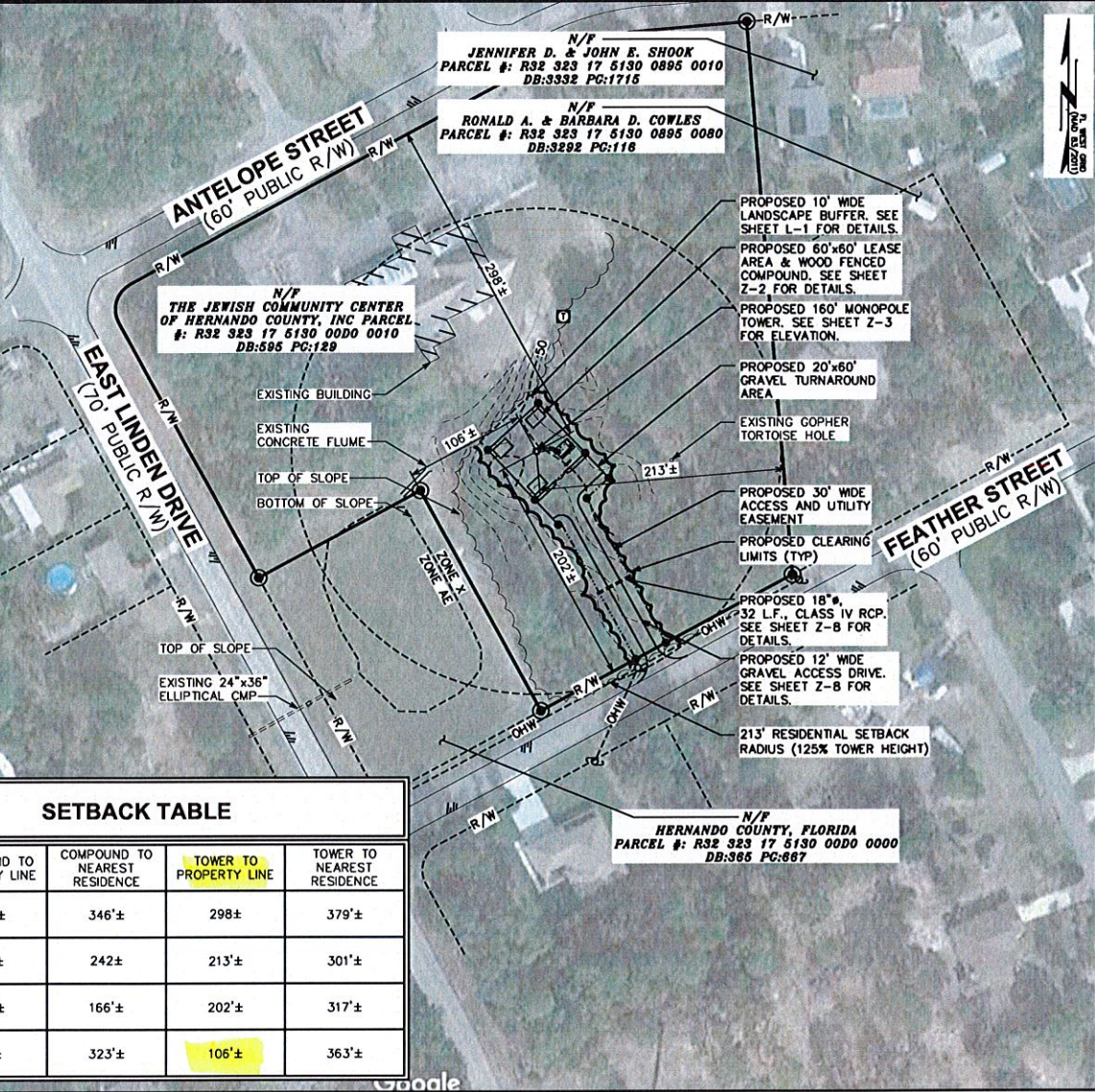


**NOTES:**

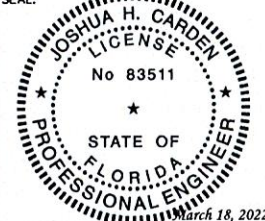
1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE FLORIDA WEST GRID STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (FL WEST GRID SPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON SEPTEMBER 28, 2021.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #12053C0309D, DATED FEBRUARY 2, 2012.
5. LESSEE INFORMATION:  
VB BTS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
(954) 608-9338
6. PROPERTY OWNER INFORMATION:  
THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY INC.  
13158 ANTELOPE STREET  
SPRING HILL, FL 34609  
(352) 345-8315



PLANS PREPARED FOR:  
**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**JAGUAR COFFEE CO**  
**SITE #: US-FL-7063**  
**TMO SITE #: A2G7804B**  
 FEATHER STREET  
 SPRING HILL, FL 34609  
 (HERNANDO COUNTY)

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

SEAL:  


4	03-16-22	ZONING
3	01-25-22	ZONING
2	12-01-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: THD    CHECKED BY: JKW

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: **Z-1**    REVISION: **4**  
 TEP#: 305920

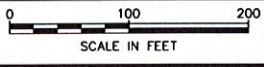
**LEGEND**

	EXIST. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE

**SETBACK TABLE**

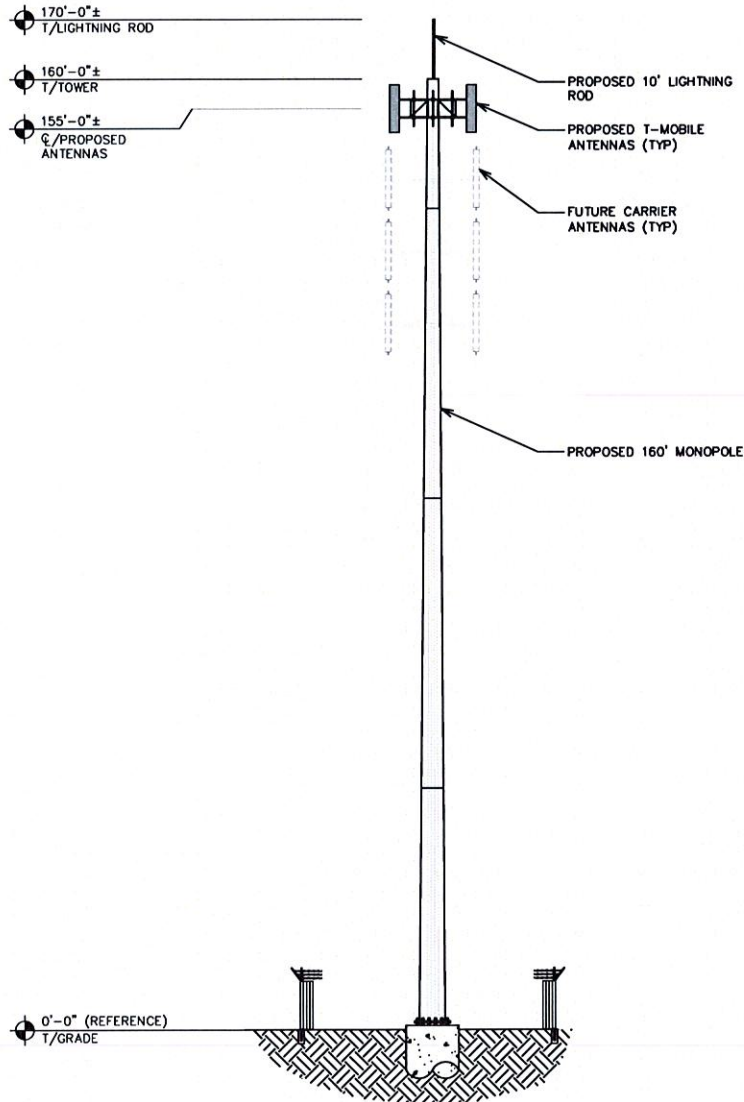
DIRECTION	COMPOUND TO PROPERTY LINE	COMPOUND TO NEAREST RESIDENCE	TOWER TO PROPERTY LINE	TOWER TO NEAREST RESIDENCE
NORTH:	262'±	346'±	298'±	379'±
EAST:	171'±	242'±	213'±	301'±
SOUTH:	165'±	166'±	202'±	317'±
WEST:	69'±	323'±	106'±	363'±

**SITE PLAN**  
 SCALE: 1" = 100'



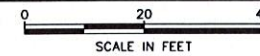
**NOTES:**

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS. IF PROPOSED CABLES TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT T-MOBILE OR TOWER OWNER IN THE EVENT OF ANY DISCREPANCIES.
4. TOWER SHALL BE ILLUMINATED ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA).



**TOWER ELEVATION**

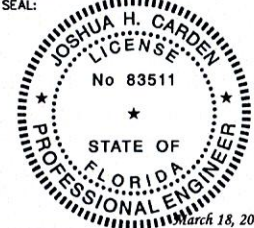
SCALE: 1" = 20'



PLANS PREPARED FOR:  
**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**JAGUAR COFFEE CO**  
**SITE #: US-FL-7063**  
**TMO SITE #: A2G7804B**  
 FEATHER STREET  
 SPRING HILL, FL 34609  
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PLANS PREPARED BY:  
  
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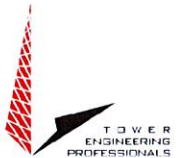
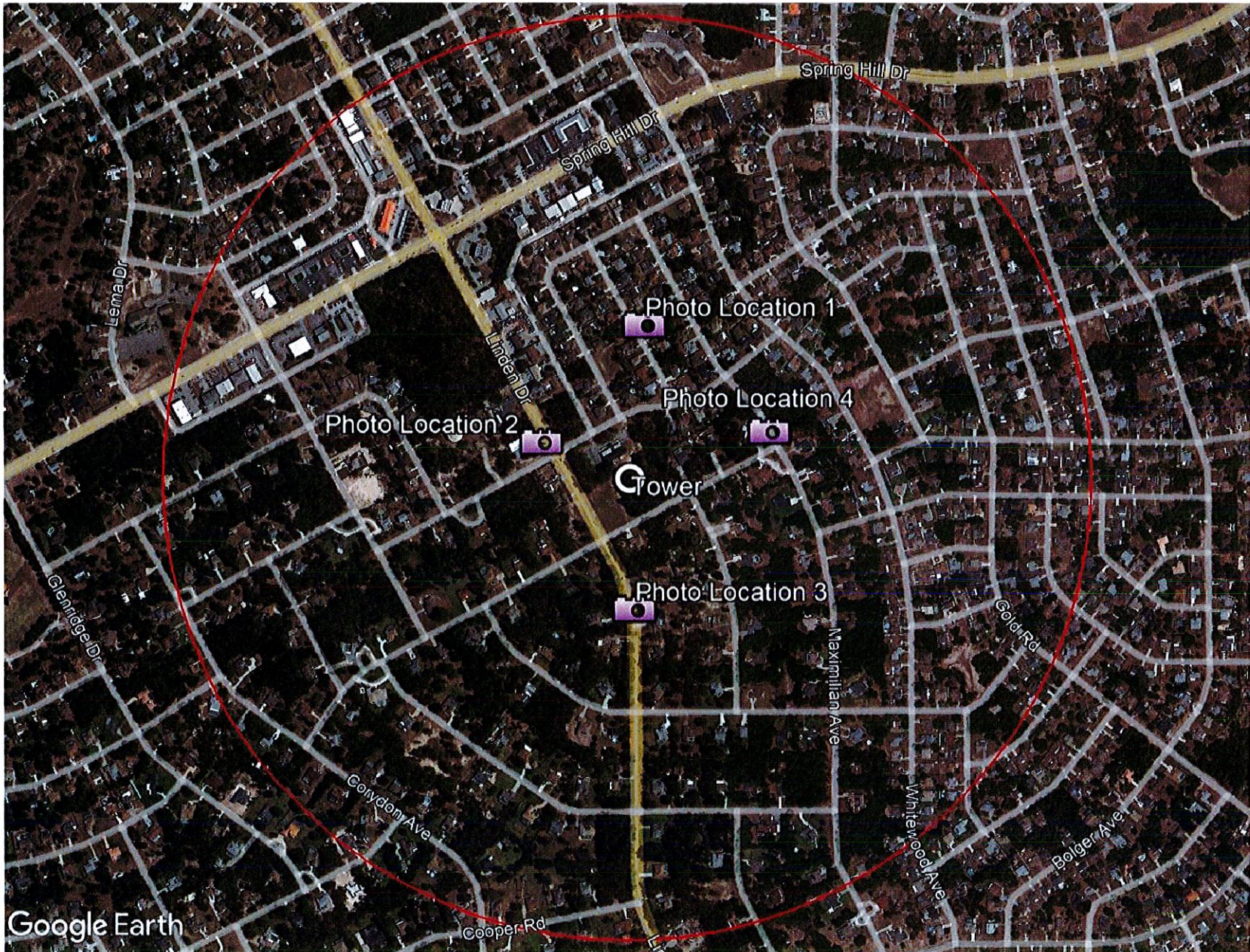
SEAL:  
  
 JOSHUA H. CARDEN  
 LICENSE  
 No 83511  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 March 18, 2022

4	03-18-22	ZONING
3	01-25-22	ZONING
2	12-01-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: THD    CHECKED BY: JKW

SHEET TITLE:  
**TOWER ELEVATION**

SHEET NUMBER: **Z-3**    REVISION: **4**  
 TEP#: 305920



verticalbridge

### Photo Locations

Jaguar Coffee Co  
Feather Street  
Spring Hill, FL 34609



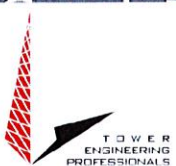
Projected top of tower

**Monopine Tower Not Visible**

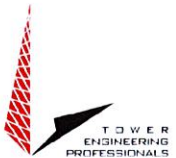
**160-ft AGL**

**Photo #4 - approx. 865' ENE of site**

**Jaguar Coffee Co  
Feather Street  
Spring Hill, FL 34609**



**verticalbridge**



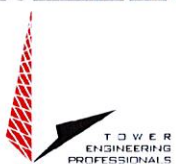
verticalbridge

**Monopine Tower Simulation**

**160-ft AGL**

**Photo #3 - approx. 790' S of site**

**Jaguar Coffee Co  
Feather Street  
Spring Hill, FL 34609**



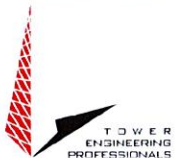
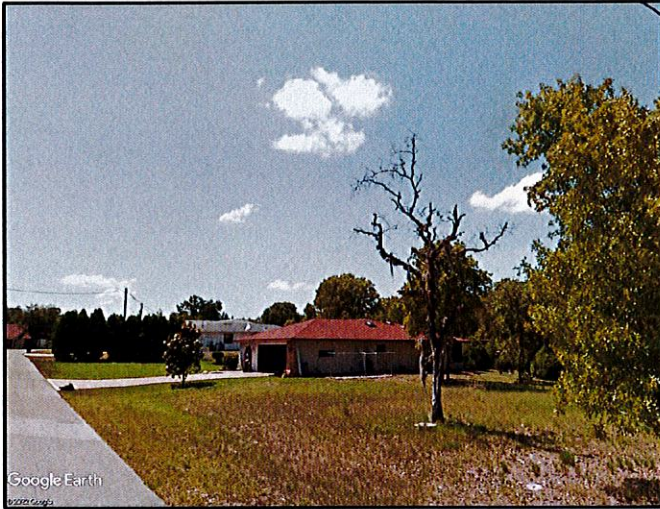
verticalbridge

## Monopine Tower Simulation

160-ft AGL

Photo #2 - approx. 525' NW of site

Jaguar Coffee Co  
Feather Street  
Spring Hill, FL 34609



verticalbridge

## Monopine Tower Simulation

160-ft AGL

Photo #1 - approx. 865' N of site

Jaguar Coffee Co  
Feather Street  
Spring Hill, FL 34609