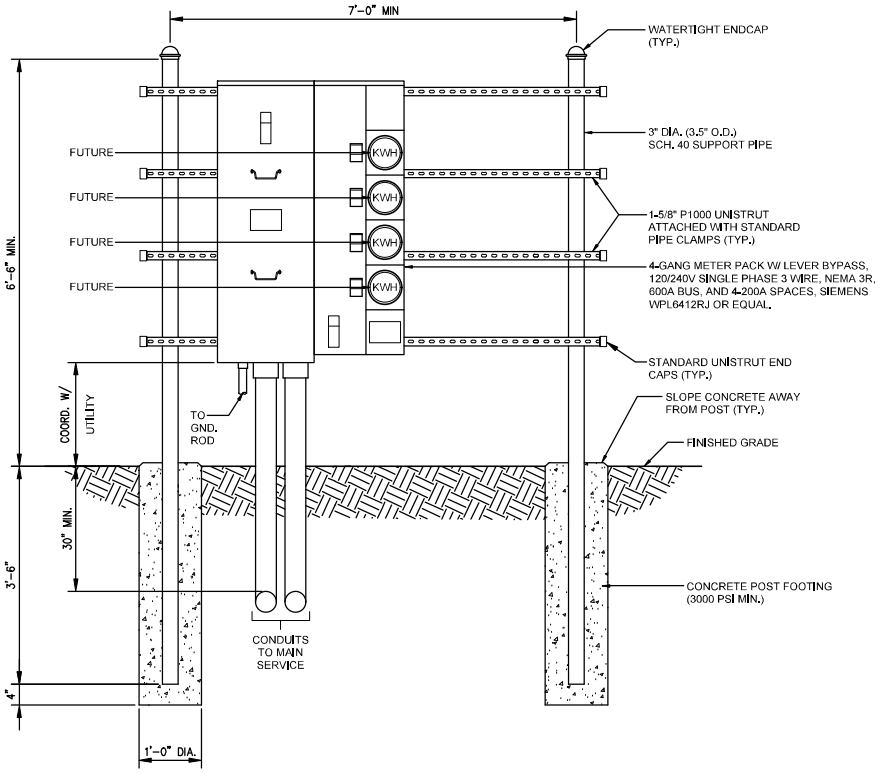
SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

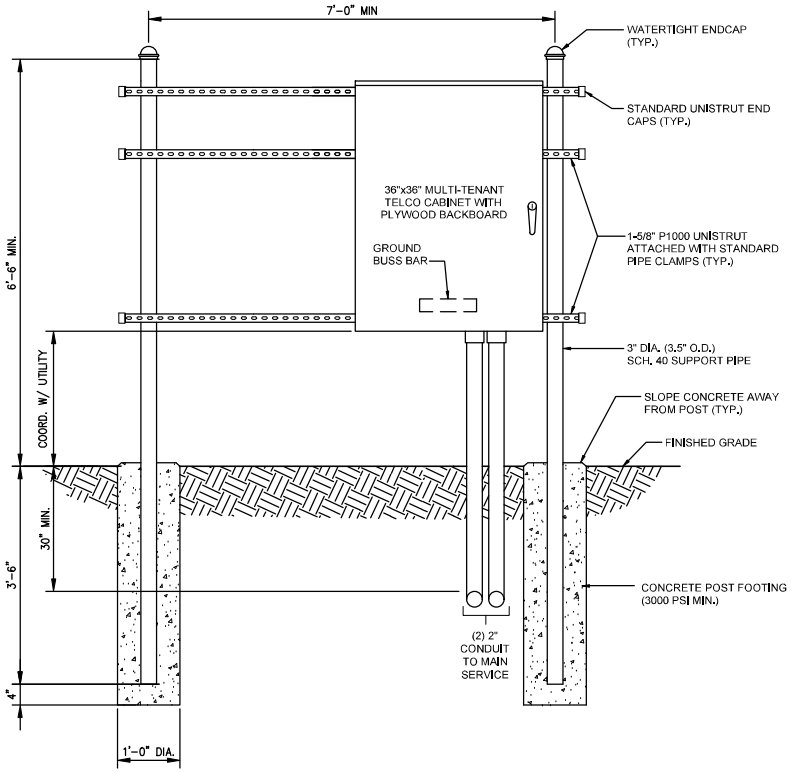
SHEET TITLE:
ELECTRICAL DETAILS

DRAWING NO.
E5



UTILITY FRAME (FRONT)

NOT TO SCALE



UTILITY FRAME (BACK)

NOT TO SCALE

NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
5. SUPPORT POSTS AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
6. TELCO CABINET SHALL BE 36" x 48" x 10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
7. 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.

1 MULTI TENANT UTILITY FRAME DETAILS N.T.S.

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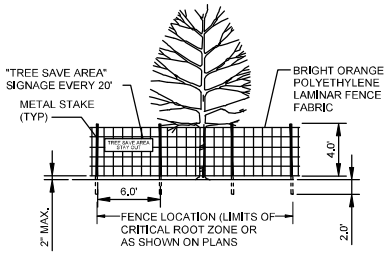
TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
MULTI TENANT UTILITY FRAME DETAILS

DRAWING NO.
E6



SEC. 656.1207. - TREE PROTECTION DURING DEVELOPMENT.
ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT, PURSUANT TO SECTION 656.1213 HEREUNDER, SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING OR CONSTRUCTION IN THE FOLLOWING MANNER:

(A) PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES AND OTHER UNDERSTORY VEGETATION TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK. THE TEMPORARY BARRIER SHALL BE AT LEAST THREE FEET HIGH, SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE, SHALL INCLUDE AT LEAST 50 PERCENT OF THE AREA UNDER THE DRIPLINE OF ANY PROTECTED TREE OR TREES RETAINED FOR TREE CREDIT PURSUANT TO SECTION 656.1213, AND THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH TWO BY FOUR POSTS PLACED A MAXIMUM OF EIGHT FEET APART, WITH A TWO BY FOUR MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. TREE PROTECTION SHALL COMPLY WITH THE GUIDELINES IN THE TREE PROTECTION GUIDE FOR BUILDERS AND DEVELOPERS BY THE FLORIDA DIVISION OF FORESTRY AND ANY OTHER REASONABLE REQUIREMENTS DEEMED APPROPRIATE BY THE CHIEF TO IMPLEMENT THIS PART.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

(C) WHEN REMOVING BRANCHES FROM PROTECTED TREES TO CLEAR FOR CONSTRUCTION OR PRUNING TO RESTORE THE NATURAL SHAPE OF THE ENTIRE TREE, THE GUIDELINES IN THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AND THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS (ANSI #Z133.1) SHALL BE FOLLOWED. PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND TO RESTORE THIS NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH. ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.

NOTES:

1. ALL PARKING WILL OCCUR ON EXISTING DRIVE.
2. THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND / OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

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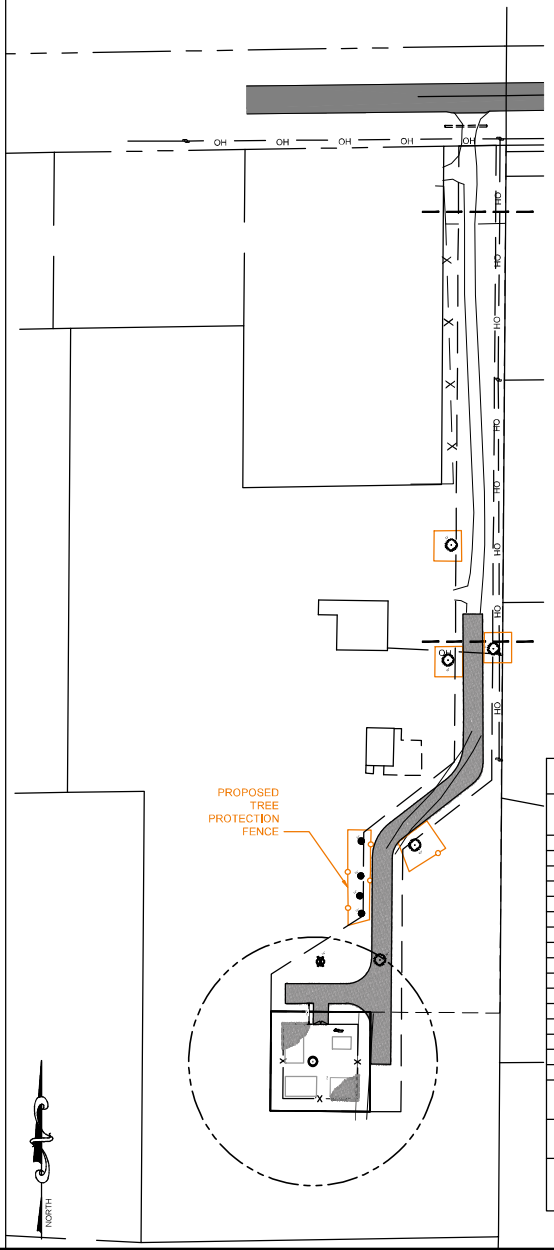
1 TREE PROTECTION DETAIL N.T.S.



TREE TO BE REMOVED

TREE MITIGATION

REMOVED TREE	DBH (INCHES)	PROTECTED	REQUIRED MITIGATION (1X DBH)		NEW TREE	DBH (INCHES)
HARDWOOD	10	NO	10		MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
					MAGNOLIA	2
		TOTAL REMOVED DBH	10		TOTAL MITIGATION	30

2 TREE REMOVAL PLAN SCALE: 100' 50' 0 100' 200' (1" = 100'-0")

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PRELIM. TO BE SIGNED BY LA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEUMAN, 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.

SITE NAME:
GARDEN STREET
NXFL-375

SITE ADDRESS:
GARDEN ST
JACKSONVILLE, FL 32219

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TREE REMOVAL PLAN

DRAWING NO.
L1

TOTAL AREA OF LANDSCAPE BUFFER: 1,600 SF - 0.036 ACRES

PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	MINIMUM CONTAINER	SIZE/REMARKS
15	BROWN BRACKEN MAGNOLIA	MAGNOLIA GRANDIFLORA 'BRACKEN BROWN'	65 GAL. / FG	15' MIN HEIGHT & 4' CALIPER
35	WAVY-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	7 GAL.	48" MIN HEIGHT AT PLANTING
36	YELLOW ANISE	ILLICIUM PARVIFLORUM	7 GAL.	48" MIN HEIGHT AT PLANTING

2,680 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW

LANDSCAPE NOTES

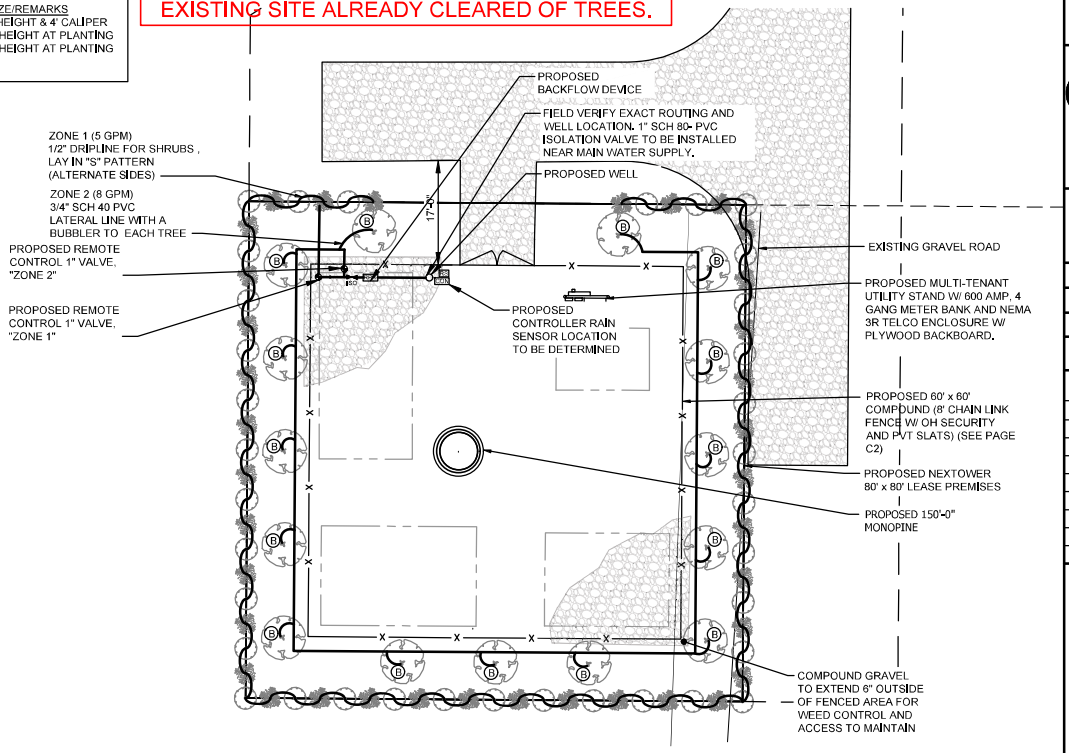
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. MULCH ALL DISTURBED AREAS WITH A THREE- (3) INCH MINIMUM LAYER OF PINE BARK MULCH.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
16. LANDSCAPE CONTRACTOR SHALL CALL THE URBAN FORESTRY INSPECTOR AT (352) 393-8188 TO SCHEDULE AN ON-SITE MEETING PRIOR TO PURCHASING ANY PLANT MATERIAL.
17. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND THE NEWLY PLANTED TREES.
18. ALL TREES PLANTED IN SOD ARE TO HAVE A (10) INCH PLASTIC PROTECTOR AROUND TRUNK BASE TO PROTECT FROM MOWING DAMAGE.
19. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
20. THE CITY SHALL REQUIRE THE ROOTBALL/CONTAINER SIZE OF THE TREE, WHICH TAKES PRECEDENCE OVER THE CALIPER SIZE OF THE TREE.
21. AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR THIS DEVELOPMENT, AND PROVIDE BUBBLERS BY EACH TREE TO BE INSTALLED TOO.

IRRIGATION NOTES:

1. IRRIGATION DRAWING IS PRELIMINARY AND SCHEMATIC AND SUBJECT TO SITE CONDITIONS. CONTRACTOR SHALL PROVIDE DESIGN-BUILD PLANS, DETAILS, AND SPECIFICATIONS FOR WELL AND IRRIGATION FOR APPROVAL BY OWNER AND ENGINEER. CONTRACTOR IS RESPONSIBLE FOR FINAL WELL AND IRRIGATION PLAN.
2. DESIGN IS BASED ON ASSUMED 10 GPM AT A MINIMUM 60 PSI. CONTRACTOR SHALL VERIFY PSI AND GPM AND ADJUST THE DESIGN ACCORDINGLY.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE PLAN COMPLIES WITH APPLICABLE LOCAL, COUNTY, AND STATE REGULATIONS AND SHALL FOLLOW REGULATIONS DURING INSTALLATION.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WELL(IF REQUIRED) AND IRRIGATION INSTALLATION.
5. CONTRACTOR SHALL NOTIFY UTILITY LOCATOR COMPANY AT LEAST 2 BUSINESS DAYS PRIOR TO DIGGING.
6. ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO WELL, BACKFLOW, AND IRRIGATION COMPONENTS, SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR IN ACCORDANCE WITH REGULATORY CODES, WHICHEVER IS MORE STRINGENT.
7. WELL AND EQUIPMENT SHALL BE AS GENERALLY LOCATED AS SHOWN ON THE PLAN . FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. EXACT CONTROLLER LOCATION SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN 110 VOLT POWER FROM PROPOSED H-FRAME SERVICE.
9. PROPERLY GROUND CONTROLLER TO PROPOSED GROUND RING WITH AWG #6 BARE SOLID COPPER WIRE.
10. SYSTEM SHALL INCLUDE RAIN SENSOR/RAIN SHUT-OFF DEVICE PER LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION. CONSIDER EASE OF MAINTENANCE, VANDALISM, AND OBSTRUCTIONS WHEN DETERMINING LOCATION.
11. IRRIGATION MAIN LINE SHALL BE MINIMUM 1" SCHEDULE 40 PVC.
12. ZONE 1 - RAINBIRD 1/2" XFD DRIPLINE WITH 18" EMITTER SPACING AT 0.9 GPH (XFD-09-500).
13. ZONE 2 - 3/4" SCH 40 PVC LATERAL WITH ONE IRRITROL 533 FLOOD BUBBLER PER TREE. ADJUST BUBBLER TO 1.0 GPM

1 LANDSCAPE / IRRIGATION NOTES

NO EXISTING TREES ARE BEING REMOVED.
EXISTING SITE ALREADY CLEARED OF TREES.

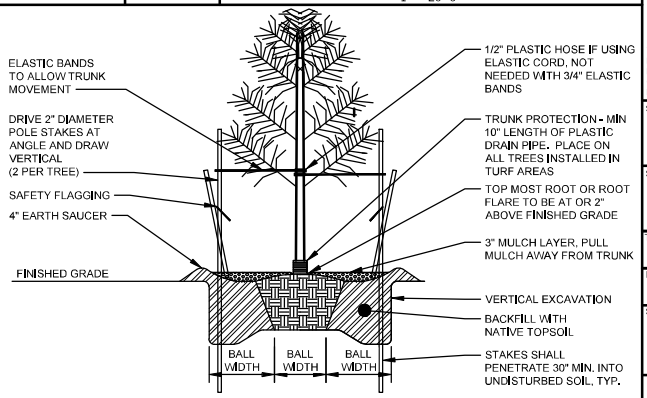


2 LANDSCAPE / IRRIGATION PLAN — SCALE: 20' 0 20' 40' — 1" = 20'-0"

IRRIGATION COMPONENT SCHEDULE

SYMBOL	COMPONENT	MANUFACTURER-MODEL-SIZE
CS	CYCLE STOP VALVE (1-25 GPM)	MODEL CSV1A 1.25 INCH
ISO	ISOLATION VALVE	SCH 80 PVC BALL VALVE
	ELEC REMOTE-CONTROL VALVE	RAINBIRD XCZ-100-PRF 1 INCH LOW FLOW, RUBY FILTER, 30 PSI PRESSURE REG
VAL	VALVE BOXES	RAINBIRD, AMEMTEX OR CARSON IN-GROUND PLASTIC VALVE BOX WITH BOLT-LOCKING LID, MARKED IRRIGATION
RS	RAIN SENSOR	RAINBIRD RSD-BEX/RSD-CEX
CON	CONTROLLER	RAINBIRD ESP-TM2-4 STATION 120V (LNK WIFI COMPATIBLE)
RPA	BACKFLOW DEVICE	WILKINS 975XL SERIES 1 INCH REDUCED PRESSURE PRINCIPLE ASSEMBLY PROVIDE WEATHERPROOF ENCLOSURE
BACK	BACKFLOW ENCLOSURE	LOCKING FIBERGLASS ENCLOSURE HOT BOX INC. LOK BOX UNIT NO. LB.75
ZONE 1	DRIP LINE	RAINBIRD DRIPLINE XFD-09-12-500 12" EMITTER SPACING AT 0.9 GPH
ZONE 2	TREE BUBBLERS	IRRITROL 533 FLOOD BUBBLERS ADJUSTED TO 0.5 GPM

3 LEGEND



4 TREE PLANTING DETAIL N.T.S.

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

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

A&E PROJECT #:	NXFL-375
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/07/2025	ISSUED FOR REVIEW
0	08/07/2025	ISSUED FOR CONSTRUCTION
1	9/25/2025	MOVED TOWER LOCATION

PRELIM. TO BE SIGNED BY LA

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SITE NAME: GARDEN STREET NXFL-375

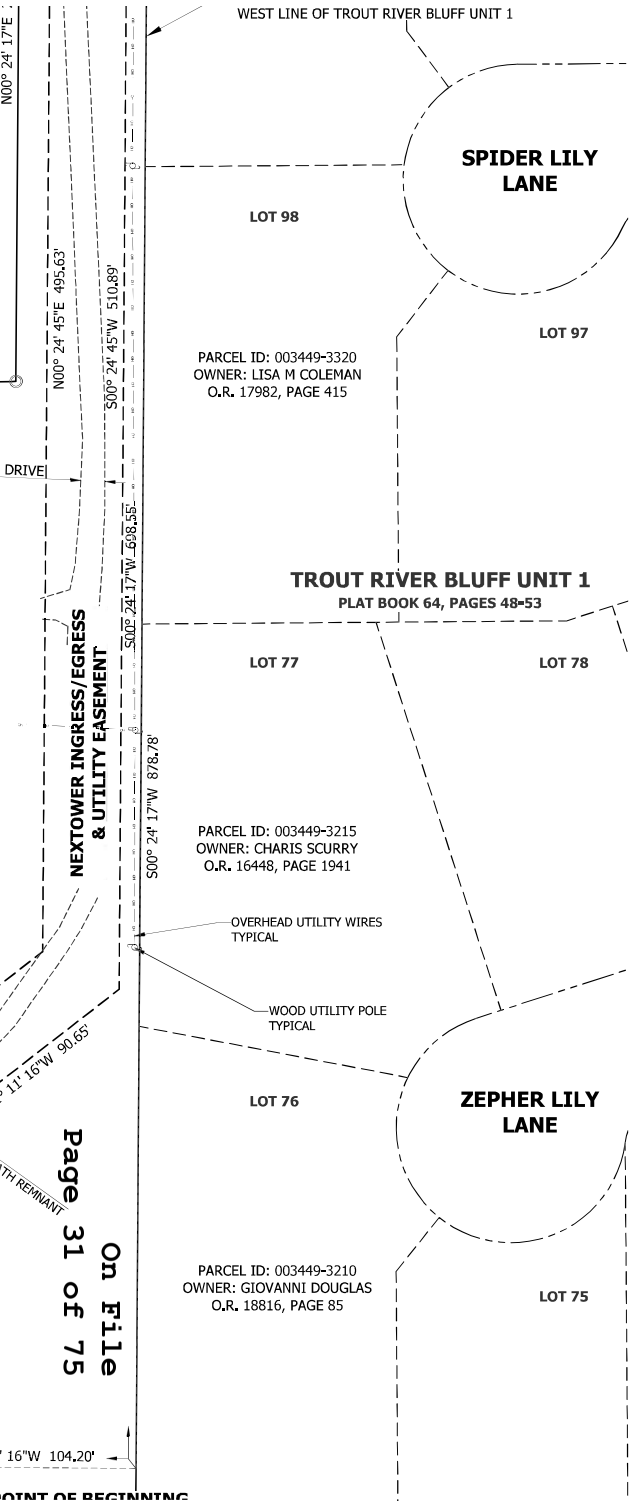
SITE ADDRESS: GARDEN ST JACKSONVILLE, FL 32219

TOWER OWNER: NEXTOWER

DESIGN TYPE: RAWLAND

SHEET TITLE: LANDSCAPE PLAN

DRAWING NO. L2



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NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LA

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FL THENCE S00° 24' 17"W ALONG SAID EAST SECTION LINE FOR 698.55 FEET; THENCE N89° 35' 16"W FOR 104.20 FEET TO THE POI FOR 80.00 FEET; THENCE S00° 24' 44"W FOR 80.00 FEET; THENCE S89° 35' 16"E FOR 80.00 FEET; THENCE N00° 24' 44"E FOR 80.(DUVAL COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITY EASEMENT DESCRIPTION

AN EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 20, TOWNSHIP 1 SO PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FL THENCE S00° 24' 17"W ALONG SAID EAST SECTION LINE FOR 698.55 FEET; THENCE N89° 35' 16"W FOR 104.20 FEET TO THE POI 35' 16"W FOR 80.00 FEET; THENCE N00° 24' 44"E FOR 30.00 FEET; THENCE N57° 36' 52"E FOR 87.60 FEET; THENCE N00° 24' 44"E TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF GARDEN STREET; THENCE N89° 05' 11"E ALONG S 11' 16"W FOR 90.65 FEET; THENCE S00° 24' 44"W FOR 211.39 FEET; THENCE N89° 35' 16"W FOR 25.00 FEET; THENCE N00° 24' 4

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE EAST LINE OF SECTION 20-1S-25E AS BEARING S00° 24' 17"W.

2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 19, 2025.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVE

4. CENTER OF PROPOSED TOWER LATITUDE & LONGITUDE SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO

5. THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DES

6. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

8. THIS SURVEY CONSISTS OF 2 SHEETS. SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION.

FLOOD ZONE NOTE

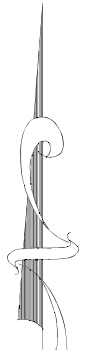
THE HEREON DESCRIBED NEXTOWER LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONES X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12031C0165H DATED JUNE 3, 2013.

TOWER DATA

(PROPOSED 150' MONOPINE TOWER)

NAD 83/2011

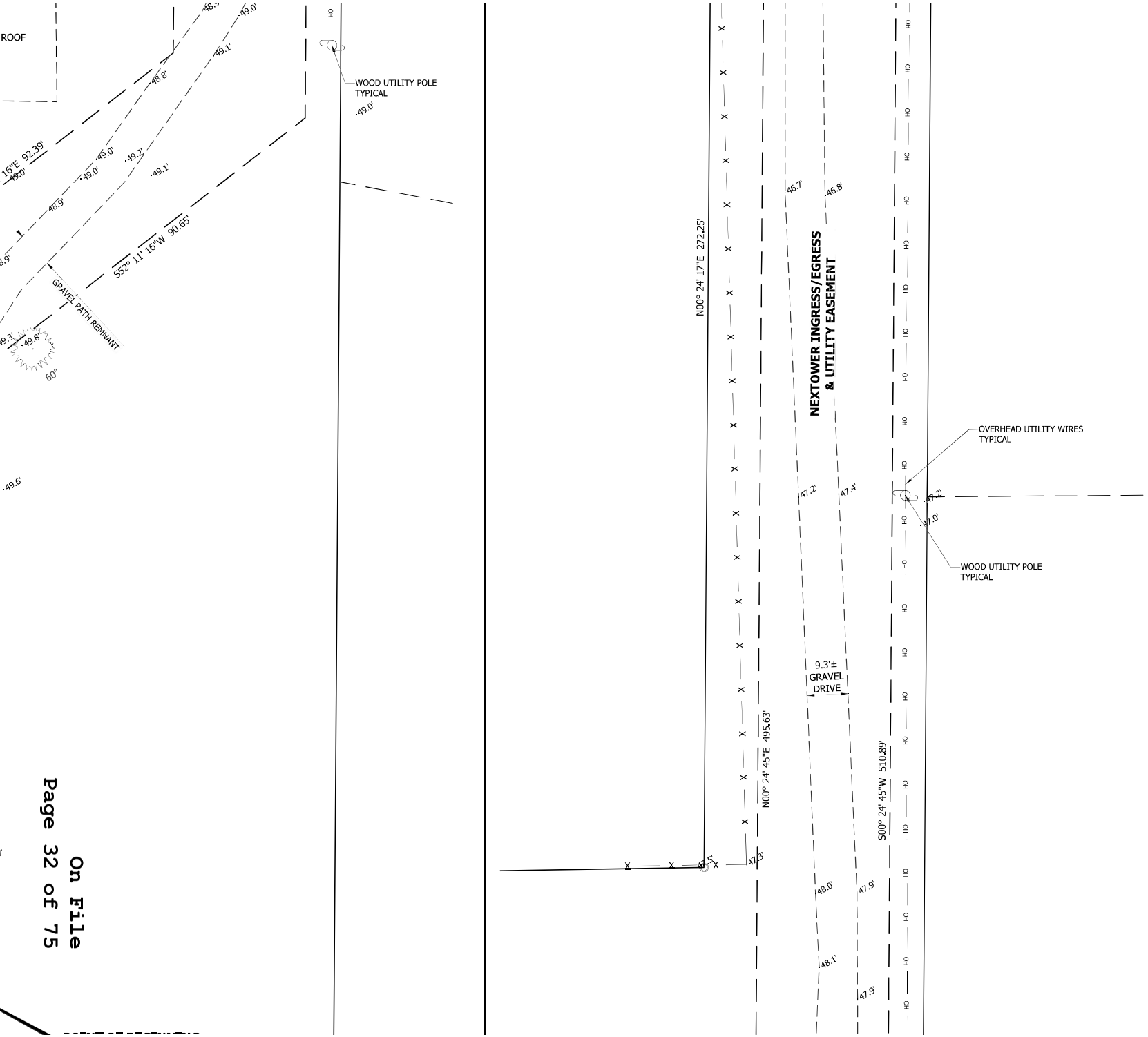
LATITUDE: **30' 24' 20.13" NORTH**
LONGITUDE: **81° 48' 57.09" WEST**
GROUND ELEVATION: **48.2' NAVD 88**



PROPOSED TOWER DISTANCE FROM PARENT TRACT LINES

(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)

NORTH LINE:	462.8'
EAST LINE:	150.2'
SOUTH LINE:	143.7'
WEST LINE:	137.2'



On File
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SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED

2. ELEVATIONS ARE NORTH AMERICAN VERTI
REFERENCE NETWORK.

3. PROPERTY TIES ARE PERPENDICULAR MEAS

4. THIS SURVEY CONSISTS OF 2 SHEETS.

BENCHMARKS

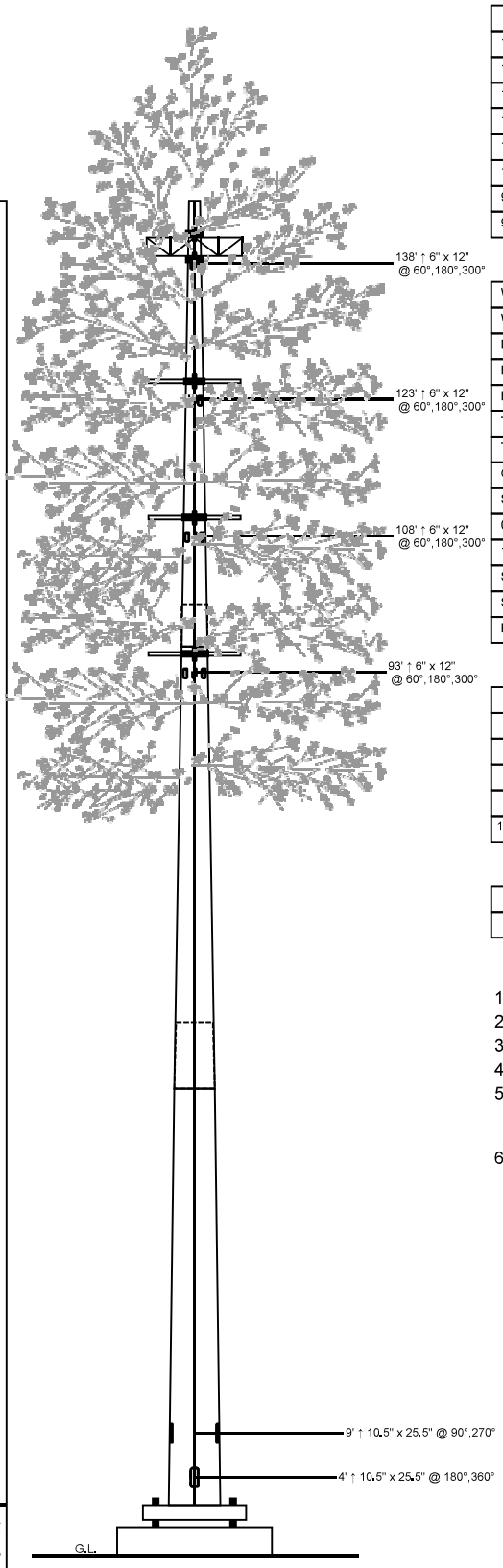
TBM#1 - TOP OF SET REBAR & CAP AT SE
TBM#2 - TOP OF SET REBAR & CAP AT SW

LEGEND

- INDICATES 5/8" REBAR & CAP SET ST
- INDICATES 4"x4" CONCRETE MONUM
- INDICATES 1/2" REBAR & CAP FOUND
- INDICATES 1" IRON PIPE FOUND NO

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Length (ft)	53'-3"	49'-3"						
Number Of Sides		18						
Lap Splice (ft)		53'-6"	7' - 3"	4' - 9"				
Top Diameter (in)	48.59"	32.09"			16"			
Bottom Diameter (in)	68.8"	52.19"			34.5"			
Taper (in/ft)		0.3757						
Grade		A572-65						
Weight (lbs)	19986	11267					4654	
Overall Steel Height (ft)		144						



Designed Appurtenance Loading

Elev	Description	Tx-Line
140	3V-Boom - 10ft Face - 3ft Standoff	
140	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
125	3T-Arm - 10' Face - 3' Standoff	
125	(1) 25,000 sq. in. (8000 lbs) (below top)	(12) 1 5/8"
110	3T-Arm - 10' Face - 3' Standoff	
110	(1) 25,000 sq. in. (8000 lbs) (below top)	(12) 1 5/8"
95	3T-Arm - 10' Face - 3' Standoff	
95	(1) 15,000 sq. in. (3000 lbs) (below top)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	123 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	0.25 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	48 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.105 g
1-sec Spectral Response, S1	0.056 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	90.25	80.41	8924.99	10.27	8.37
0.9 D + 1.0 Wo	67.71	80.6	8832.95	10.09	8.2
1.2 D + 1.0 Ev + 1.0 Eh	91.83	2.25	279.87	0.36	0.3
0.9 D - 1.0 Ev + 1.0 Eh	65.93	2.25	275.63	0.35	0.29
1.0 D + 1.0 Wo (Service @ 60 mph)	75.21	17.12	1894.45	2.21	1.79

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	81.75"	2.5"	76"	24	2.25"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2023 Florida Building Code.
6) This structure has been designed to support pine tree branches starting at the 80' elevation to an overall height of 150'.

Sabre Industries
INNOVATION DELIVERED

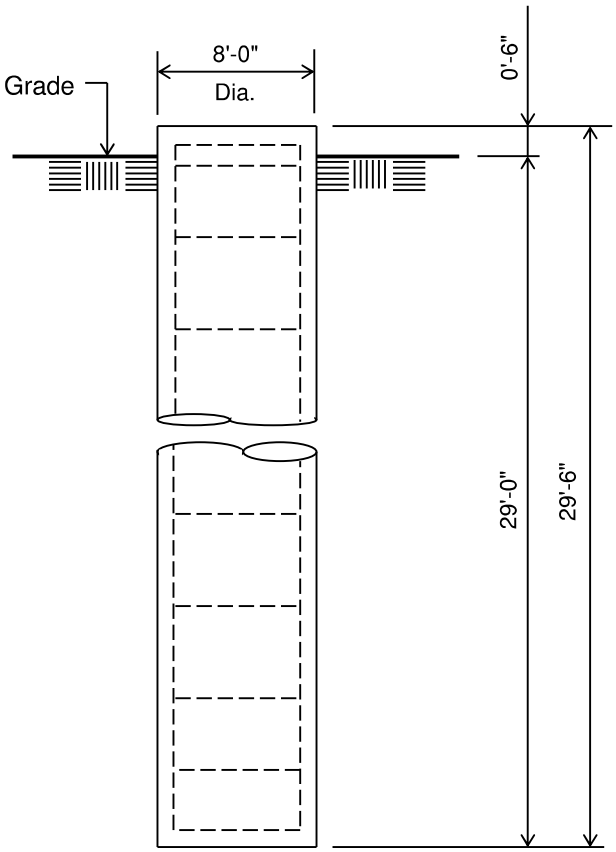
Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

Quote:	**26-1736-JDS**		
Customer:	NEXTOWER		
Site Name:	Garden Street, FL NXFL-375		
Description:	145' Monopine		
Date:	8/28/2025	By: BL	On File

No.: 26-1736-JDS
Date: 08/28/25
By: REB

Customer: NEXTOWER
Site: Garden Street, FL NXFL-375
145' Monopine

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(54.92 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

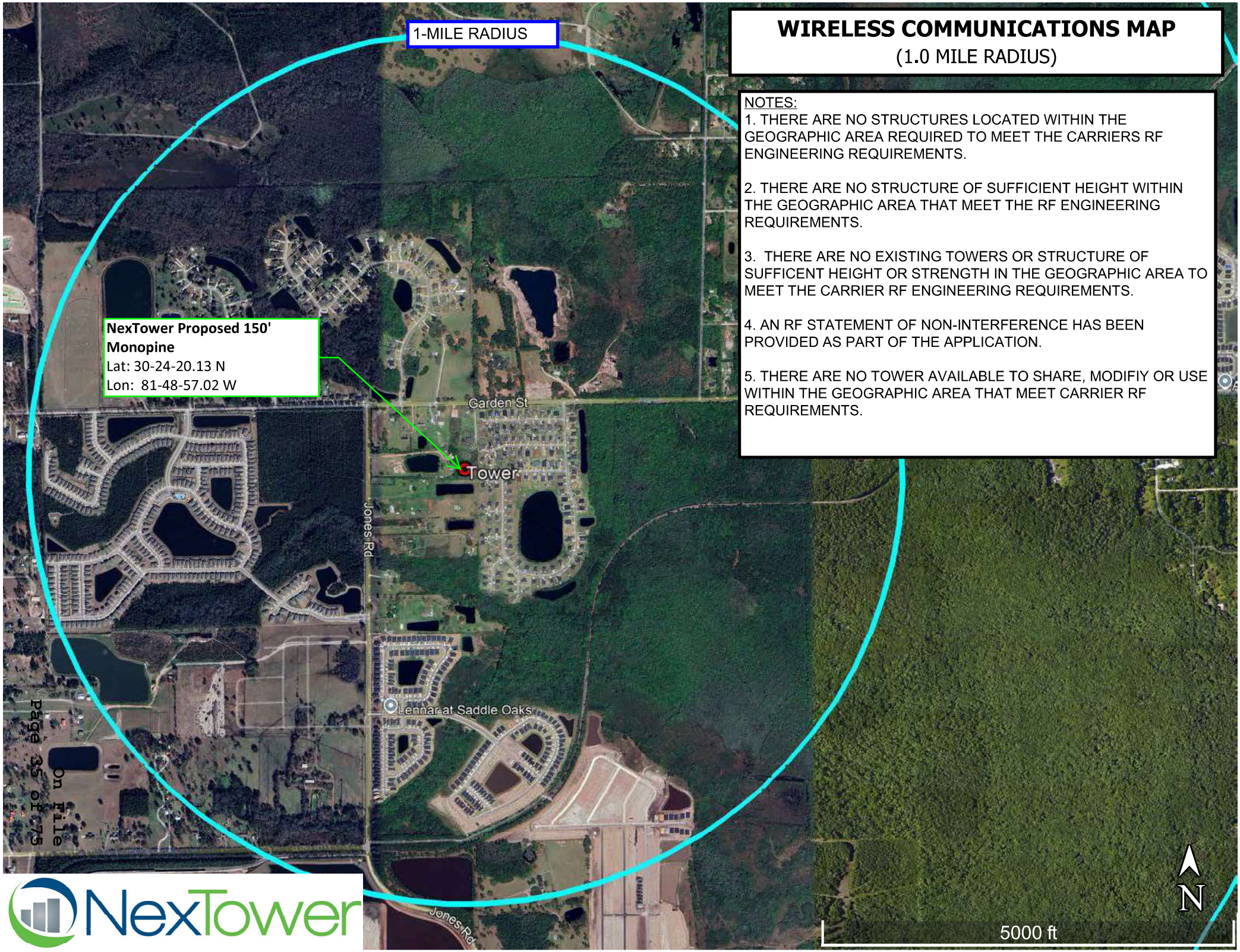
4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive sand soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(42) #11 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 7" C/C

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814



WIRELESS COMMUNICATIONS MAP

(1.0 MILE RADIUS)

NOTES:

1. THERE ARE NO STRUCTURES LOCATED WITHIN THE GEOGRAPHIC AREA REQUIRED TO MEET THE CARRIERS RF ENGINEERING REQUIREMENTS.

2. THERE ARE NO STRUCTURE OF SUFFICIENT HEIGHT WITHIN THE GEOGRAPHIC AREA THAT MEET THE RF ENGINEERING REQUIREMENTS.

3. THERE ARE NO EXISTING TOWERS OR STRUCTURE OF SUFFICENT HEIGHT OR STRENGTH IN THE GEOGRAPHIC AREA TO MEET THE CARRIER RF ENGINEERING REQUIREMENTS.

4. AN RF STATEMENT OF NON-INTERFERENCE HAS BEEN PROVIDED AS PART OF THE APPLICATION.

5. THERE ARE NO TOWER AVAILABLE TO SHARE, MODIFIY OR USE WITHIN THE GEOGRAPHIC AREA THAT MEET CARRIER RF REQUIREMENTS.

NexTower

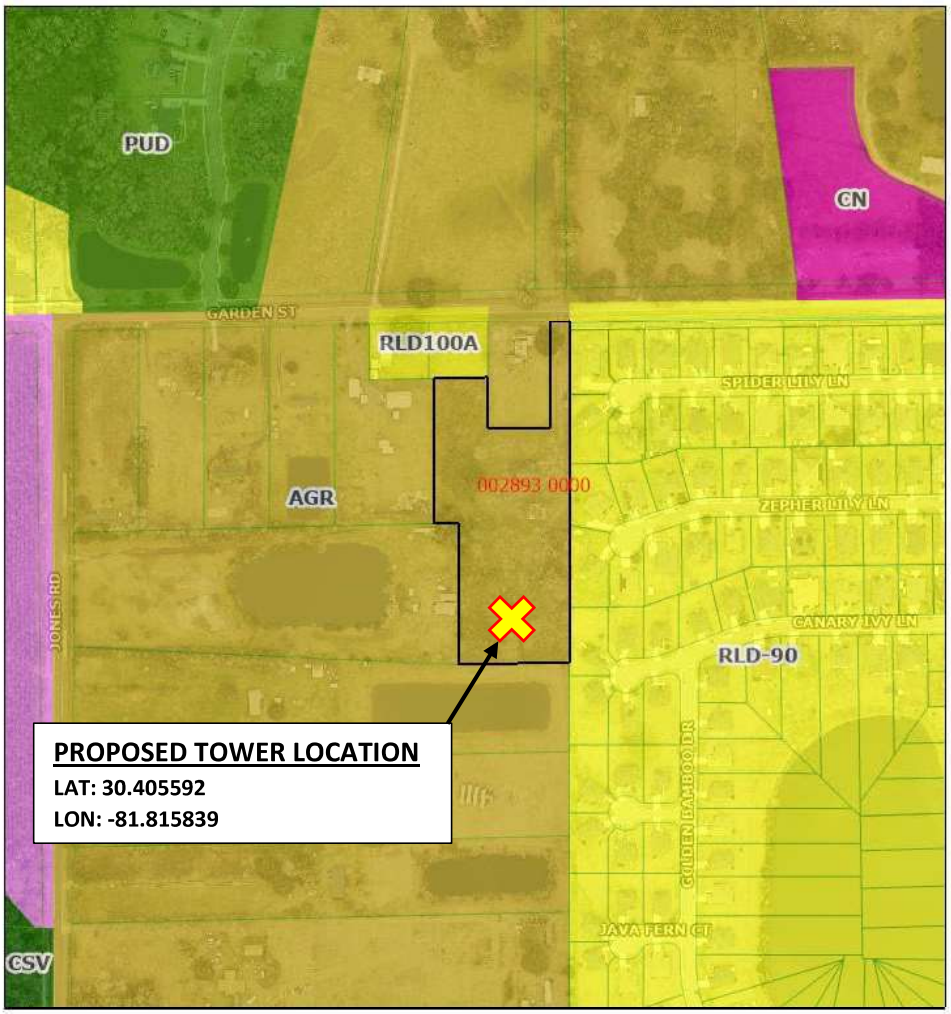
NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

ZONING MAP

Duval Map



June 19, 2025

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

On File

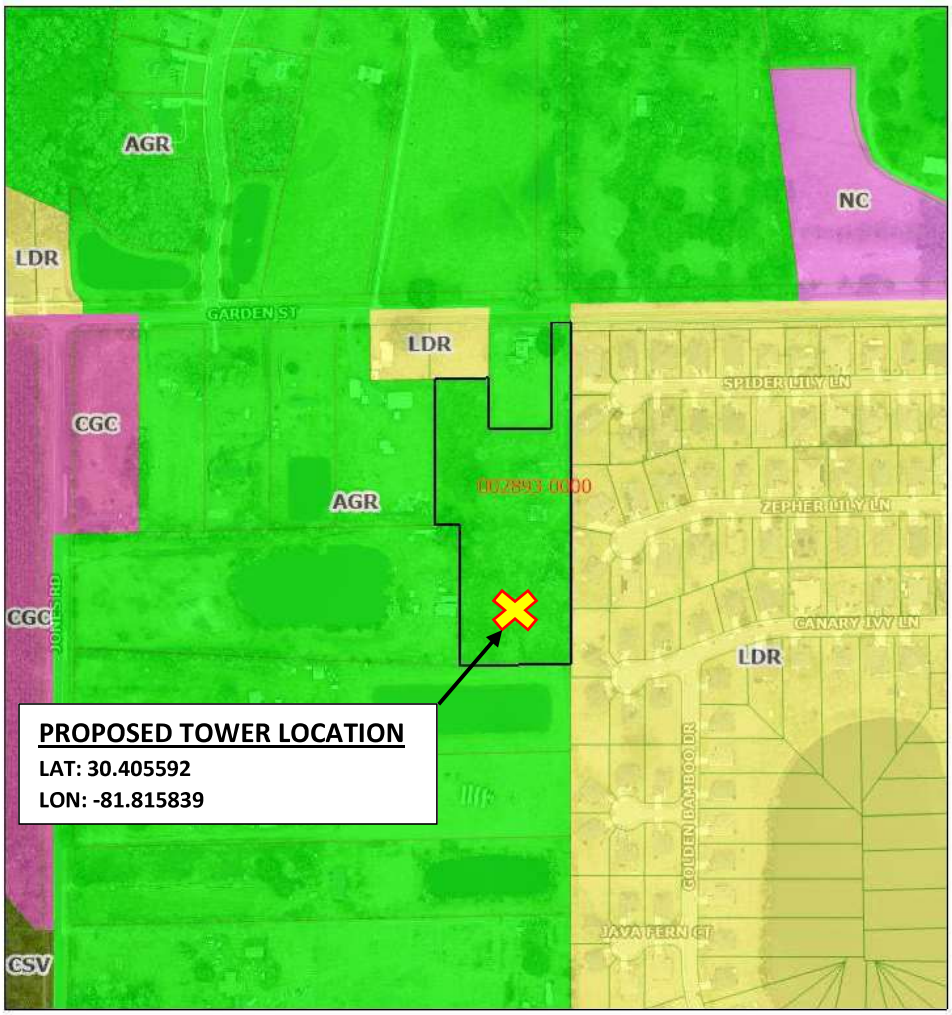
NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

LAND USE MAP

Duval Map



June 19, 2025

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

On File

NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

COJ Wetland Map

PROPOSED TOWER LOCATION
LAT: 30.405592
LON: -81.815839

NOTE: THERE ARE NO WETLANDS ON THE PARENT TRACT

NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

HISTORIC MAP

THERE ARE NO HISTORIC LOCATIONS IN THE VICINTY OF THE PROPOSED TOWER

PUBLIC PARKS MAP

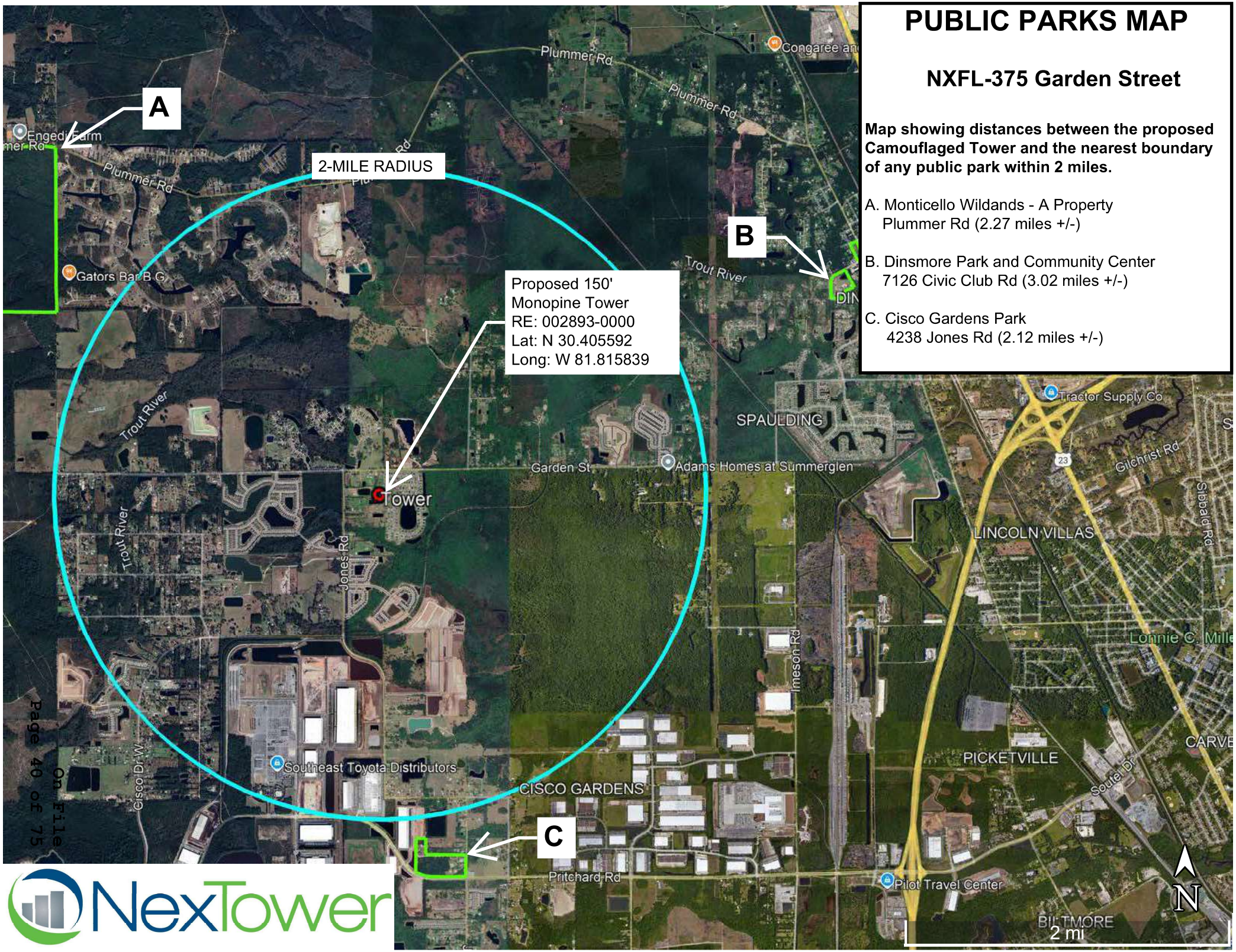
NXFL-375 Garden Street

Map showing distances between the proposed Camouflaged Tower and the nearest boundary of any public park within 2 miles.

A. Monticello Wildands - A Property
Plummer Rd (2.27 miles +/-)

B. Dinsmore Park and Community Center
7126 Civic Club Rd (3.02 miles +/-)

C. Cisco Gardens Park
4238 Jones Rd (2.12 miles +/-)



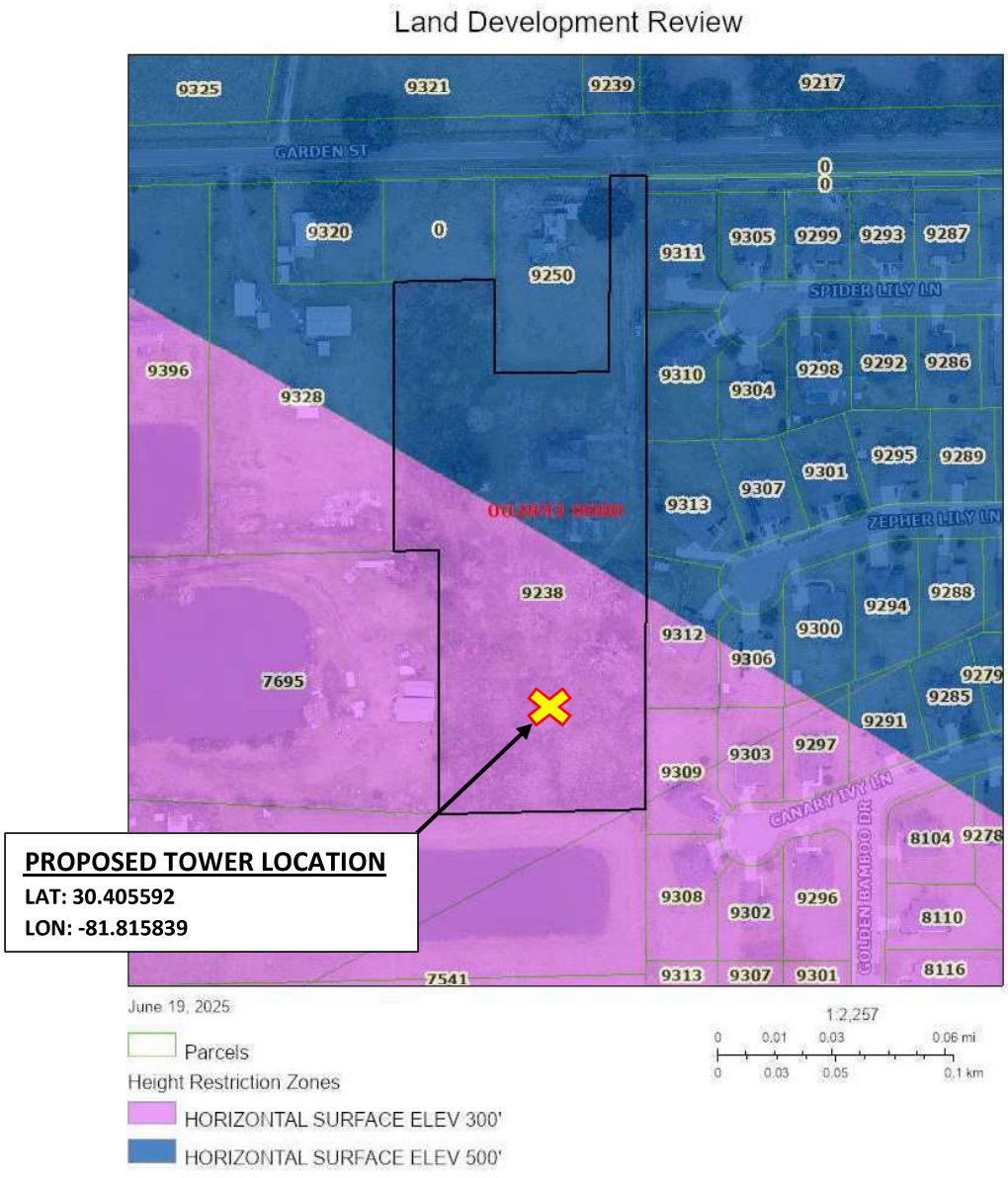
NexTower

NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

HEIGHT RESTRICTION ZONE MAP



NXFL-375 Garden Street

PROPOSED 150’ MONOPINE TOWER

TBD, JACKSONVILLE FL 32219

AERIAL MAP

Land Development Review

August 27, 2025

Joel Rousseau
Nextower
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669

RE: Proposed 145' Sabre Monopine for Greendale II, FL

Dear Mr. Rousseau,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopine for an Ultimate Wind Speed of 140 mph and no ice and 30 mph + 1/4" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopine 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 monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius less than or equal to 100'. *Please note that this letter only applies to the above referenced monopine designed and manufactured by Sabre Industries.*

Sincerely,

ROBERT E. BEACOM
LICENSE
No. 73225
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

8/27/25

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

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601 PHONE: 352-379-0948

FAA 1-A CERTIFICATION

September 24, 2025

NexTower Development Group II, LLC
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

Site Name: ***GARDEN STREET***
Site Number: ***NXFL-375***

Site Data: **Proposed 150' Monopine Tower**

Tower Information

Geographic Coordinates: Latitude **– 30° 24' 20.13" North**
Longitude **– 81° 48' 57.09" West**

Ground Elevation: Base of Proposed Tower **– 48.2'**

Certification

I hereby certify that the latitude of **30° 24' 20.13" North** and the longitude of **81° 48' 57.09" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **48.2** 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

On File

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

Aeronautical Study No.
2025-ASO-11525-OE

Issued Date: 06/26/2025

NEXTOWER DEVELOPMENT GROUP II, LLC
DAVID BOEFF
905 NW 56th Terrace
Suite A
Gainesville, FL 32605

**** 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-375 Garden Street
County, State: Duval, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	30-24-20.13N	81-48-57.02W	48 Ft	150 Ft	198 Ft

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:

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

This determination expires on 12/26/2026 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 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-11525-OE.

Signature Control No: 661576760-665993829 (DNE)
michael.j-ctr.costanzi@faa.gov
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-11525-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	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

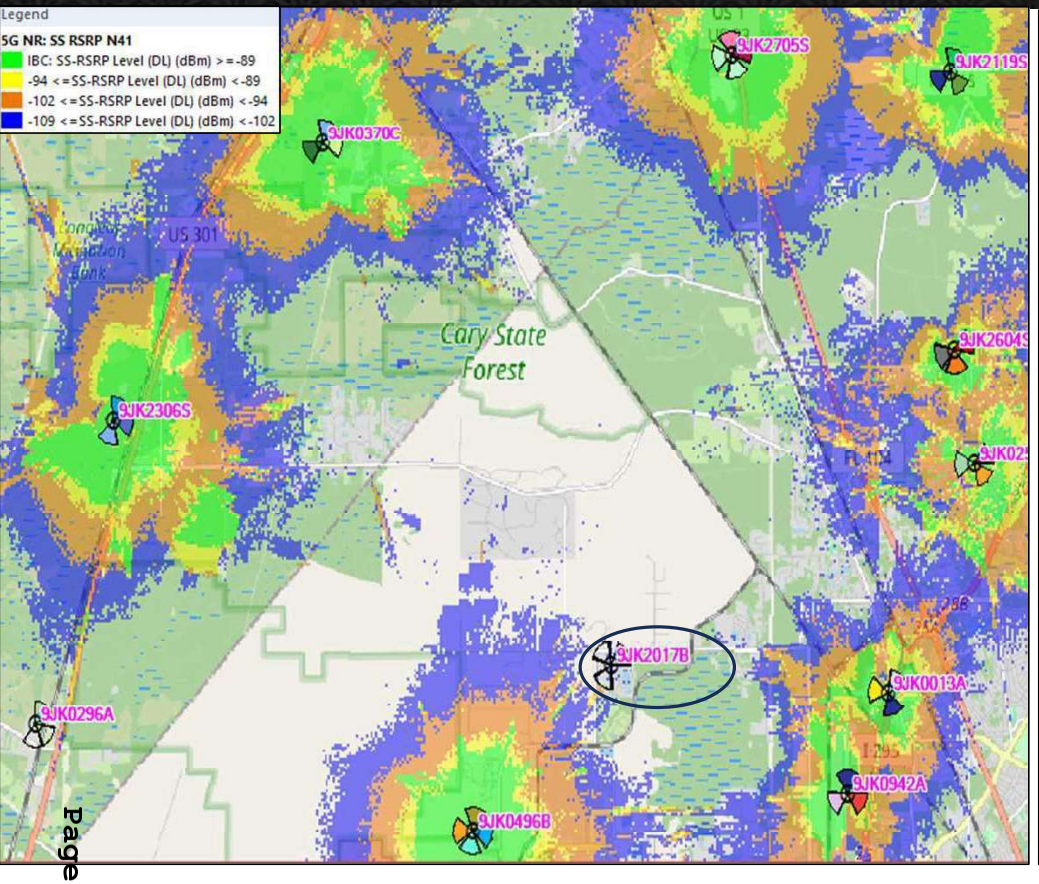
Verified Map for ASN 2025-ASO-11525-OE

RF Package
Macro Site 9JK2017B

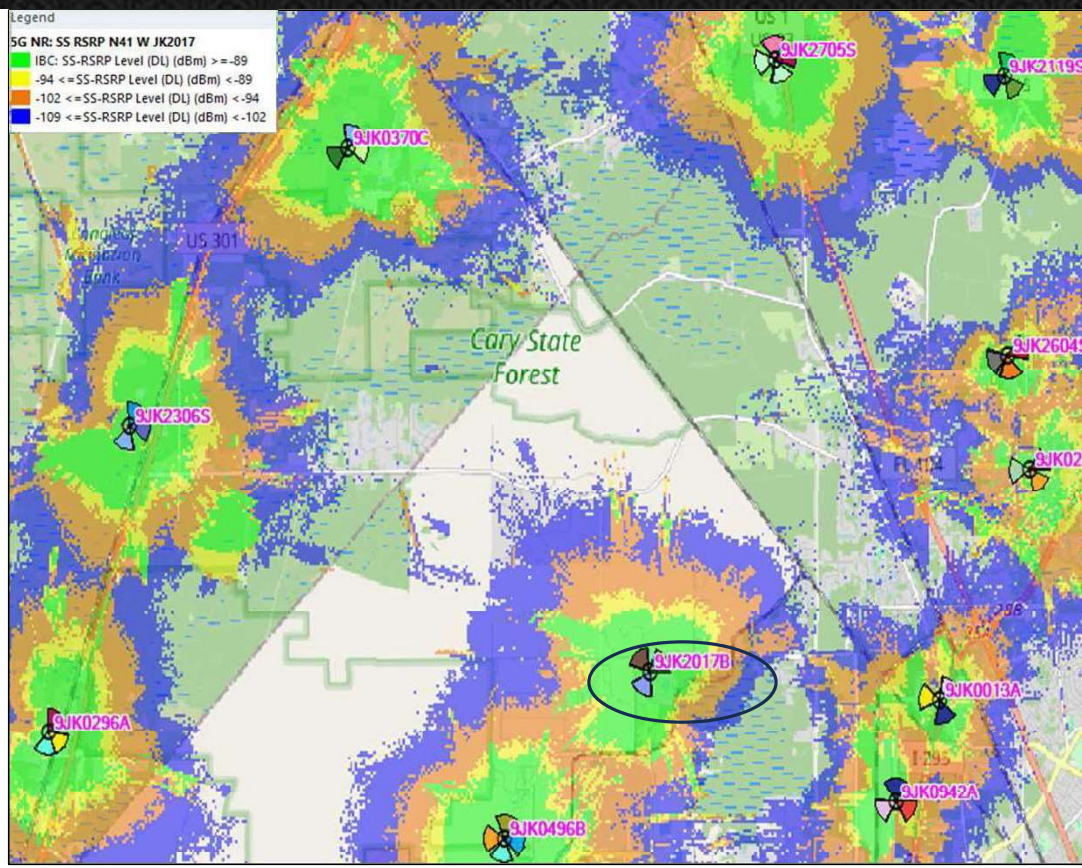
Objective

- Provide indoor coverage to our customers in the Trout River Bluff and Sierra Oaks Blvd surrounding regions, In vehicle coverage on Garden Street Rd, Jones Rd and Plummer Rd and its surrounding regions.
- location: 30.405608, -81.815847
- In order to provide coverage to our customers in the Trout River Bluff and Sierra Oaks Blvd surrounding regions, In vehicle coverage on Garden Street Rd, Jones Rd and Plummer Rd and its surrounding, we propose the following.
  - Request to build a new tower within the search ring for 9JK2107.
  - Proposed site will allow us to deploy a full array that will include L21,L19,L7,N6,N19,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.
    - By utilizing the Full Array (Tower mounted integrated radios) will allow Ultra Capacity 5G.
    - Ultra Capacity 5G provides up to 35% increase in download speeds (depending on the traffic volume) vs the ground mounted radios.
    - Tower mounted radios provides increased coverage area and better in-building penetration.
    - Tower mounted radios greatly reduces intermodulation issues and noise issues caused by diplexing for ground radio solutions.

5G Mid-Band Coverage Analysis – Band 41_n41_TDD

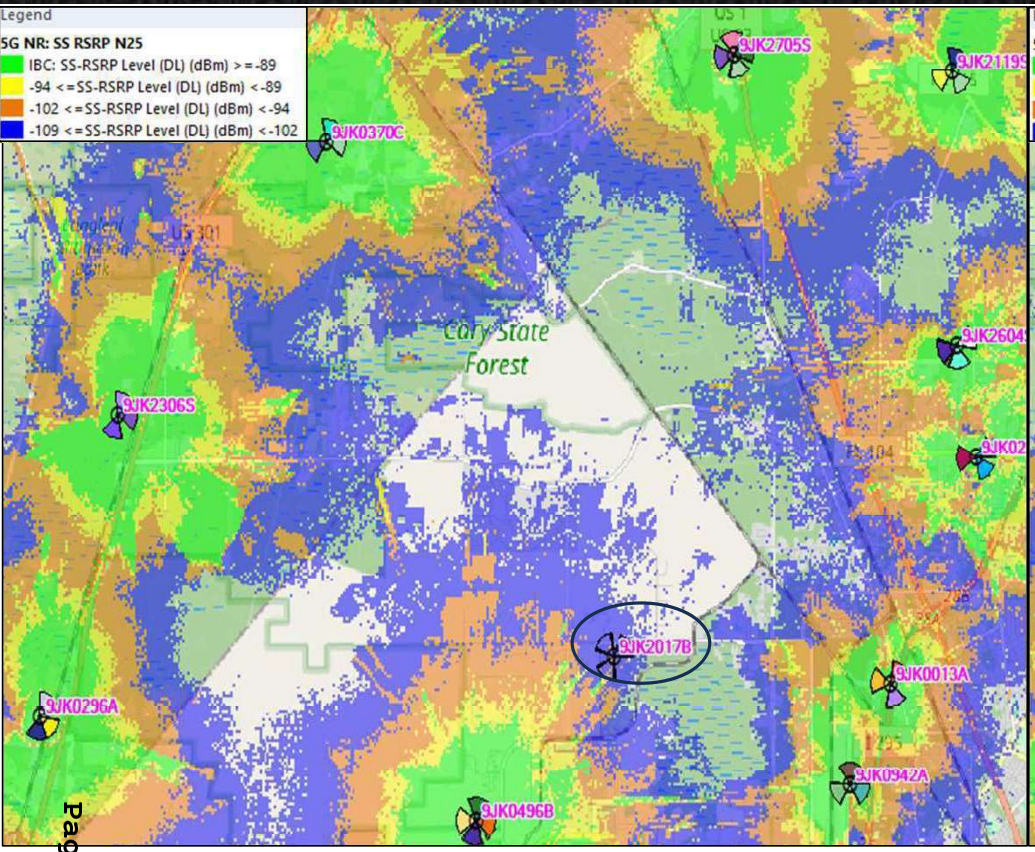


- Existing 5G Mid-Band Coverage.

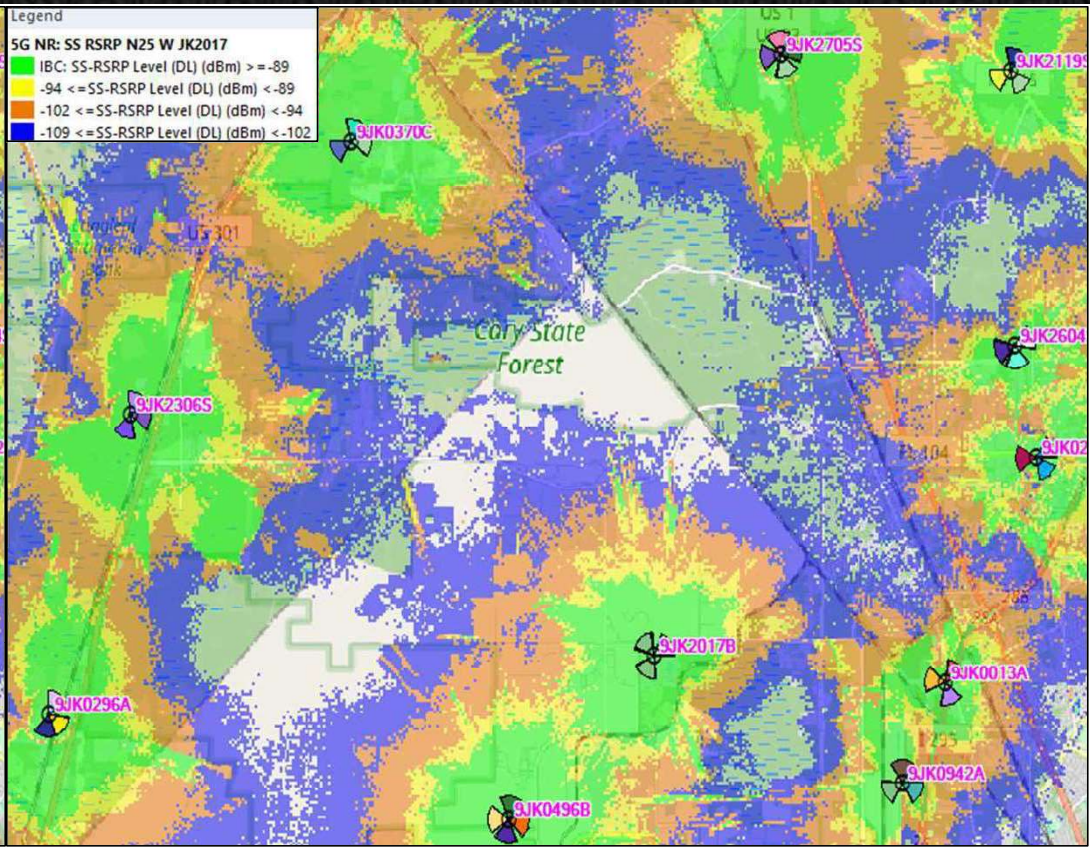


- Existing and planned 5G Mid-Band Coverage with proposed site (9JK0296A N41 is not On Air yet).

5G Mid-Band Coverage Analysis – Band 25_n25_TDD

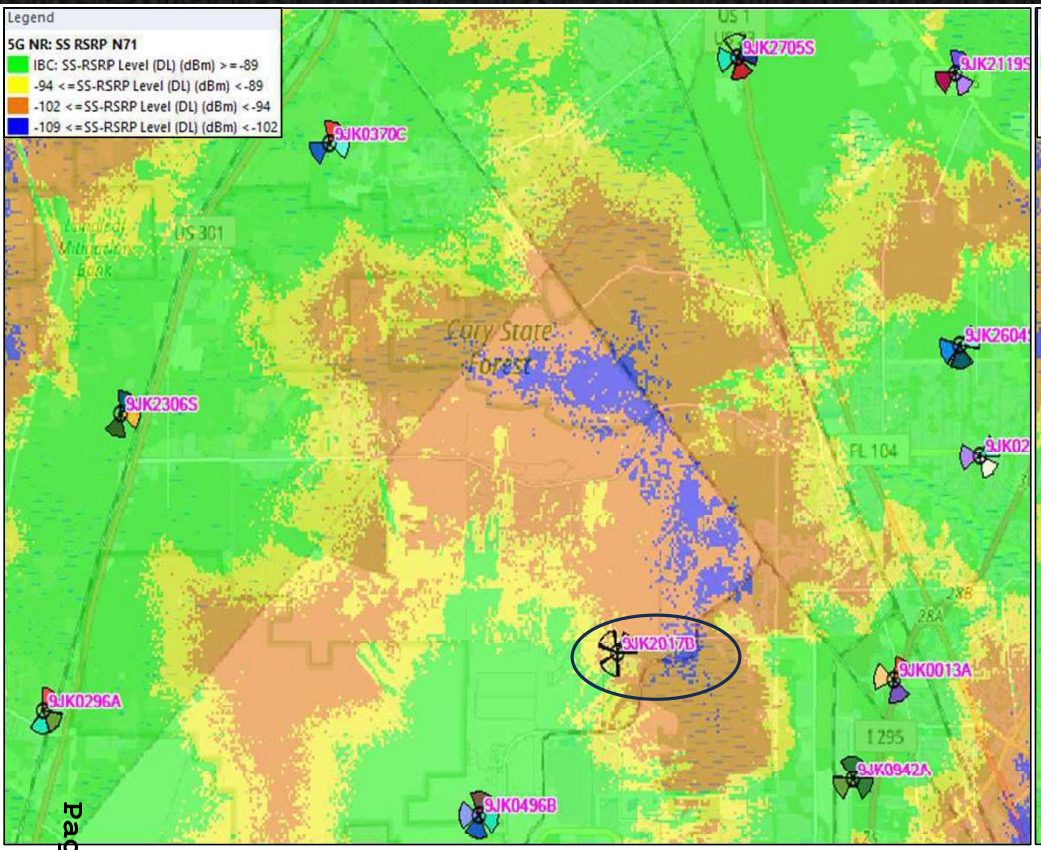


- Existing 5G Mid-Band Coverage.

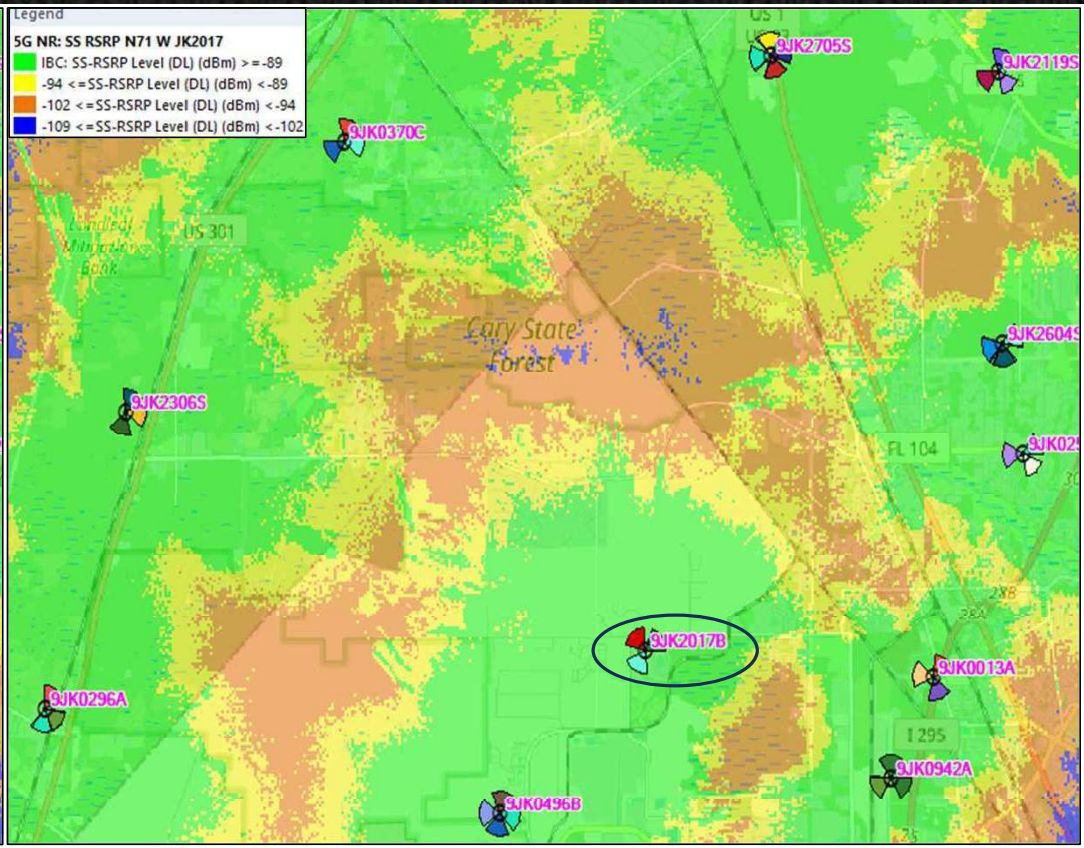


- Existing and planned 5G Mid-Band Coverage with proposed site.

5G Low-Band Coverage Analysis – Band 71_n71_FDD

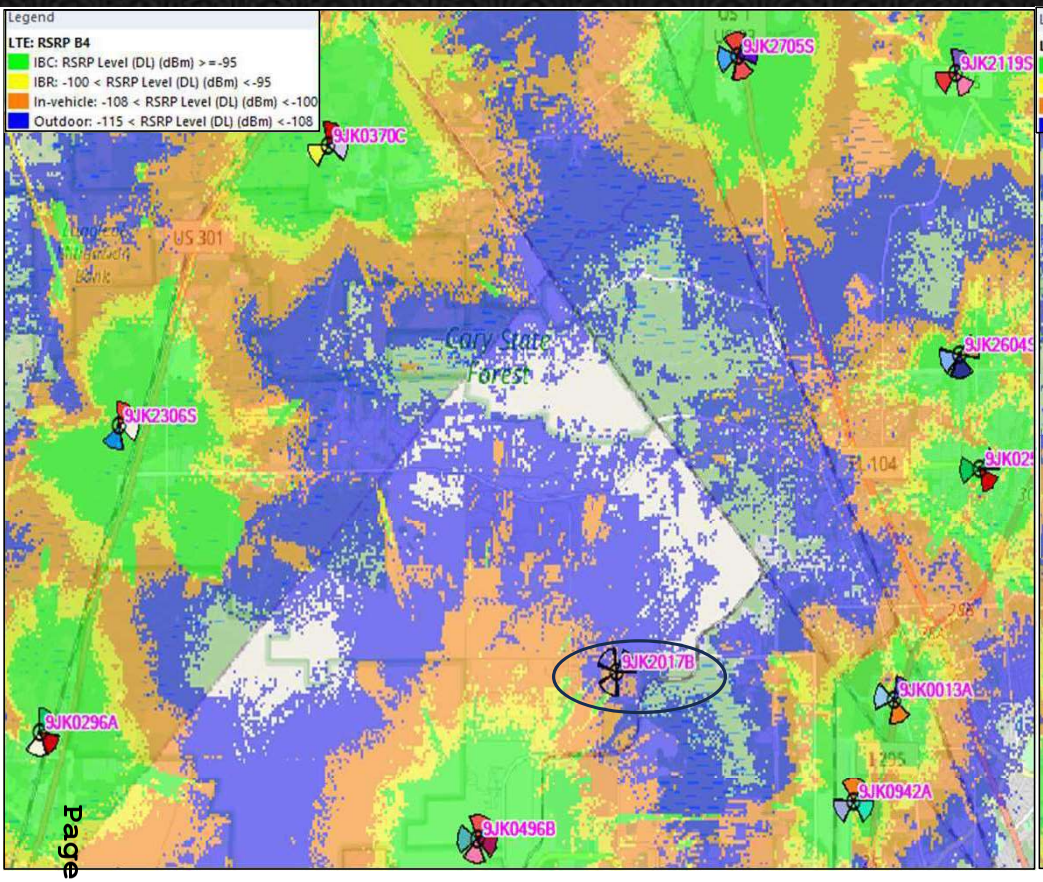


- Existing 5G Low-Band Coverage.

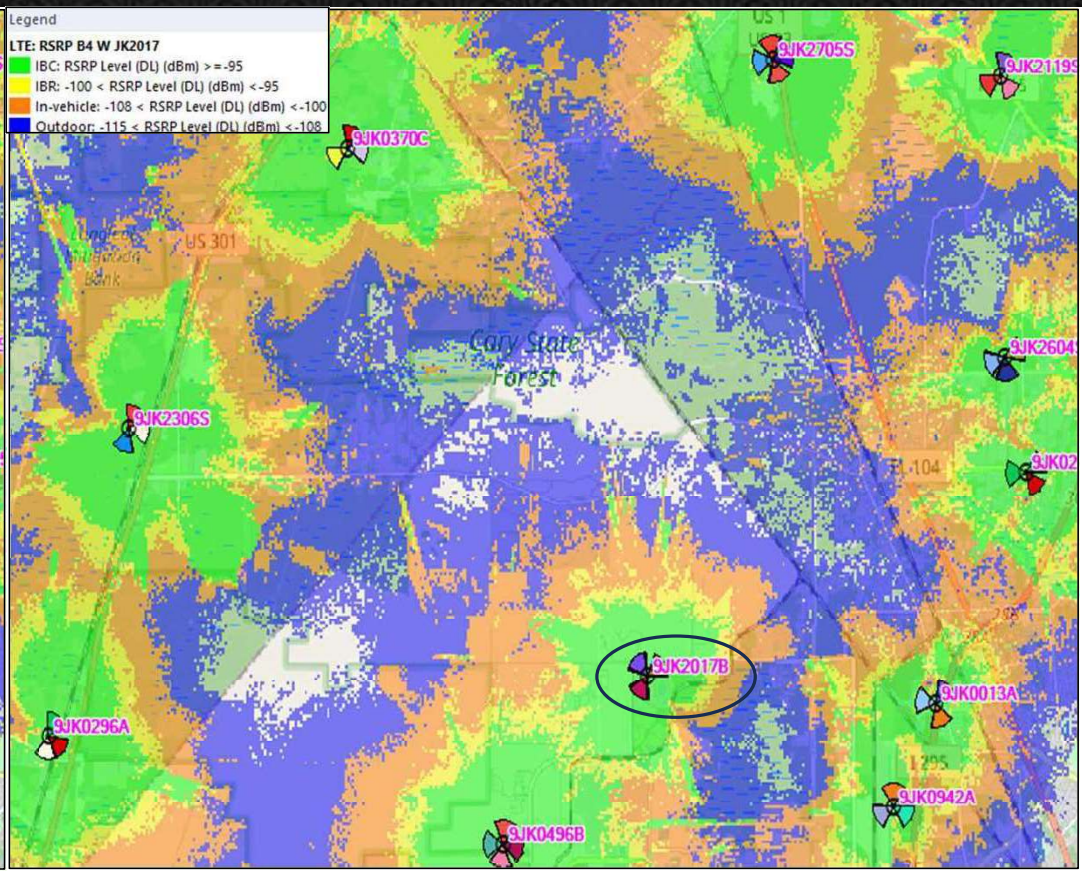


- Existing and planned 5G Low-Band Coverage with proposed site.

LTE Mid-Band Coverage Analysis – Band 4_E-UTRA band 4

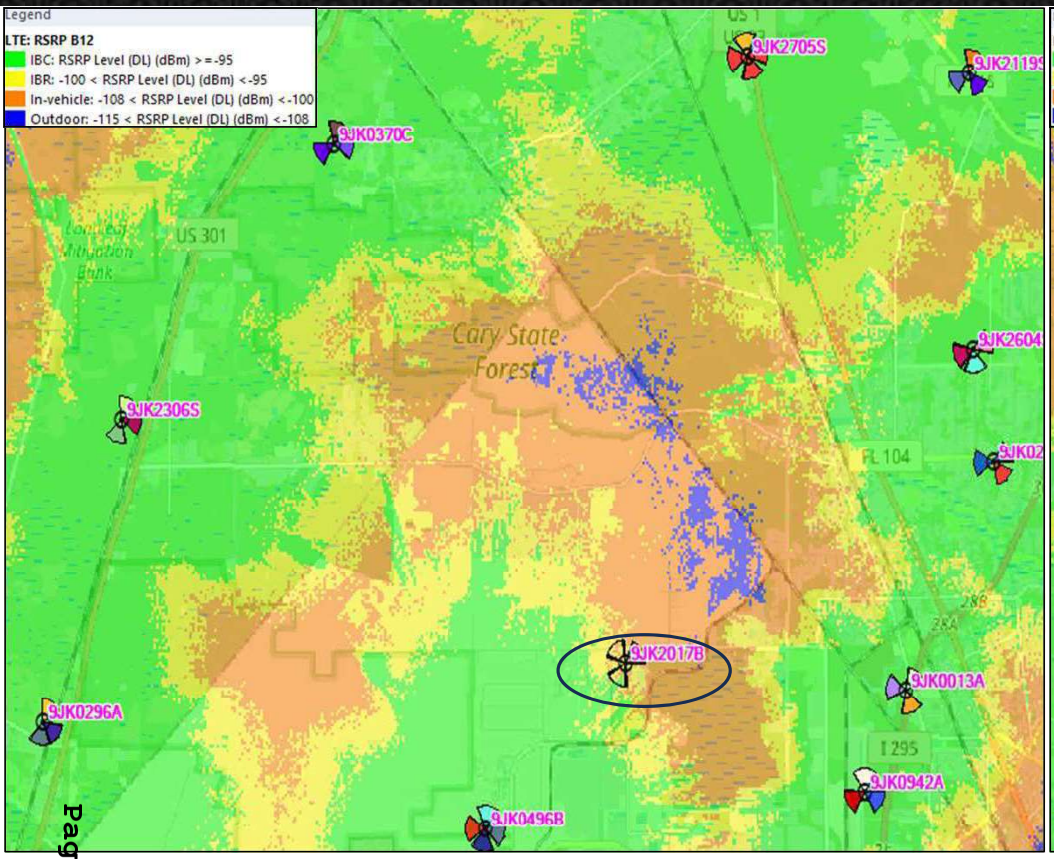


- Existing Mid-Band Coverage.

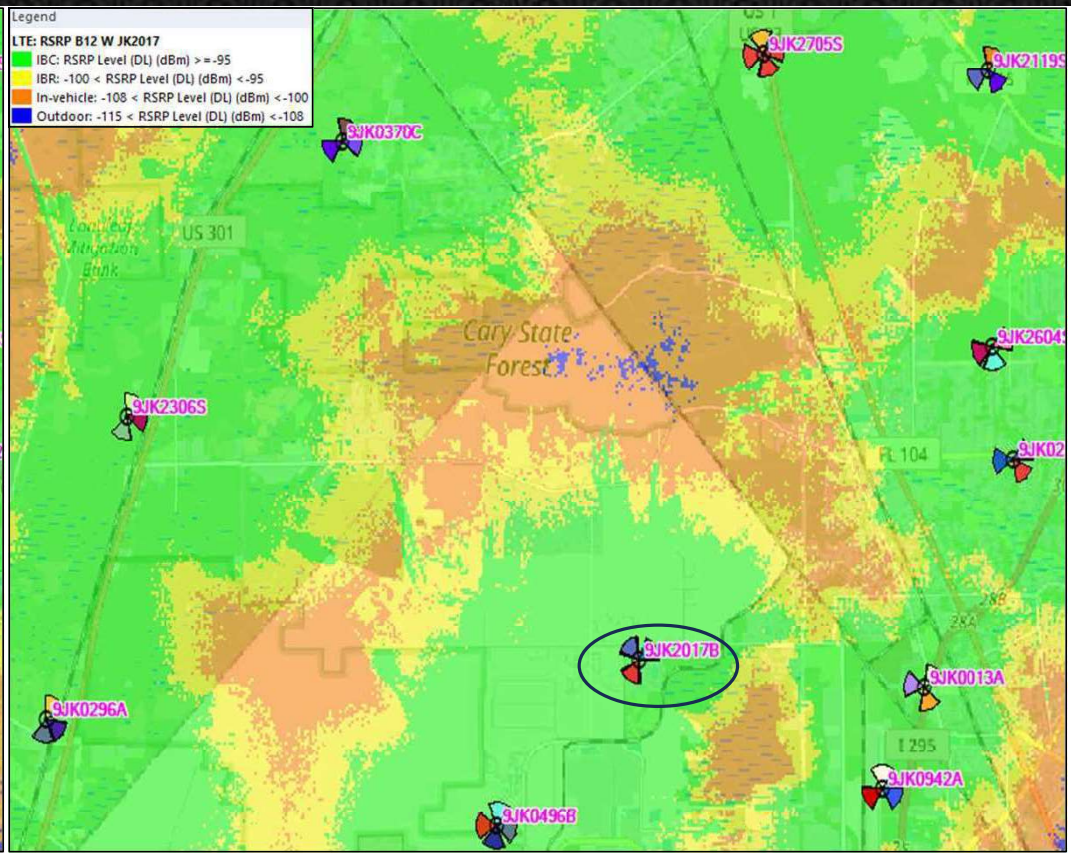


- Existing and planned Mid-Band Coverage with proposed site.

LTE Mid-Band Coverage Analysis – Band 12_E-UTRA band 12

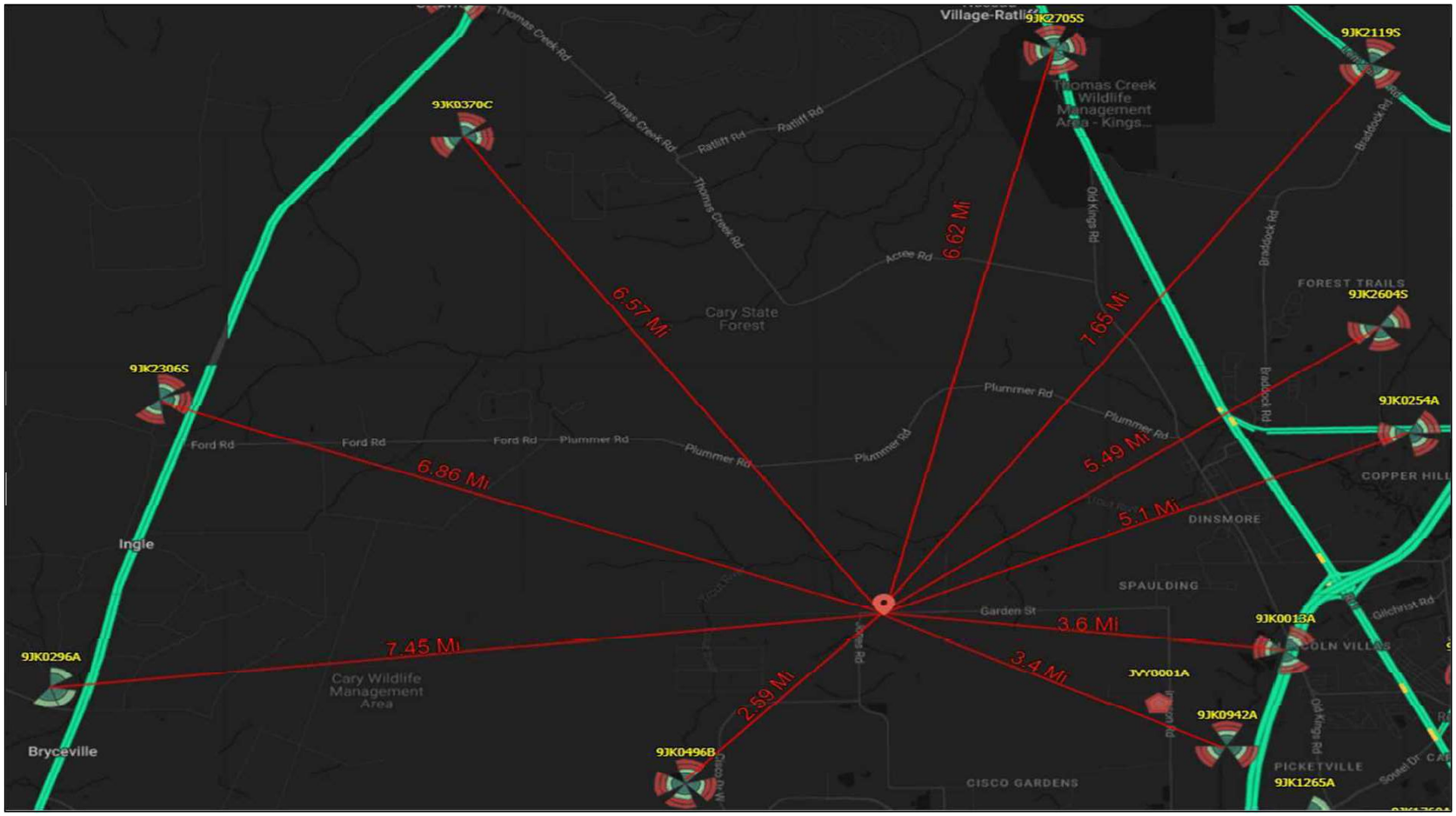


- Existing Mid-Band Coverage.



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

First Tier Handoff Sites



Antenna Data of Existing and Proposed site

Site	Transmitter	Latitude	Longitude	Antenna	Height (m)	Azimuth (°)	Mechanical Downtilt (°)
9JK0496B	9JK0496B_11	30.379372	-81.845675	FFHH-65C-R3/AIR6449	56.38	10	0
9JK0496B	9JK0496B_21	30.379372	-81.845675	FFHH-65C-R3/AIR6449	56.38	105	0
9JK0496B	9JK0496B_31	30.379372	-81.845675	FFHH-65C-R3/AIR6449	56.38	190	0
9JK0496B	9JK0496B_41	30.379372	-81.845675	FFHH-65C-R3/AIR6449	56.38	270	0
9JK0942A	9JK0942A_11	30.385589	-81.764644	FFVV-65C-R3-V1/AIR6419	41.15	0	0
9JK0942A	9JK0942A_21	30.385589	-81.764644	FFVV-65C-R3-V1/AIR6419	41.15	120	0
9JK0942A	9JK0942A_31	30.385589	-81.764644	FFVV-65C-R3-V1/AIR6419	41.15	240	0
9JK0013A	9JK0013A_11	30.401504	-81.755915	FFHH-65C-R3/AIR6449	46.94	40	0
9JK0013A	9JK0013A_21	30.401504	-81.755915	FFHH-65C-R3/AIR6449	46.94	160	0
9JK0013A	9JK0013A_31	30.401504	-81.755915	FFHH-65C-R3/AIR6449	46.94	280	0
9JK0254A	9JK0254A_11	30.437501	-81.737438	FFVV-65C-R3-V1/AIR6449	46.33	60	0
9JK0254A	9JK0254A_21	30.437501	-81.737438	FFVV-65C-R3-V1/AIR6449	46.33	140	0
9JK0254A	9JK0254A_31	30.437501	-81.737438	FFVV-65C-R3-V1/AIR6449	46.33	365	0
9JK2604S	9JK2604S_11	30.45516	-81.74195	FFVV-65C-R3-V1/AIR6419	45.72	65	0
9JK2604S	9JK2604S_21	30.45516	-81.74195	FFVV-65C-R3-V1/AIR6419	45.72	170	0
9JK2604S	9JK2604S_31	30.45516	-81.74195	FFVV-65C-R3-V1/AIR6419	45.72	250	0
9JK2705S	9JK2705S_11	30.500917	-81.790444	FFVV-65C-R3-V1/AIR6449	70.1	75	0
9JK2705S	9JK2705S_21	30.500917	-81.790444	FFVV-65C-R3-V1/AIR6449	70.1	160	0
9JK2705S	9JK2705S_31	30.500917	-81.790444	FFVV-65C-R3-V1/AIR6449	70.1	260	0
9JK2705S	9JK2705S_41	30.500917	-81.790444	FFVV-65C-R3-V1/AIR6449	70.1	350	0
9JK0370C	9JK0370C_11	30.4865	-81.8791	FFHH-65C-R3/AIR6419	67.06	20	0
9JK0370C	9JK0370C_21	30.4865	-81.8791	FFHH-65C-R3/AIR6419	67.06	95	0
9JK0370C	9JK0370C_31	30.4865	-81.8791	FFHH-65C-R3/AIR6419	67.06	240	0
9JK2306S	9JK2306S_11	30.442971	-81.92431	FFVV-65C-R3-V1/AIR6449	73.15	25	0
9JK2306S	9JK2306S_21	30.442971	-81.92431	FFVV-65C-R3-V1/AIR6449	73.15	100	0
9JK2306S	9JK2306S_31	30.442971	-81.92431	FFVV-65C-R3-V1/AIR6449	73.15	200	0
9JK0296A	9JK0296A_11	30.39537695	-81.9406841	FFVV-65C-R3-V1	73.15	30	0
9JK0296A	9JK0296A_21	30.39537695	-81.9406841	FFVV-65C-R3-V1	73.15	130	0
9JK0296A	9JK0296A_31	30.39537695	-81.9406841	FFVV-65C-R3-V1	73.15	190	0

EiRP

Technology Layer	Tx composite pwr (dBm)	minus system loss (dBm)	plus antenna gain (dBi)	Total EiRP (dBm)	Total EiRP (W)
L2100	52.04119983	0.5	18.5	70.04119983	10095.31751
L1900	52.04119983	0.5	18.6	70.14119983	10330.46766
L600	50.79181246	0.5	16	66.29181246	4257.760671
L700	52.04119983	0.5	16.3	67.84119983	6083.030341
N600	50.79181246	0.5	16	66.29181246	4257.760671
N2500	55.05149978	0.5	18.5	73.05149978	20190.63502
N1900	49.03089987	0.5	18.6	67.13089987	5165.233832

NXFL-375 GARDEN STREET

PHOTOGRAPHIC SIMULATIONS OF PROPOSED 150’ MONOPINE TOWER

FOR PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

JUNE 17, 2025

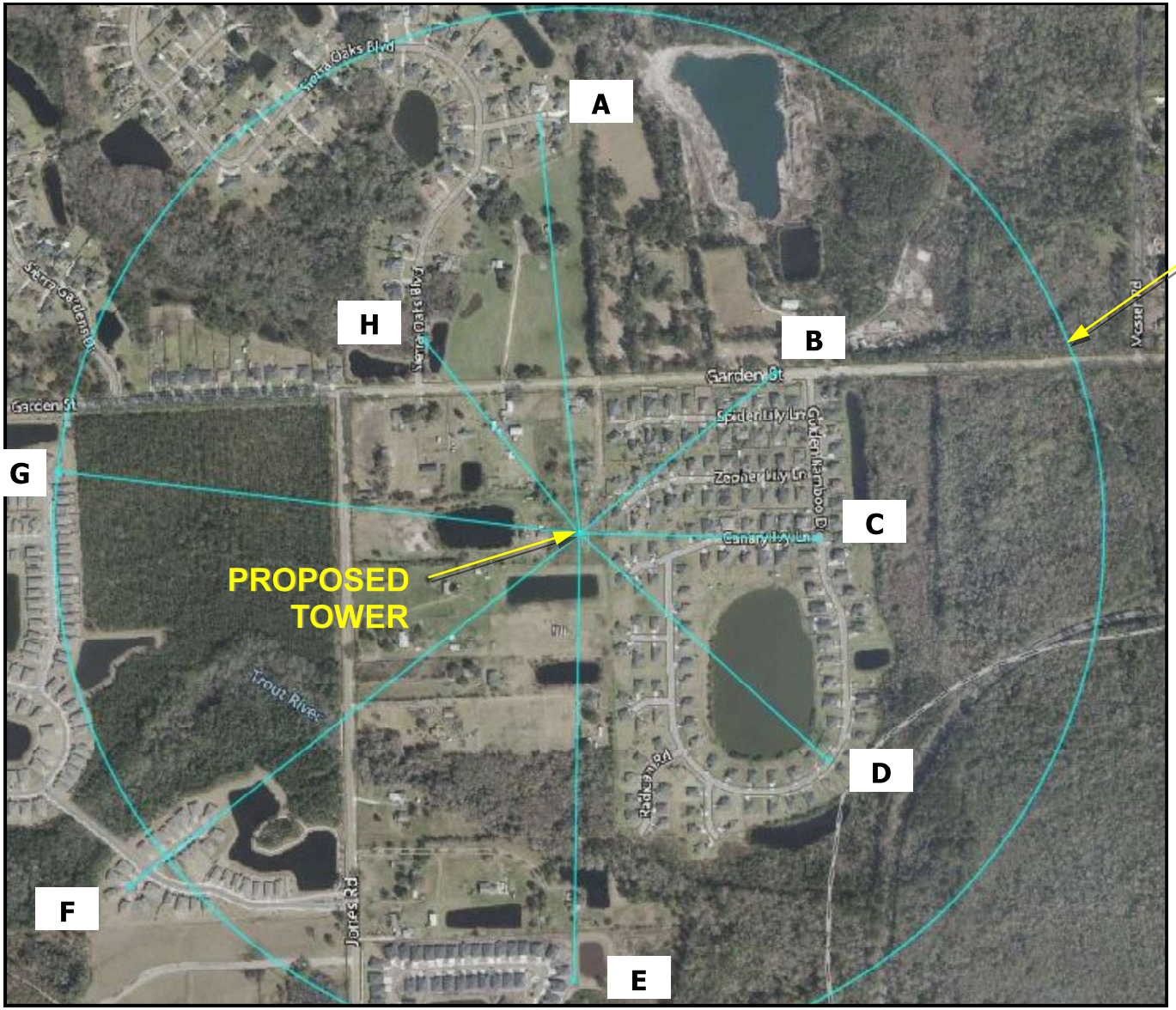
Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org
PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560

SHEET TITLE
Photographic Simulations 150’ Monopine Tower

COVER SHEET

SHEET#
1



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

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
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Gainesville, Florida 32605
(352) 363-5560

SHEET TITLE
Photographic Simulations 150' Monopine Tower

Photo Location Map

SHEET#
2

Existing view from 2115' looking South.
Proposed tower not visible.

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View A

SHEET#
3

Existing View

Photo Simulation of Proposed Tower from 1273' looking SW.

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SHEET TITLE
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View B

SHEET#
4

Existing View

Photo Simulation of Proposed Tower from 1200' looking West.

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SHEET TITLE
Photographic Simulations 150' Monopine Tower

View C

SHEET#
5

Existing View

Photo Simulation of Proposed Tower from 1690' looking NW.

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SHEET TITLE
Photographic Simulations 150' Monopine Tower

View D

SHEET#
6

Existing View

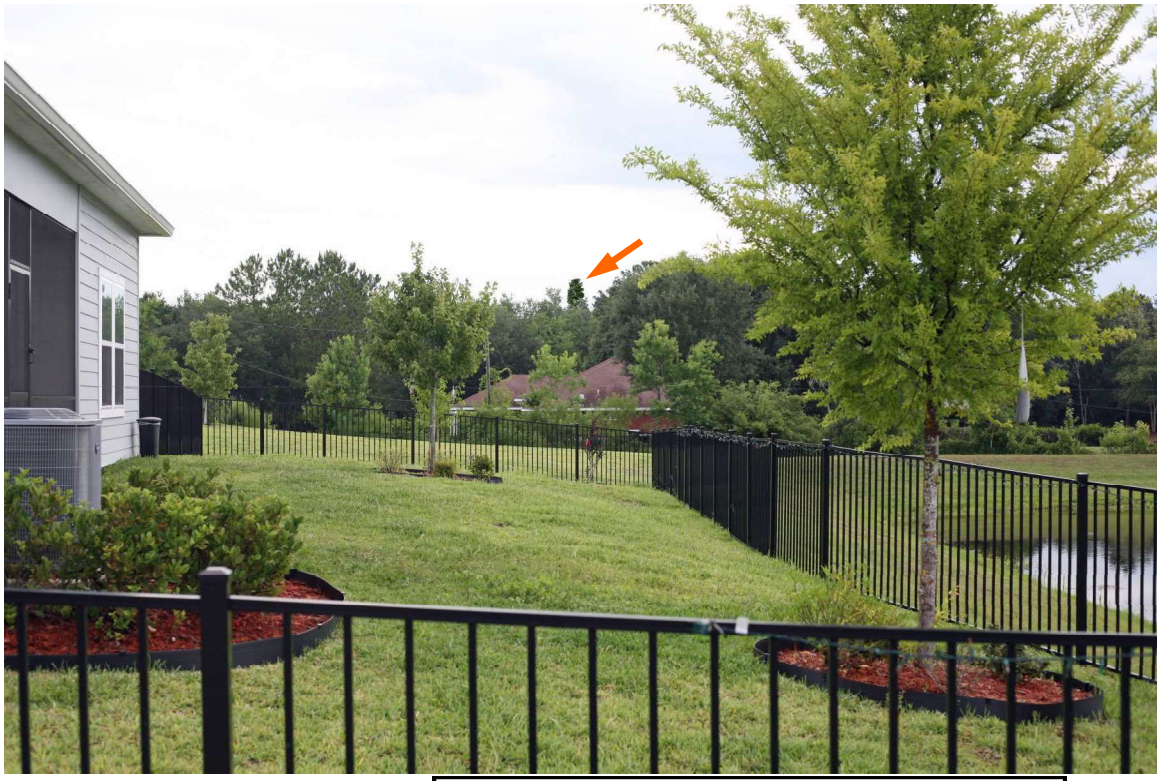

Photo Simulation of Proposed Tower from 2251' looking North.

On File
Page 65 of 75

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SHEET TITLE
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View E

SHEET#
7

Existing View

Photo Simulation of Proposed Tower from 2874' looking NE.

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SHEET TITLE
Photographic Simulations 150' Monopine Tower

View F

SHEET#
8

Existing view from 2640’
looking East. Proposed tower not visible.

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SHEET TITLE
Photographic Simulations 150’ Monopine Tower

View G

SHEET#
9

Existing View

Photo Simulation of Proposed Tower from 1248' looking SE.

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SHEET TITLE
Photographic Simulations 150' Monopine Tower

View H

SHEET#
10

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.

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(352) 363-5560

SHEET TITLE
Photographic Simulations 150' Monopine Tower

PHOTO SIMULATION METHODOLOGY

SHEET#
11

To Whom It May Concern:

We hereby certify that on June 17, 2025 between the time of 4:00 pm and 5:15 pm, we tethered a Five foot +/- diameter weather balloon at approximately 150 feet above ground level at Latitude 30° 24' 20.2" North and Longitude 81° 48' 56.9" 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

On File

Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org
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SHEET TITLE
Photographic Simulations 150' Monopine Tower

Balloon Test Certification

SHEET#
12

From: Corrigan, Connor - PDCU
To: Joel Rousseau
Cc: Darren Revels
Subject: RE: TOWER IN PERMITTING 1/2 MILE VERIFICTION - Garden Street
Date: Wednesday, June 25, 2025 1:47:22 PM
Attachments: image002.png

Good Afternoon,

We do not have any new proposals within a half mile of the Garden Street location.

Thank You,

Connor Corrigan
City Planner Supervisor- Current Planning Division
City of Jacksonville – Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7844

A New Day.

From: Joel Rousseau <jrousseau@nextower.net>
Sent: Wednesday, June 25, 2025 12:39 PM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Darren Revels <drevels@nextower.net>
Subject: RE: TOWER IN PERMITTING 1/2 MILE VERIFICTION - Garden Street

Mr. Corrigan,

Please advise so we may include compliance note in our submittal documents.

Joel Rousseau
C: 352.283.0001

NexTower
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560 (office)

From: Joel Rousseau
Sent: Friday, June 20, 2025 11:46 AM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Darren Revels <drevels@nextower.net>
Subject: TOWER IN PERMITTING 1/2 MILE VERIFICTION - Garden Street

Mr. Corrigan,

NexTower is assembling a zoning application package for cell tower proposal on Parcel ID: 002893-0000, 9238 Garden Street, Jacksonville, Owned by Dinsmore Baptist Church, Inc.
As part of the application requirements, please verify that there are no Tower applications currently in permitting within a ½ mile radius of our proposed parcel.

Link to Parcel via GIS below.
https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=0028930000

Thank you.

Joel Rousseau
C: 352.283.0001

NexTower
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560 (office)

Jim Overton
Duval County
Date/Time: 12/01/2025 09:52AM
Drawer: P01
Clerk: GJA
Transaction: 8125731

Item	Paid
CR Processing:	$928.00
CR797453	
Steve Diebenow /	
Michael Sittner /	
Nextower Development	
Group LLC	
9238 Garden Street	
Total:	$928.00
Receipt: 395-26-01028013	
Total Tendered	$928.00
Check:	$928.00
Chk#2448	
Balance:	$0.00

Paid By: DRIVER, MCAFEE, HAWTHORNE & DIEBENOW, P.L.

City Of Jacksonville
n , Tax Collector
. Forsyth Street
nville, FL 32202

ollection Receipt

Date: 11/18/2025
Email: CCorrigan@coj.net

ichael Sittner / Nextower Development Group LLC
et
r Cell Tower Waiver WMS-25-01

Interfund	Future	Debit Amount	Credit Amount
0000	0000000	928.00	0.00
0000	0000000	0.00	928.00

Total Due: $928.00

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

Account No: CR797453
REZONING/VARIANCE/EXCEPTION

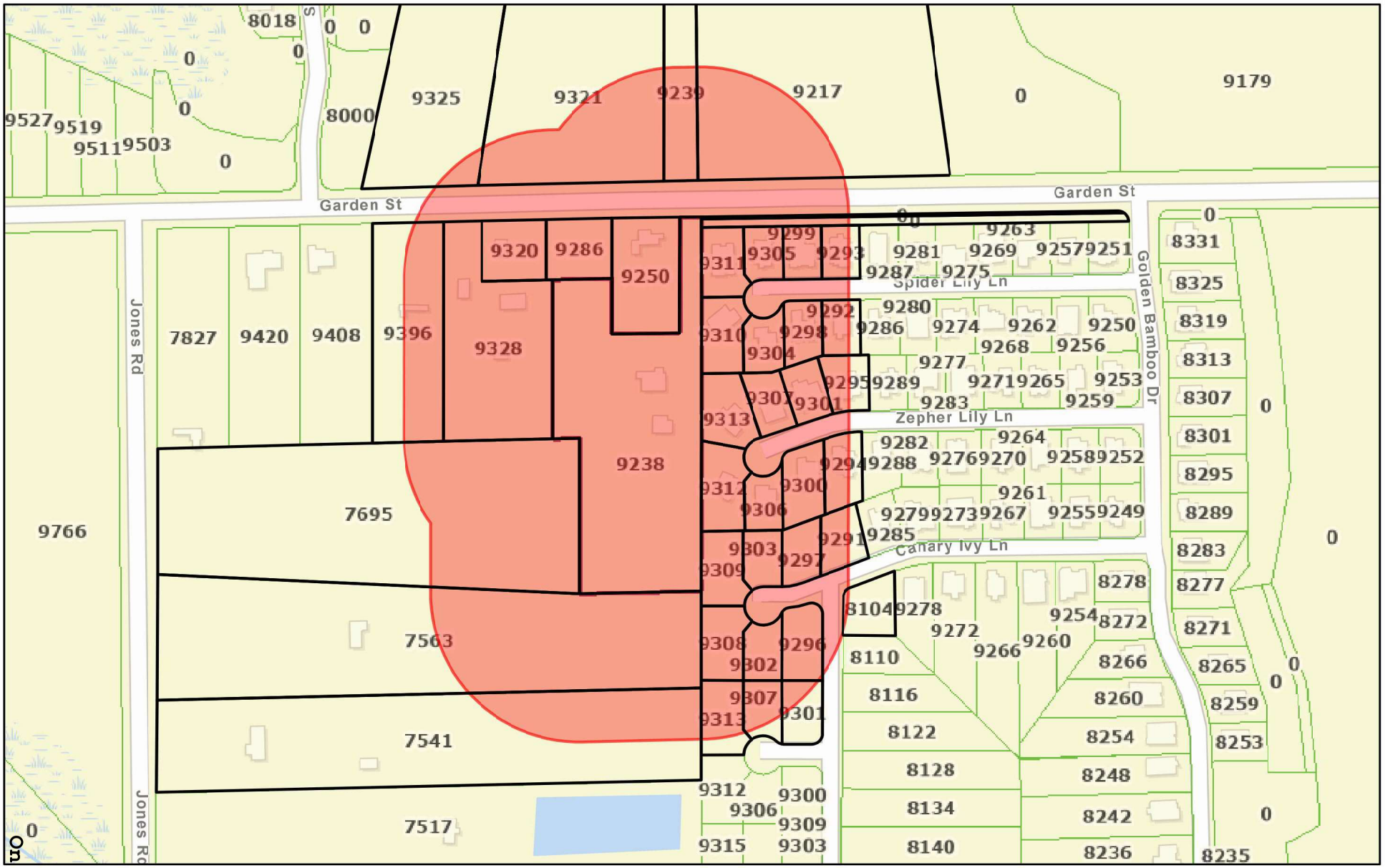
Date: 11/18/2025

Name: Steve Diebenow / Michael Sittner / Nextower Development Group LLC
Address: 9238 Garden Street
Description: Application for Cell Tower Waiver WMS-25-01

Total Due: $928.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
003449 3770	YU HUANXIN		C/O SUNCOAST PROPERTY MANAGEMENT	5711 RICHARD ST STE 1		JACKSONVILLE	FL	32216
003449 3680	HOARE KEVIN P		92 235TH ST E			BRONX	NY	10470
003449 3675	PAN YJUN		2643 OXFORD CIR			ANN ARBOR	MI	48103
003449 3670	HOARE MICHAEL F		16 E 236TH ST			BRONX	NY	10470
003449 3665	EARLY SUM 415 LLC		1841 PLUMERIA CT			PLEASANTON	CA	94566
003449 3660	RIVAS CYNTHIA LIFE ESTATE ET AL		9308 CANARY IVY LN			JACKSONVILLE	FL	32219-6002
003449 3655	WU WEN		6209 WILDWOOD DR			MCKINNEY	TX	75072
003449 3650	WESTERMANN JOSEPH		9296 CANARY IVY LN			JACKSONVILLE	FL	32219-6000
003449 3645	XIANG YUANWED		ROOM 501 NO 21 LANE 122 WANQUAN RD			PUTUO DISTRICT SHANGHAI CHINA		
003449 3640	ASKARI NAZ		12216 COTTONWOOD GROVE CT			SAN DIEGO	CA	92128
003449 3635	AMERICAN HOMES INVESTMENTS ACQUISITION LLC		23975 PARK SORRENTO STE 300			CALABASAS	CA	91302
003449 3340	WALDBURG DWIGHT SR		9293 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3335	PRICE ROSSANA S		9299 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3330	WHITAKER TAIESHA L ET AL		9305 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3325	SEYMORE RAYMOND		9311 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3320	COLEMAN LISA M		9310 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3315	COLSON JOHNNY M SR		9304 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3310	CERDAS RICHARD JIMENEZ		9298 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3305	KIERCE COREY		9292 SPIDER LILY LN			JACKSONVILLE	FL	32219
003449 3230	COHEN DANIEL S III		9295 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3225	LEGER KEVIN D ET AL		9301 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3220	TERRELL SHANELL Y		9307 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3215	SCURRY CHARIS		9313 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3210	DOUGLAS GIOVANNI		9312 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3205	VANCE RODNEY L		9306 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3200	HARRIS ALVA DARNELL		9300 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3195	HOGAN STACEY A		9294 ZEPHER LILY LN			JACKSONVILLE	FL	32219
003449 3005	TROUT RIVER BLUFF OWNERS ASSOCIATION INC		BCM SERVICES INC	920 3RD STREET STE B		NEPTUNE BEACH	FL	32266
002893 1000	THOMPSON STANLEY K		7563 JONES RD			JACKSONVILLE	FL	32219-2850
002893 0090	ROTHWELL SANDRA LYNN		9328 GARDEN ST			JACKSONVILLE	FL	32219
002893 0070	ACKLEY JAMES		9396 GARDEN ST			JACKSONVILLE	FL	32219-1931
002893 0060	SCEIFERS THOMAS LEE		1155 ORCHARD ORIOLE PLACE			MIDDLEBURG	FL	32068
002893 0050	WOOD JOHN D		7541 JONES RD			JACKSONVILLE	FL	32219-2850
002893 0045	HAVERTY ROBERT L JR		12950 US HWY 301			BRYCEVILLE	FL	32009
002893 0035	BUILD JAX LLC		1350 LEMONWOOD RD			ST JOHNS	FL	32259
002893 0025	GONZALEZ DANAIT MENDOZA		9320 GARDEN ST			JACKSONVILLE	FL	32219
002893 0000	DINSMORE BAPTIST CHURCH INC		10500 OLD KINGS RD			JACKSONVILLE	FL	32219
002870 0020	ATKINSON MARILYN C		9239 GARDEN ST			JACKSONVILLE	FL	32219-1928
002870 0000	GLOVER WILLIAM CECIL ET AL		9325 GARDEN ST			JACKSONVILLE	FL	32219
002866 0010	JOHNNY AND JOAN RHODEN LIVING TRUST		9217 GARDEN ST			JACKSONVILLE	FL	32219-1928
	CISCO GARDEN CIVIC ASSOCIATION	BETTY J. GRINER	11701 CISCO GARDEN RD			JACKSONVILLE	FL	32219
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209

Land Development Review



November 18, 2025

18153939_CTW-25-01_PARENT

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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