

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
 Rezoning Standard PDP
 Master Plan New Revised
 PSFOD Communication Tower Other
PRINT OR TYPE ALL INFORMATION

File No. H2210 Official Date Stamp:
Received
MAR 31 2022
 Planning Department
 Hernando County, Florida

Date: _____

APPLICANT NAME: James Johnston with Shotts & Bowen LLP

Address: 300 S. Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-423-3200 Email: jjohnston@shotts.com

Property owner's name: (if not the applicant) Temple Beth David Jewish Center, Inc.

REPRESENTATIVE/CONTACT NAME: Same as applicant

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): R32-323-17-5130-0000-0010

2. SECTION 21 TOWNSHIP 23 RANGE 18

3. Current zoning classification: PDP/SU

4. Desired zoning classification: Public Facility Overlay District for a communication tower

5. Size of area covered by application: 6.5 x 6.5 lease parcel for tower and accessory equipment

6. Highway and street boundaries: Antelope Street, East Linden Drive, and Feather Street

7. Has a public hearing been held on this property within the past twelve months? Yes No

8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: 15 minutes)

PROPERTY OWNER AFFIDIVAT

I, Marlene B Shaw, President Temple Beth David Jewish Center, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): James Johnston with Shotts & Bowen LLP and (representative, if applicable): _____ to submit an application for the described property.

X Marlene B Shaw
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO
 The foregoing instrument was acknowledged before me this 10th day of MARCH, 2022, by Marlene B. Shaw who is personally known to me or produced _____ as identification.

Kimberly M Marks
 Signature of Notary Public
Kimberly M. Marks
 Effective Date: 11/8/16 Last Revision: 11/8/16



PUBLIC SERVICES FACILITY OVERLAY DISTRICT
REZONING APPLICATION NARRATIVE

Applicant is proposing to rezone a portion of a 5.1 acre parcel of property located on Antelope Street in Hernando County, Florida and identified with Parcel Id. No. R32-323-17-5130-00D0-0010 (the "Property") with the Public Services Facility Overlay District in order to permit a 160 foot tall monopole communication tower. A 60' x 60' portion of the Property (the "Tower Property") will be rezoned with the Public Services Facility Overlay District, and the tower and accessory equipment will be located in a fenced compound within the Tower Property, all as depicted on the zoning drawings included with this application. As indicated in the fall zone letter provided with the application, the communication tower will be designed so in the highly unlikely event of a collapse there would be no danger to the Temple Beth David Jewish Center building on the parent parcel or any other surrounding properties. The Property has a future land use designation of Residential and is zoned PDP/SU. A portion of the Property is developed with the Temple Beth David Jewish Center facility.

As depicted on the enclosed zoning drawings, the Tower Property is located on a vacant portion of the Property that is covered by a mature tree canopy. The zoning drawings depict the Property, the Tower Property, and the 30 foot wide ingress/egress and utility easement from Feather Street to the Tower Property. The zoning drawings include a detail of the Tower Property and the proposed location of the monopole tower and accessory equipment within the fenced tower compound. Additionally, the zoning drawings include an elevation of the monopole tower and the proposed fencing. The zoning drawings further show that the tower will be setback 298 feet from the north property line, 202 feet from the south property line, 213 feet from the east property line, and 106 feet from the west property line. The parcel 106 feet to the west of the proposed communication tower is an existing retention pond owned by Hernando County that is also zoned PDP/SP. The residentially zoned property to the west across East Linden Drive is approximately 363 feet away from the proposed communication tower. Applicant believes that the proposed tower location on the vacant portion of the Property within the mature tree canopy, and the setbacks from the Property boundaries and surrounding residentially zoned parcels, will provide a sufficient buffer from the surrounding properties.

T-Mobile will be the anchor tenant on the proposed communication tower, and it is relocating antennas from a constrained unipole facility to the new communication tower. As indicated in the January 7, 2022 letter from T-Mobile and the T-Mobile RF Justification Package included with the application, the proposed communication tower will replace antennas T-Mobile has on the constrained structure (A2G0804A) because the existing unipole facility has limited space that will not fit all of T-Mobile's required antennae and will not meet its needs for 5G. Further, mounting the antennae within the existing canister facility would create an airflow issue that causes the equipment to overheat. With the new monopole communication tower, T-Mobile will be able to fully deploy its antennae and equipment, including 5G facilities, at the height required to provide the necessary coverage and data capacity to its customers. The Color Plot map included with the RF Justification Package depicts the proposed coverage areas for each of the antenna sectors on the proposed communication tower. The yellow colored area depicts sector 1 a 0 degrees azimuth, the blue colored area depicts sector 2 at 120 degrees azimuth, and the green colored area depicts sector 3 at 240 degrees azimuth. There are no

existing towers or structures located within T-Mobile's search ring area on which the antennae could be located and meet its coverage and data capacity needs. Therefore, a new communication tower is required. Further, as depicted on Sheet Z-3 of the site plan and confirmed in the February 1, 2022 letter from Vertical Bridge, the communication tower will be designed to accommodate shared use for the co-location of other antennae, which will reduce the future proliferation of towers in the area.

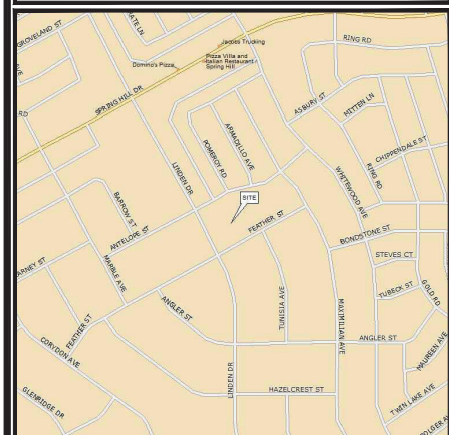
The proposed communication tower is a monopole design, which is generally recognized as having a reduced visual profile as compared to other tower types such as guyed or lattice towers. As explained in greater detail above and in the T-Mobile RF package, the proposed antennas cannot be concealed within the communication tower. However, the communication tower will be further camouflaged and screened from the surrounding properties based on its location within a mature tree canopy. As is provided for in the code, the communication tower compound will utilize the existing, mature tree canopy and other natural vegetation on the surrounding property to meet the 80% opacity requirement on the east, west, and south sides of the compound. As shown on the enclosed site plan, landscaping will be installed on the north side of the compound to supplement the existing vegetation in order to meet the opacity requirements. Finally, the proposed location of the communication tower on the larger parent parcel substantially setback from the property lines in the mature tree canopy will provide additional camouflage and screening from the surrounding properties.

SITE NAME: JAGUAR COFFEE CO
SITE #: US-FL-7063
SITE ADDRESS: FEATHER STREET
 SPRING HILL, FL 34609
 (HERNANDO COUNTY)
PROJECT DESCRIPTION: PROPOSED WIRELESS
 TELECOMM FACILITY
TOWER TYPE: 160' MONOPOLE TOWER
 (170' OVERALL)
JURISDICTION: HERNANDO COUNTY
PRESENT OCCUPATION TYPE: CHURCH
CURRENT ZONING: PDP/SU
PARCEL #: R32 323 17 5130 00D0 0010

PROJECT INFORMATION

LATITUDE N 28° 27' 47.68" (NAD '83)
LONGITUDE W 82° 30' 28.38" (NAD '83)
EXISTING GROUND ELEVATION = 49.7'± (NAVD '88)
PROPOSED GROUND ELEVATION = 50.2'± (NAVD '88)

1-A CERTIFICATION



DRIVING DIRECTIONS
 DIRECTIONS FROM TAMPA INTERNATIONAL AIRPORT: TAKE DESIRED ROUTE TO FL-689 TOLL N. TAKE EXIT 37 FOR PASCO CNTY 578/ COUNTY LINE RD. KEEP LEFT AND FOLLOW SIGNS FOR ARIPEKA. TURN LEFT ONTO COUNTY LINE RD THEN TURN RIGHT ONTO LINDEN DR. CONTINUE THROUGH THE NEXT THREE TRAFFIC CIRCLES AND STAY ON LINDEN DR. THEN TURN RIGHT ONTO ANTELOPE ST. THE SITE WILL BE ON THE RIGHT.

LESSEE:

T-Mobile

**5901 BENJAMIN CENTER DRIVE, SUITE 110 A-B
 TAMPA, FL 33634**

**SITE #: A2G7804B
 SITE NAME:
 JAGUAR COFFEE COMPANY
 FEATHER STREET
 SPRING HILL, FL 34609
 (HERNANDO COUNTY)**

TOWER OWNER:
 NAME: VB BTS, LLC
 ADDRESS: 750 PARK OF COMMERCE DR, STE 200
 BOCA RATON, FL 33487
 CONTACT: QABIYL JOHNSON
 PHONE: (954) 608-9538

LESSEE:
 NAME: T-MOBILE
 ADDRESS: 5901 BENJAMIN CENTER DRIVE,
 SUITE 110 A-B
 TAMPA, FL 33634
 CONTACT: CUSTOMER SERVICE
 PHONE: (800) 937-8997

SURVEYOR:
 NAME: POINT TO POINT LAND SURVEYORS
 ADDRESS: 100 GOVERNORS TRACE, STE. 103
 PEACHTREE CITY, GA 30269
 CONTACT: G. DARRELL TAYLOR
 PHONE: (678) 565-4440

CIVIL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 CONTACT: JOSH CARDEN P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 CONTACT: JOSH CARDEN, P.E.
 PHONE: (919) 661-6351

FIRE DEPARTMENT:
 NAME: HERNANDO COUNTY FIRE RESCUE-STATION 3
 PHONE: (852) 540-4353

POLICE DEPARTMENT:
 NAME: HERNANDO COUNTY SHERIFF'S DEPT.
 PHONE: (352) 754-6830

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2020 FLORIDA BUILDING CODE (7TH EDITION)
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- ANSI/TIA/EIA-222-H (2017 EDITION)
- NATIONAL ELECTRIC CODE (2017 EDITION)

CODE COMPLIANCE

ULTIMATE WIND SPEED: 150 MPH
 SERVICE WIND SPEED: 120 MPH
 RISK CATEGORY: II
 EXPOSURE CATEGORY: C
 TOPOGRAPHIC CATEGORY: 1.0

DESIGN CRITERIA SHOWN IS FOR REFERENCE ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION OR DESIGN. REFER TO TOWER MANUFACTURER DRAWINGS FOR DESIGN CRITERIA.

DESIGN CRITERIA

PROPERTY OWNER:
 NAME: THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY INC.
 ADDRESS: 13158 ANTELOPE ST
 SPRING HILL, FL 34609
 CONTACT: ATTORNEY
 PHONE: (352) 345-8315

UTILITIES:
 POWER COMPANY: DUKE ENERGY
 CONTACT: CUSTOMER SERVICE
 PHONE: (877) 372-8477
 POLE # NEAR SITE: 50123369

TELEPHONE COMPANY:
 CONTACT: AT&T
 PHONE: (800) 288-2020
 PHONE # NEAR SITE: (352) 686-7034
 PEDESTAL # NEAR SITE: UNKNOWN

CONTACT INFORMATION

TOWER OWNER:

verticalbridge

**750 PARK OF COMMERCE DRIVE, STE 200
 BOCA RATON, FL 33487
 (954) 608-9338**

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

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	4
-	SITE SURVEY	-
N1-N2	PROJECT NOTES	4
Z-1	SITE PLAN	4
Z-2	COMPOUND DETAIL	4
Z-3	TOWER ELEVATION	4
Z-4A	FENCE DETAILS	4
Z-4B	GATE DETAILS	4
Z-5	SIGNAGE DETAILS	4
Z-6	GRADING & EROSION CONTROL PLAN	4
Z-7	SILT FENCE DETAILS	4
Z-8	ACCESS DRIVE & CULVERT DETAILS	4
Z-9	DISSIPATOR PAD DETAILS	4
L-1	LANDSCAPING PLAN	4
L-2	LANDSCAPING DETAILS	4

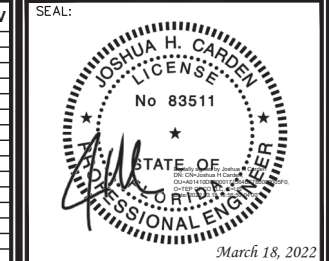
INDEX OF SHEETS

PLANS PREPARED BY:

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

REV	DATE	ISSUED FOR:
4	03-18-22	ZONING
3	01-25-22	ZONING
2	12-01-21	ZONING
1	11-16-21	ZONING
0	10-22-21	ZONING

DRAWN BY: THD | CHECKED BY: JKW



SHEET NUMBER: **T-1**

REVISION: **4**

TEP#: 305920

GENERAL NOTES:

- ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VB BTS, LLC OR ITS DESIGNATED REPRESENTATIVE. ALL REFERENCES MADE TO LESSEE (VB BTS, LLC) IN THESE DOCUMENTS SHALL BE CONSIDERED T-MOBILE WIRELESS OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF FLORIDA.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH ANSI/TIA 222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES AND THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- THE LESSEE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS (LATEST REVISION) SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LESSEE AND THE LESSEE'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE LESSEE AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE LESSEE (VB BTS, LLC) AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES, AND COMPLIANCE WITH LOCAL, PROVINCIAL AND FEDERAL REGULATIONS REGARDING SAFETY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND THIS, PER THE INTERNATIONAL CODE - REGULATORS RESPECTING OCCUPATIONAL SAFETY & HEALTH THE SUCCESSFUL CONTRACTOR WILL SUBMIT HIS SAFETY MANUAL AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE (VB BTS, LLC)'S PROJECT MANAGER.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/LESSEE (VB BTS, LLC). CONTRACTOR/LESSEE (VB BTS, LLC) SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE LESSEE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED, AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
- TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO PRIOR TO THE START OF THE WORK ON THE PROJECT.

- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC...)
- THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF HOLDBACK.
- AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR THE LESSEE (VB BTS, LLC)'S FILE.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
- CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
- CONTRACTOR SHOULD BE PREPARED FOR RANDOM SAFETY INSPECTIONS AT ALL TIMES.
- CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER LOCAL AND FEDERAL STANDARDS AT ALL TIMES.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
- CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING AND PROVIDING PROOF OF RESULT.
- WHEN REQUESTED, PROVIDE 3 COPIES OF FABRICATION AND ERECTION DRAWINGS PRIOR TO FABRICATION. ALLOW UP TO 1 WEEK FOR REVIEW BY CONSULTANT.
- IN ADDITION TO CONTRACTOR'S QUALITY CONTROL PROGRAM, INDEPENDENT TESTING AND INSPECTION MAY BE PERFORMED BY LESSEE (VB BTS, LLC) OR LESSEE (VB BTS, LLC)'S REPRESENTATIVE.
- SUBMIT RED-LINES COPY OF CONSTRUCTION DRAWINGS UPON COMPLETION OF CONSTRUCTION HIGHLIGHTING CHANGES IN THE STAMPED AND SIGNED AS-BUILT CONDITION FROM SHOWN ON THE DRAWINGS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY LESSEE (VB BTS, LLC).

CONCRETE:

- ALL CONCRETE AND CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
- THE CONTRACTOR SHALL TAKE SAMPLES OF THE CONCRETE POURED UNDER THE CONDITIONS OUTLINED IN THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
- ANY FAILURE OF A CONCRETE TEST CYLINDER TO MEET THE SPECIFIED STRENGTH REQUIREMENTS MUST BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. CORRECTIVE ACTION MUST BE APPROVED BY THE ENGINEER AND ALL RELATED COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE A MINIMUM OF 3,000 PSI (21 MPA), EXCEPT AS NOTED OR DIRECTED IN THE SOIL REPORT. THE CONCRETE, WHEN POURED, SHALL CONTAIN 7% AIR ENTRAINMENT WITH AN ALLOWABLE VARIATION OF +2%.
- CONTRACTOR MUST TAKE SLUMP TEST AT LEAST ONCE FROM EACH TRANSIT MIXER AFTER A MINIMUM OF 3% CONCRETE LOAD HAD BEEN DISCHARGED. SLUMP, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE 75 MM (2.95 INCHES).
- MIXED CONCRETE ON SITE (REMOTE AREAS) WITH THE CORRECT PROPORTION OF CEMENT, SAND, GRAVEL, AND AIR-ENTRAINING AGENT ALREADY ADDED, THE DRY PREMIX IS TO BE MIXED IN A CONCRETE BATCHER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- BEFORE POURING CONCRETE, THE TRANSPORTING EQUIPMENT AND FORMS SHALL BE CLEANED AND ALL DEBRIS AND ICE SHALL BE REMOVED FROM PLACES TO BE OCCUPIED BY THE CONCRETE. ANY WATER THAT HAS ACCUMULATED IN THE FORMS SHALL BE REMOVED.
- ALL CONCRETE SHALL BE VIBRATED AND WORKED AROUND THE REINFORCEMENTS, EMBEDDED FIXTURES AND INTO THE CORNERS OF THE FORMS. ANY EXCESS WATER THAT ACCUMULATES WHILE THE CONCRETE IS BEING POURED SHALL BE REMOVED.

PLANS PREPARED FOR:



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)

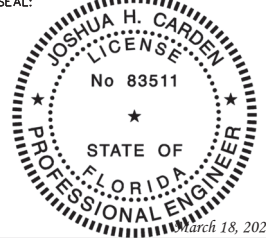
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:



4	03-18-22	ZONING
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REV	DATE	ISSUED FOR:
DRAWN BY: THD		CHECKED BY: JKW

SHEET TITLE:
GENERAL NOTES I

SHEET NUMBER: N-1	REVISION: 4
TEP#:	305920

CONCRETE (CONTINUED):

- THE DESIGN ENGINEER SHALL RECEIVE A MINIMUM OF 24 HOURS NOTICE OF EVERY POUR.
- THE CONCRETE IN FOUNDATIONS MUST BE POURED IN CONTINUOUS POURS BETWEEN CONSTRUCTION JOINTS. NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON SITE SPECIFIC DRAWINGS WILL BE PERMITTED. THE CONTRACTOR SHALL PROVIDE EFFICIENT EQUIPMENT TO COMPLETE THE POURING OF EACH SECTION IN ONE CONTINUOUS POUR.
- ALL FRAMEWORK SHALL BE BUILT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SHALL BE THOROUGHLY BRACED AND PLUMBED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE SHAPES, LINES, GRADES, AND DIMENSIONS INDICATED ON THE SITE DRAWINGS.
- FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE IS ADEQUATELY SET. THEIR REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO ENSURE THE COMPLETE SAFETY OF THE STRUCTURE.
- FORMS WHICH SUPPORT THE WEIGHT OF THE CONCRETE, OR OF SUPERIMPOSED LOADS, SHALL NOT BE REMOVED UNTIL THE CONCRETE IS STRONG ENOUGH TO CARRY ITS OWN WEIGHT, AND SUCH SUPERIMPOSED LOADS AS MAY BE PLACED UPON IT.
- THE CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR AT LEAST 5 DAYS AFTER IT HAS BEEN POURED.
- ALL SURFACES WHICH ARE NOT PROTECTED BY FORMS OR A SEALED WATERPROOF COATING SHALL BE KEPT MOIST BY CONTINUOUS SPRINKLING, OR OTHER MEANS SUCH AS COVERING WITH MOIST SAND, SAWDUST, OR BURLAP.
- WHERE NECESSARY, THE CONCRETE SHALL BE PROTECTED AGAINST THE WEATHER BY A FRAMED HOUSING, TARPULINS, OR OTHER SUITABLE COVERING.

REINFORCING STEEL (REBAR):

- REINFORCING STEEL SHALL MEET CODE AND BE PLACED ACCORDING TO THE APPLICABLE DRAWINGS. THE MINIMUM THICKNESS OF CONCRETE OVER THE STEEL SHALL BE AT LEAST 3".
- ALL REINFORCEMENTS THAT ARE REQUIRED FOR A DAYS POUR ON CONCRETE SHALL BE SECURELY FIXED IN PLACE IN SUFFICIENT TIME TO PERMIT INSPECTION BEFORE CONCRETING BEGINS.
- THE DESIGN ENGINEER SHALL BE GIVEN 24 HOURS NOTICE BEFORE THE CONCRETE IS TO BE POURED. FAILURE TO COMPLY MAY NECESSITATE, BUT NOT BE LIMITED TO, THE REMOVAL OF THE POURED CONCRETE AT THE CONTRACTOR'S EXPENSE.

GROUTING:

- WHERE GROUT IS INDICATED ON THE DRAWINGS UNDER STRUCTURAL BASE PLATES, THIS SHALL BE A NON-SHRINK, NON-FERROUS TYPE. METHODS OF MIXING AND PLACING MUST BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

COLD WEATHER CONCRETING:

- THE CONTRACTOR SHALL PROVIDE AND HAVE ON THE SITE READY FOR USE, ADEQUATE EQUIPMENT FOR HEATING CONCRETE MATERIALS AND PROTECTING FRESH CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER CONDITIONS, ACCORDING TO THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
- ALL CONCRETE MATERIALS, REBAR, FORMS, FILLERS, AND THE EARTH WITH WHICH THE CONCRETE IS TO COME INTO CONTACT WITH, SHALL BE FREE FROM FROST AND ICE.
- WHENEVER THE SURROUNDING TEMPERATURE IS BELOW 39°F, ALL CONCRETE POURED IN THE FORMS SHALL HAVE A TEMPERATURE OF 68°F FOR 4 DAYS.
- THE HOUSING, COVERING, OR OTHER PROTECTION USED FOR THE CURING SHALL REMAIN IN PLACE AND INTACT FOR AT LEAST 24 HOURS AFTER THE ARTIFICIAL HEATING IS DISCONTINUED.
- SALT, CALCIUM CHLORIDE, OR OTHER CHEMICALS SHALL NOT BE USED IN THE CONCRETE MIX TO PREVENT THE WATER CONTENT FROM FREEZING.

UTILITIES:

- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OF ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY LESSEES AND CONSTRUCTION MANAGER.
- DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE LESSEE (VB BTS, LLC). FOR GRASSES AREAS, SEED AND MULCH SHALL BE ACCEPTABLE.
- THE CONTRACTOR SHALL COORDINATE WITH THE LESSEE (VB BTS, LLC) THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE LESSEE (VB BTS, LLC)'S REQUIREMENTS.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

ILLUMINATION:

- COMMUNICATION TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT TO ASSURE HUMAN SAFETY OR AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION. AT TIME OF CONSTRUCTION OF THE COMMUNICATION TOWER IN CASES WHERE THERE ARE RESIDENTIAL USES LOCATED WITHIN A DISTANCE WHICH IS THREE HUNDRED (300) PERCENT OF THE HEIGHT OF THE TOWER FROM THE TOWER, DUAL MODE LIGHTING SHALL BE REQUESTED FROM THE FAA.

FINISHED COLOR:

- COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE EITHER A GALVANIZED FINISH OR PAINTED A NON-CONTRASTING BLUE, GRAY, OR BLACK FINISH.

COLLOCATION:

EVERY SPECIAL EXCEPTION FOR A COMMUNICATION TOWER WHICH IS EIGHTY (80) FEET IN HEIGHT OR TALLER AND WHICH IS ISSUED AFTER JUNE 23, 1997, SHALL INCLUDE THE FOLLOWING CONDITIONS:

- ALL NEW COMMUNICATION TOWERS SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE AT LEAST ONE (1) OTHER SERVICE PROVIDER.
- THE APPLICANT FOR A NEW COMMUNICATION TOWER SHALL PROVIDE A NOTARIZED LETTER ACKNOWLEDGING THAT THE COMMUNICATION TOWER IS DESIGNED AND WILL BE CONSTRUCTED TO ACCOMMODATE AT LEAST ONE (1) OTHER SERVICE PROVIDER.
- ALL SERVICE PROVIDERS SHALL COOPERATE IN GOOD FAITH WITH OTHER SERVICE PROVIDERS TO ACCOMPLISH CO-LOCATION OF ADDITIONAL ANTENNAS ON COMMUNICATION TOWERS WHICH ARE EXISTING, PERMITTED, OR OTHERWISE AUTHORIZED BY ORANGE COUNTY, WHERE FEASIBLE.

ABANDONMENT:

- IN THE EVENT THE USE OF ANY COMMUNICATION TOWER HAS BEEN DISCONTINUED FOR A PERIOD OF ONE HUNDRED EIGHTY (180) CONSECUTIVE DAYS, THE TOWER SHALL BE DEEMED TO BE ABANDONED. DETERMINATION OF THE DATE OF ABANDONMENT SHALL BE MADE BY THE ZONING MANAGER WHO SHALL HAVE THE RIGHT TO REQUEST DOCUMENTATION AND/OR AFFIDAVITS FROM THE COMMUNICATION TOWER OWNER/OPERATOR REGARDING THE ISSUE OF TOWER USAGE. FAILURE OR REFUSAL FOR ANY REASON BY THE OWNER/OPERATOR TO RESPOND WITHIN TWENTY (20) DAYS TO SUCH A REQUEST SHALL CONSTITUTE PRIMA FACIE EVIDENCE THAT THE COMMUNICATION TOWER HAS BEEN ABANDONED. UPON A DETERMINATION OF ABANDONMENT AND NOTICE THEREOF TO THE OWNER/OPERATOR, THE OWNER/OPERATOR OF THE TOWER SHALL HAVE AN ADDITIONAL ONE HUNDRED EIGHTY (180) DAYS WITHIN WHICH TO: (I) REACTIVATE THE USE OF THE TOWER OR TRANSFER THE TOWER TO ANOTHER OWNER/OPERATOR WHO MAKES ACTUAL USE OF THE TOWER WITHIN THE ONE-HUNDRED-EIGHTY-DAY PERIOD, OR (II) DISMANTLE AND REMOVE THE TOWER, AT THE EARLIER OF ONE HUNDRED EIGHTY-ONE (181) DAYS FROM THE DATE OF ABANDONMENT WITHOUT REACTIVATION OR UPON COMPLETION OF DISMANTLING AND REMOVAL, ANY SPECIAL EXCEPTION AND/OR VARIANCE APPROVAL FOR THE TOWER SHALL AUTOMATICALLY EXPIRE.

PLANS PREPARED FOR:



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)

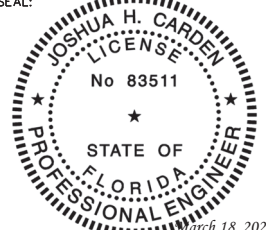
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:



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:

GENERAL NOTES II

SHEET NUMBER: **N-2** REVISION: **4**

TEP#: 305920



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

[Signature] DATE: 10/11/2021
G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #L36904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°29'39"E	135.06'

PARENT PARCEL

OWNER: THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY, INCORPORATED
SITE ADDRESS: 1315B ANTELOPE ST, SPRING HILL, FL 34609
PARCEL ID: R32 323 17 5130 0000 0010
AREA: 5.10 ACRES PER TAX ASSESSOR
ZONED: PDP (SU) CHURCH - PLANNED DEVELOPMENT DISTRICT - SPECIAL USE
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 595 PAGE 129

GPS NOTES

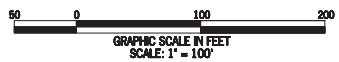
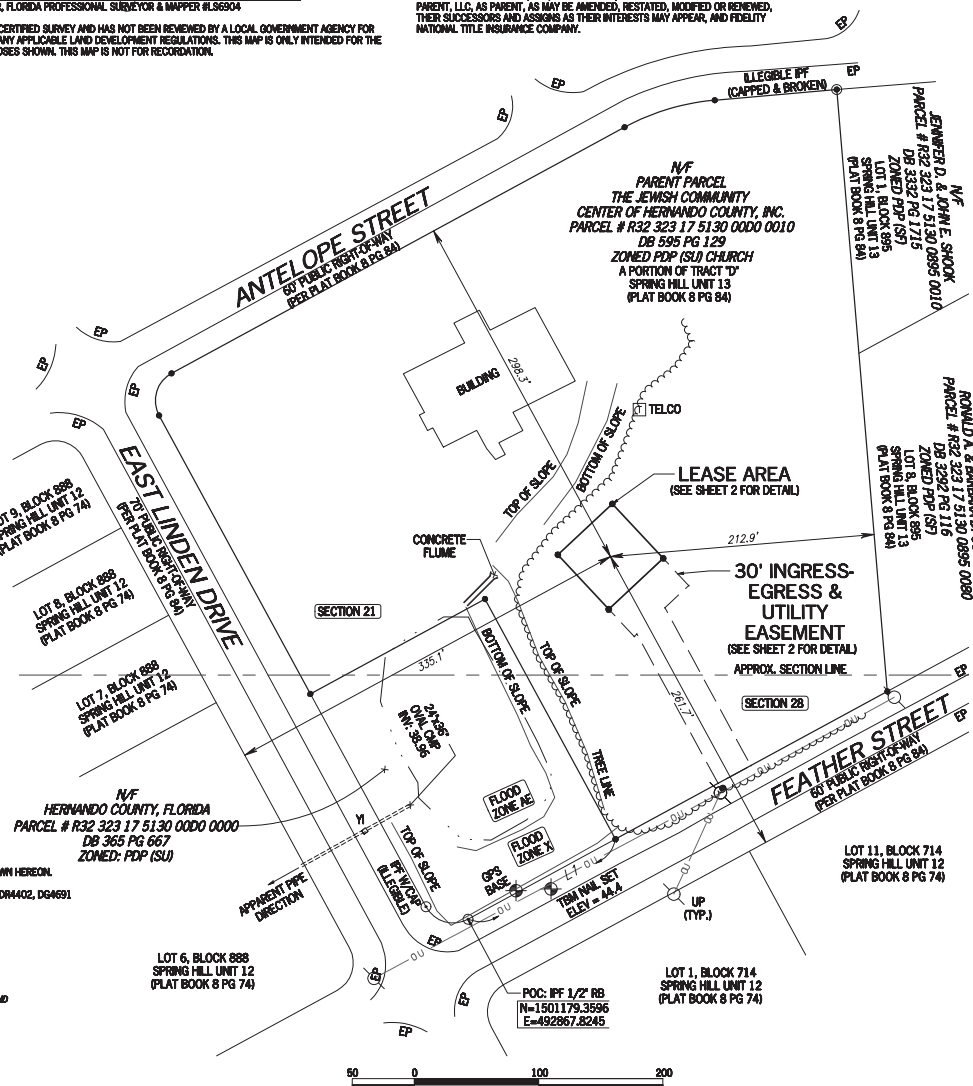
THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.02 FEET (HORIZ) 0.09 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH36S PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 09/28/2021
DATUM / EPOCH: NAD 83(2011) L1EPOCH2010.0000
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
CONNECTED GRID FACTORS: 0.99997368" CENTERED ON THE GPS BASE POINT AS SHOWN HEREON
CONVERGENCE ANGLE: -0.24218957"
BENCHMARKS USED: DG6003, D49757, DG4685, DG9757, DE3138, DF5773, DE6012, DR4402, DG4681



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPB IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MARKING FOUND
- UB UNBURNED
- UBB BURNED
- UP UTILITY POLE
- UV INVERT
- CP CONCRETE PAD
- EP EDGE OF PAVEMENT
- TC TOP OF CURB
- BC BACK OF CURB
- OU OVERHEAD UTILITY
- OU UNDERGROUND UTILITY
- CMF CORRUGATED METAL PIPE
- GW GUY WIRE ANCHOR
- TR TRANSFORMER
- NF NOW OR FORMERLY
- Y YARD WELT

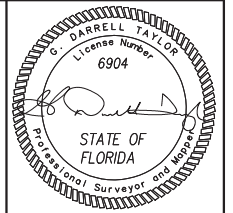
Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VB BTS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENCE OR EVIDENCE IN THE REE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.
THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 36 (DATE OF LAST FIELD VISIT: 09/28/2021)
THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 83 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.9'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 1205303300D DATED: 02/02/2012
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.
THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR THE INGRESS-EGRESS & UTILITY EASEMENT AT THE TIME THE SURVEY WAS COMPLETED.
THE LEASE AREA AND THE INGRESS-EGRESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
THE INGRESS-EGRESS & UTILITY EASEMENT GOES TO FEATHER STREET, A CONFIRMED PUBLIC RIGHT-OF-WAY.



NO.	DATE	REVISION
1	11/8/21	CLIENT COMMENTS

POINT TO POINT LAND SURVEYORS
Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
Phone: 678.565.4440 (fax) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

VB BTS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

JAGUAR COFFEE CO
SITE NO.
US-FL-7063
SECTIONS 21 & 28,
TOWNSHIP 23 SOUTH, RANGE 18 EAST,
HERNANDO COUNTY, FLORIDA

DRAWN BY: SJF
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: OCTOBER 11, 2021
P2P JOB #: 211396FL

SHEET:
1
OF 3

(SURVEY NOT VALID WITHOUT SHEETS 2 & 3)

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LINE TABLE

LINE	BEARING	DISTANCE
L2	N61°29'08"E	93.92'
L3	N28°30'52"W	136.90'
L4	S46°55'59"W	2.90'
L5	N43°04'01"W	30.00'
L6	N46°55'59"E	60.00'
L7	S43°04'01"E	30.00'
L8	S46°55'59"W	26.11'
L9	S28°30'52"E	144.68'
L10	S61°29'08"W	30.00'
L11	N43°04'01"W	60.00'
L12	N46°55'59"E	60.00'
L13	S43°04'01"E	60.00'

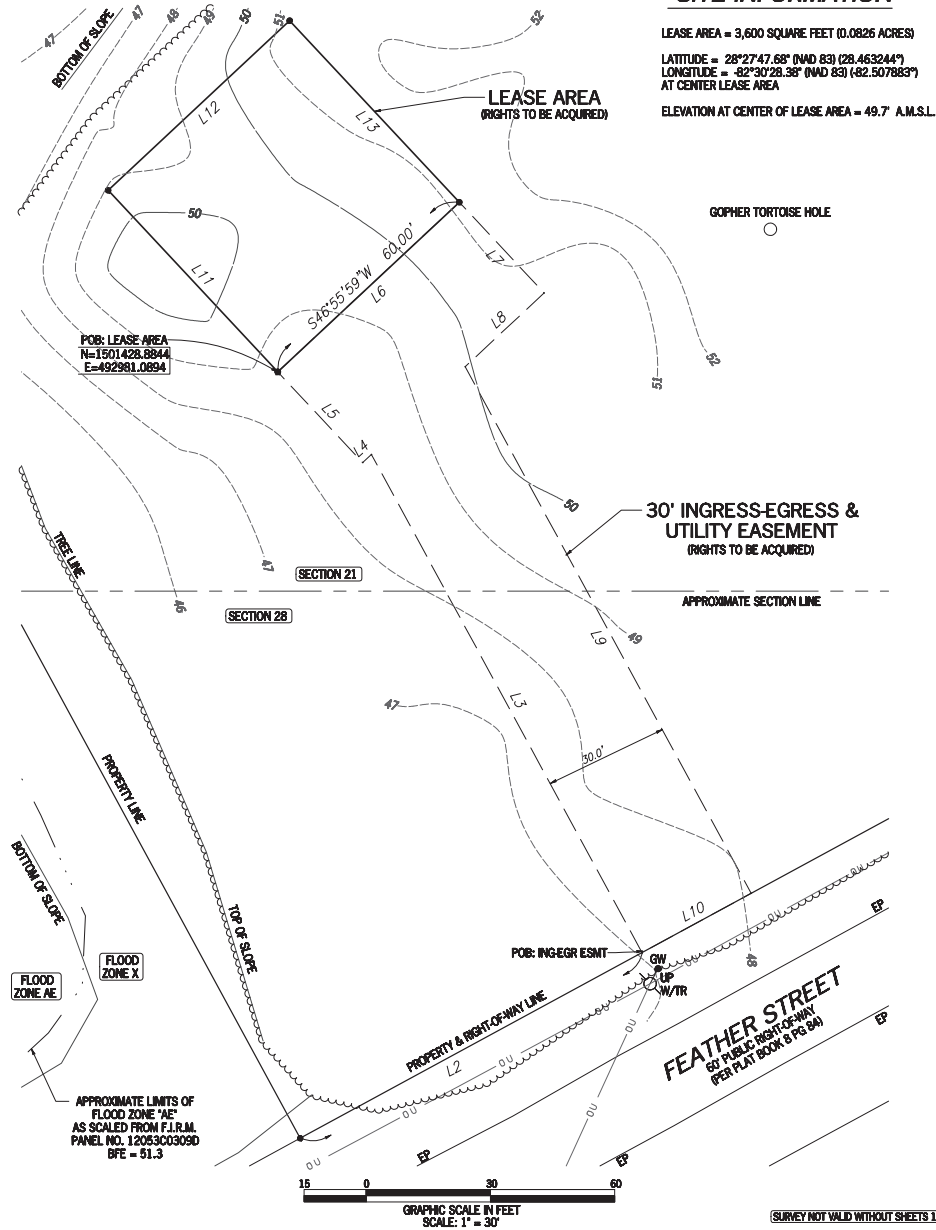
TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF AUGUST 11, 2021, BEING COMMITMENT NO. 35113420, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

- 1-7. STANDARD EXCEPTIONS - NOT THE TYPE TO BE DEPICTED.
- 8. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 8, PAGE 84. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND HAS BEEN RECONFIGURED BY TITLE OUTCONVEYANCES AND THE RESULTING BOUNDARY IS REFLECTED HEREON.]
- 9. DECLARATION OF RESTRICTIONS FOR CHURCH SITE RECORDED ON NOVEMBER 8, 1985 IN DEED BOOK 593, PAGE 1831; ASSIGNMENT OF AUTHORITY UNDER DECLARATION OF RESTRICTIONS RECORDED ON MAY 20, 1986 IN DEED BOOK 610, PAGE 0714. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]
- 10. GRANT OF NON-EXCLUSIVE EASEMENT IN FAVOR OF HERNANDO COUNTY, ITS SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON DECEMBER 7, 1987 IN DEED BOOK 673, PAGE 0373. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]
- 11. DEED OF NON-EXCLUSIVE EASEMENT IN FAVOR OF DELTONA UTILITIES, INC., A FLORIDA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON NOVEMBER 13, 1989 IN DEED BOOK 757, PAGE 0810; CORRECTIVE DEED OF NON-EXCLUSIVE EASEMENT RECORDED ON OCTOBER 23, 1992 IN DEED BOOK 885, PAGE 1882. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]
- 12. MORTGAGE DEED AND SECURITY AGREEMENT FROM TEMPLE BETH DAVID JEWISH CENTER, INC. F/K/A THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY, INCORPORATED, A FLORIDA CORPORATION, GRANTOR(S), IN FAVOR OF SUNTRUST BANK, NATURE COAST, A FLORIDA BANKING CORPORATION, DATED APRIL 17, 1997, AND RECORDED APRIL 23, 1997 IN DEED BOOK 1120, PAGE 1805, IN THE ORIGINAL AMOUNT OF \$300,000.00; MORTGAGE MODIFICATION AGREEMENT, DATED JULY 31, 2001 AND RECORDED AUGUST 8, 2001 IN DEED BOOK 1444, PAGE 1477, IN THE ORIGINAL AMOUNT OF \$278,735.95; ASSIGNMENT OF MORTGAGE RECORDED ON AUGUST 8, 2001 IN DEED BOOK 1444, PAGE 1484. [THESE ITEMS ARE APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]
- 13. NOTICE OF COMMENCEMENT RECORDED ON JANUARY 8, 2021 IN DEED BOOK 3936, PAGE 1165. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]

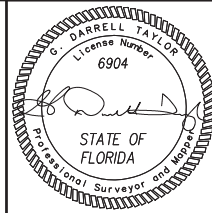
LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RFI	IRON PIN SET
RFV	IRON PIN FOUND
CMP	CONCRETE MONUMENT FOUND
RD	REBAR
UP	UTILITY POLE
HW	INVERT
CP	CONCRETE PAD
EP	EDGE OF PARCELS
TC	TOP OF CURB
BC	BACK OF CURB
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
GW	GLY WIRE ANCHOR
TR	TRUNKLINE
NVF	NOW OR FORMERLY



SITE INFORMATION

LEASE AREA = 3,600 SQUARE FEET (0.0826 ACRES)
 LATITUDE = 28°27'47.68" (NAD 83) (28.463244°)
 LONGITUDE = -82°30'28.38" (NAD 83) (-82.507883°)
 AT CENTER LEASE AREA
 ELEVATION AT CENTER OF LEASE AREA = 49.7' A.M.S.L.



NO.	DATE	REVISION
1	11/8/21	CLIENT COMMENTS

POINT TO POINT LAND SURVEYORS
 Business License Number: LB8148
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (direct) 678.565.4440 (fax) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

VB BTS, LLC
 750 PARK OF COMMERCE DRIVE, SUITE 200
 BOCA RATON, FL 33487

JAGUAR COFFEE CO
 SITE NO. US-FL-7063
 SECTIONS 21 & 28,
 TOWNSHIP 23 SOUTH, RANGE 18 EAST,
 HERNANDO COUNTY, FLORIDA

DRAWN BY: SJF
 CHECKED BY: JML
 APPROVED: D. MILLER
 DATE: OCTOBER 11, 2021
 P2P JOB #: 211396FL

SHEET:
2
 OF 3

Electronic Plot 11/11/21 11:58:56 AM User: cadm11396FL

LEGAL DESCRIPTION SHEET

PARENT PARCEL

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 35113420

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL: TRACT "D" OF SPRING HILL UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 84 THROUGH 100, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,

LESS AND EXCEPT;

THAT PART OF SAID TRACT "D" OF SPRING HILL UNIT 13, CONVEYED FROM THE DELTONA CORPORATION TO HERNANDO COUNTY, FLORIDA BY SPECIAL WARRANTY DEED DATED FEBRUARY 4, 1975 AND RECORDED JULY 21, 1975 IN OFFICIAL RECORDS BOOK 365, PAGES 667 THROUGH 669, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID TRACT "D" AND THE NORTHERLY RIGHT-OF-WAY LINE OF FEATHER STREET AS SHOWN ON THE SAID PLAT OF SPRING HILL UNIT 13; RUN THENCE S61°30'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FEATHER STREET FOR A DISTANCE OF 249.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S61°30'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EAST LINDEN DRIVE AS SHOWN ON THE SAID PLAT OF SPRING HILL UNIT 13; THENCE RUN N28°30'00"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF EAST LINDEN DRIVE FOR A DISTANCE OF 195.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN N61°30'00"E FOR A DISTANCE OF 160.00 FEET; THENCE RUN S28°30'00"E FOR A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.10 ACRES MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY, INCORPORATED, A FLORIDA CORPORATION FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION BY WARRANTY DEED DATED OCTOBER 29, 1985 AND RECORDED NOVEMBER 25, 1985 IN DEED BOOK 595, PAGE 0129.

TAX PARCEL NO. R323231751300000010

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS OF THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY, INCORPORATED, AS RECORDED IN DEED BOOK 595 PAGE 129, HERNANDO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/4-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF FEATHER STREET (HAVING A 60-FOOT RIGHT-OF-WAY), SAID REBAR HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 1501179.3596 E: 492867.8245; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 61°29'39" EAST, 135.06 FEET TO THE SOUTHWEST CORNER OF SAID JEWISH COMMUNITY CENTER LANDS; THENCE NORTH 61°29'08" EAST, 93.92 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 28°30'52" WEST, 136.90 FEET TO A POINT; THENCE, SOUTH 46°55'59" WEST, 2.90 FEET TO A POINT; THENCE, NORTH 43°04'01" WEST, 30.00 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 1501428.8844 E: 492981.0894, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 46°55'59" EAST, 60.00 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, SOUTH 43°04'01" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 46°55'59" WEST, 26.11 FEET TO A POINT; THENCE, SOUTH 28°30'52" EAST, 144.68 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61°29'08" WEST, 30.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.1383 ACRES (6,023 SQUARE FEET), MORE OR LESS.

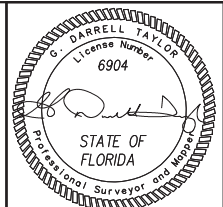
LEASE AREA

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS OF THE JEWISH COMMUNITY CENTER OF HERNANDO COUNTY, INCORPORATED, AS RECORDED IN DEED BOOK 595 PAGE 129, HERNANDO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/4-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF FEATHER STREET (HAVING A 60-FOOT RIGHT-OF-WAY), SAID REBAR HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 1501179.3596 E: 492867.8245; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 61°29'39" EAST, 135.06 FEET TO THE SOUTHWEST CORNER OF SAID JEWISH COMMUNITY CENTER LANDS; THENCE NORTH 61°29'08" EAST, 93.92 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 28°30'52" WEST, 136.90 FEET TO A POINT; THENCE, SOUTH 46°55'59" WEST, 2.90 FEET TO A POINT; THENCE, NORTH 43°04'01" WEST, 30.00 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 1501428.8844 E: 492981.0894 AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 43°04'01" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 46°55'59" EAST, 60.00 FEET TO A POINT; THENCE, SOUTH 43°04'01" EAST, 60.00 FEET TO A POINT; THENCE, SOUTH 46°55'59" WEST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.0826 ACRES (3,600 SQUARE FEET), MORE OR LESS.



NO.	DATE	REVISION
1	11/8/21	CLIENT COMMENTS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 Business License Number: LB8148
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (direct) 678.565.4440 (fax) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

VB BTS, LLC
 VB BTS, LLC
 750 PARK OF COMMERCE DRIVE, SUITE 200
 BOCA RATON, FL 33487

JAGUAR COFFEE CO
 SITE NO.
 US-FL-7063
 SECTIONS 21 & 28,
 TOWNSHIP 23 SOUTH, RANGE 18 EAST,
 HERNANDO COUNTY, FLORIDA

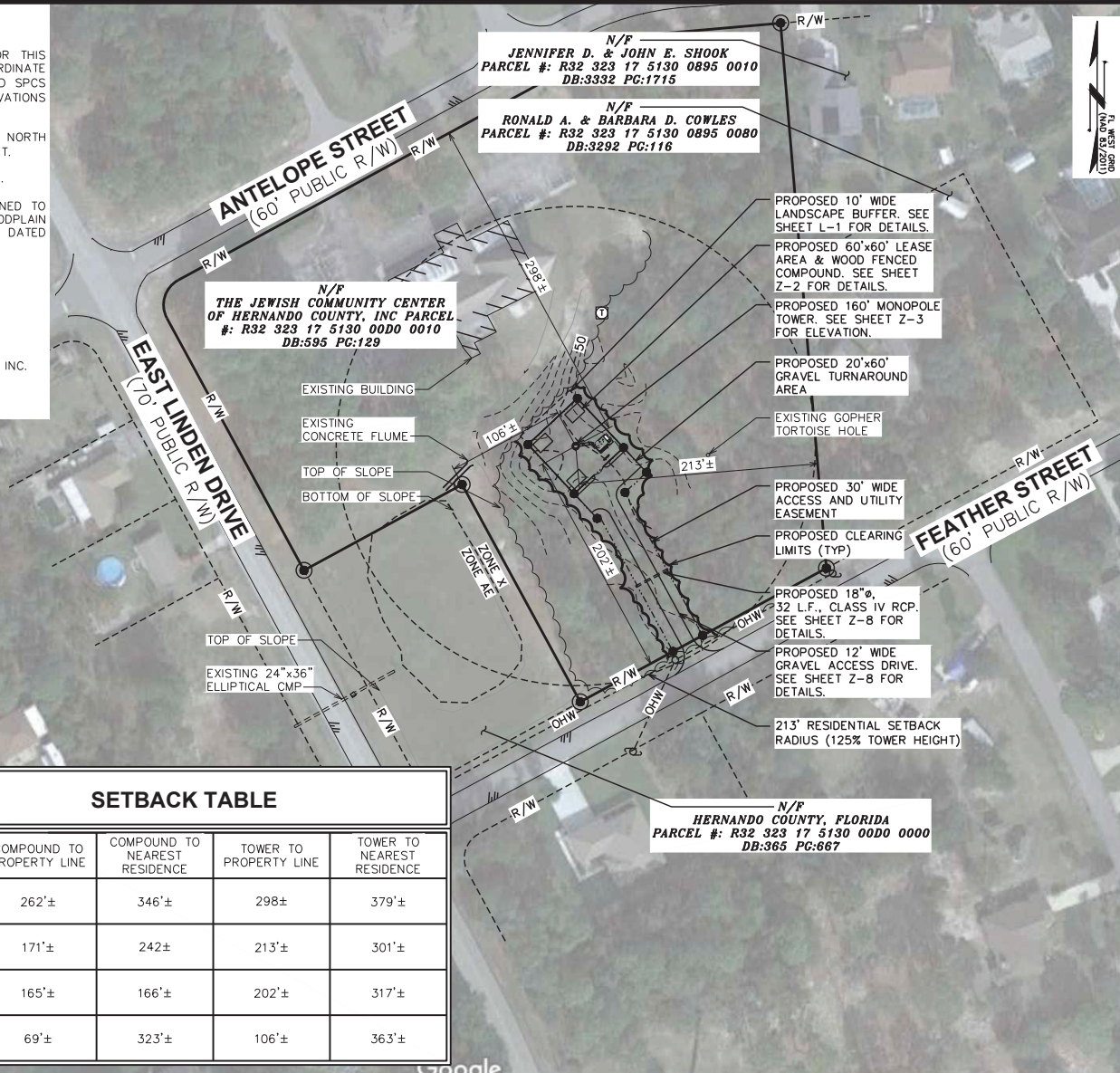
DRAWN BY: SJF	SHEET:
CHECKED BY: JKL	3
APPROVED: D. MILLER	
DATE: OCTOBER 11, 2021	
P2P JOB #: 211396FL	OF 3

SURVEY NOT VALID WITHOUT SHEETS 1 & 2

C:\Users\p2pls\OneDrive\Documents\211396FL\211396FL.dwg - 11/11/2021 10:58:11 AM

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:

 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:

 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:
SITE PLAN

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

LEGEND

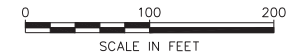
- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- EXISTING TREE LINE

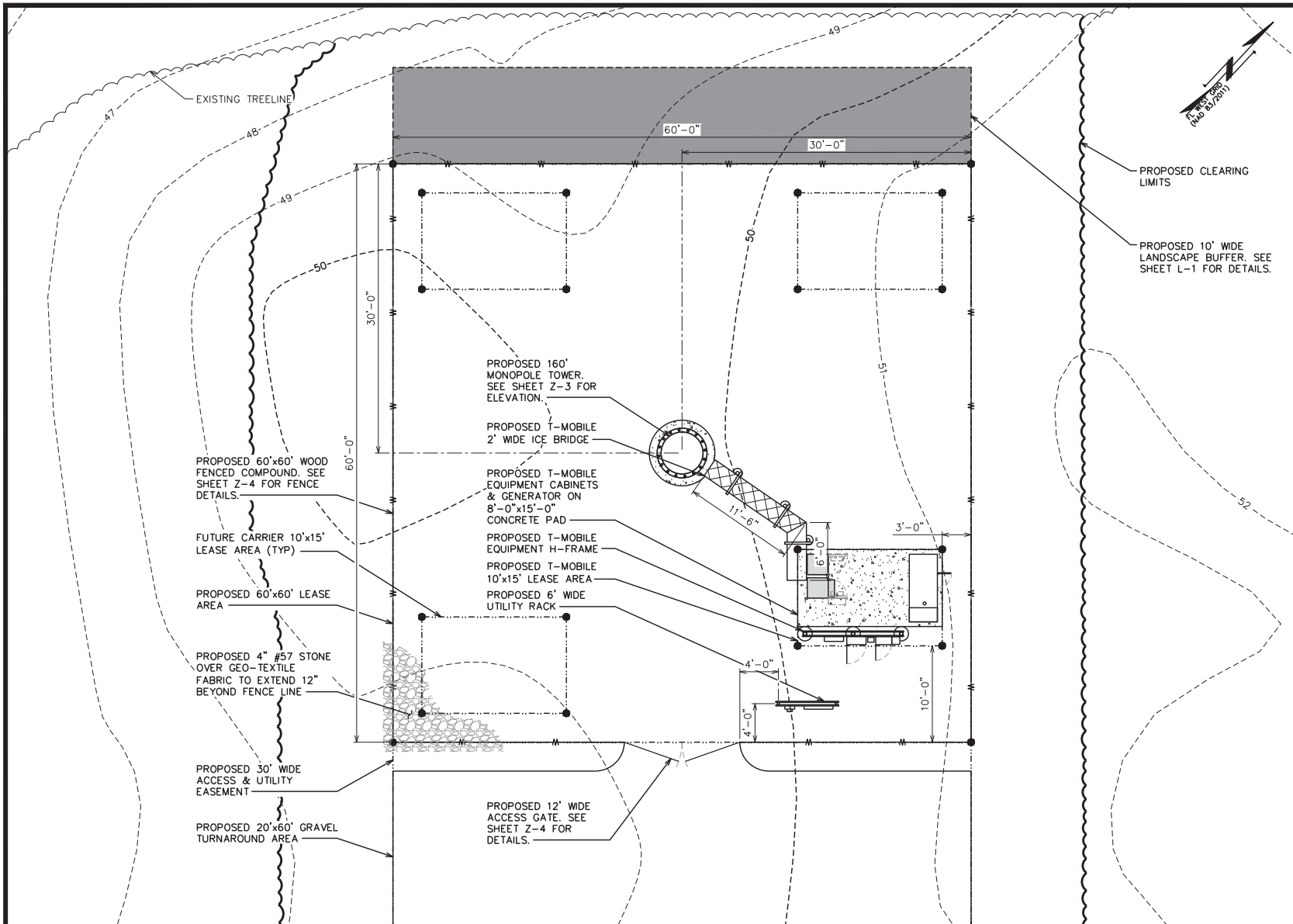
SETBACK TABLE

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'



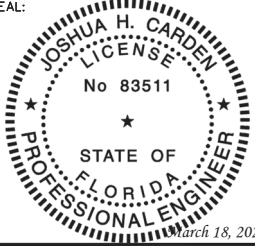


PLANS PREPARED FOR:
verticalbridge
 750 PARK OF COMMERCE DRIVE, STE 200
 BOCA RATON, FL 33487
 (954) 608-9338

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
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SEAL:

 JOSHUA H. CARDEN
 LICENSE
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 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:
COMPOUND DETAIL

SHEET NUMBER: **Z-2** | REVISION: **4**
 TEP#: 305920

COMPOUND DETAIL

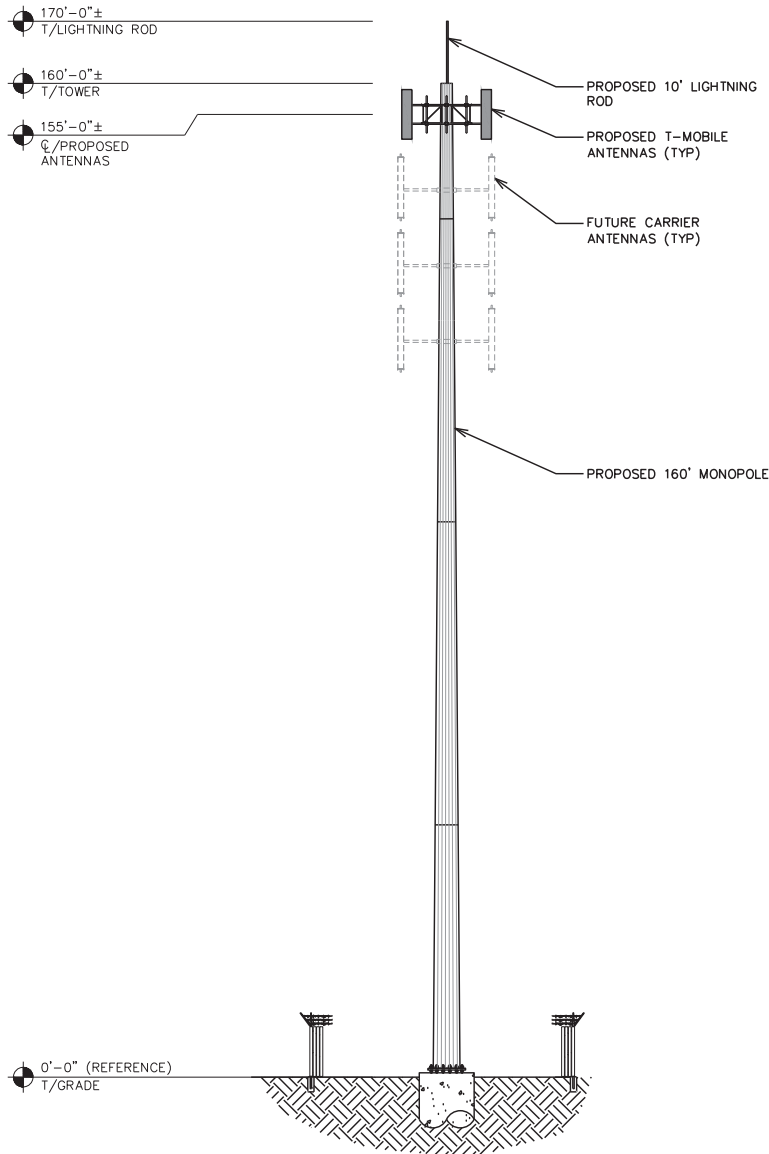
SCALE: 1" = 10'



SCALE IN FEET

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).



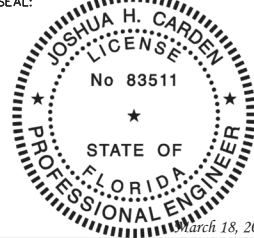
PLANS PREPARED FOR:

 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:

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 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net
 FL COA # 31011

SEAL:


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

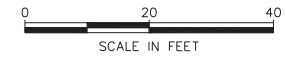
DRAWN BY: THD CHECKED BY: JKW

SHEET TITLE:
TOWER ELEVATION

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

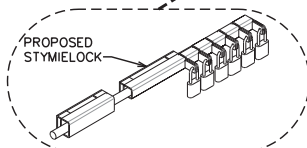
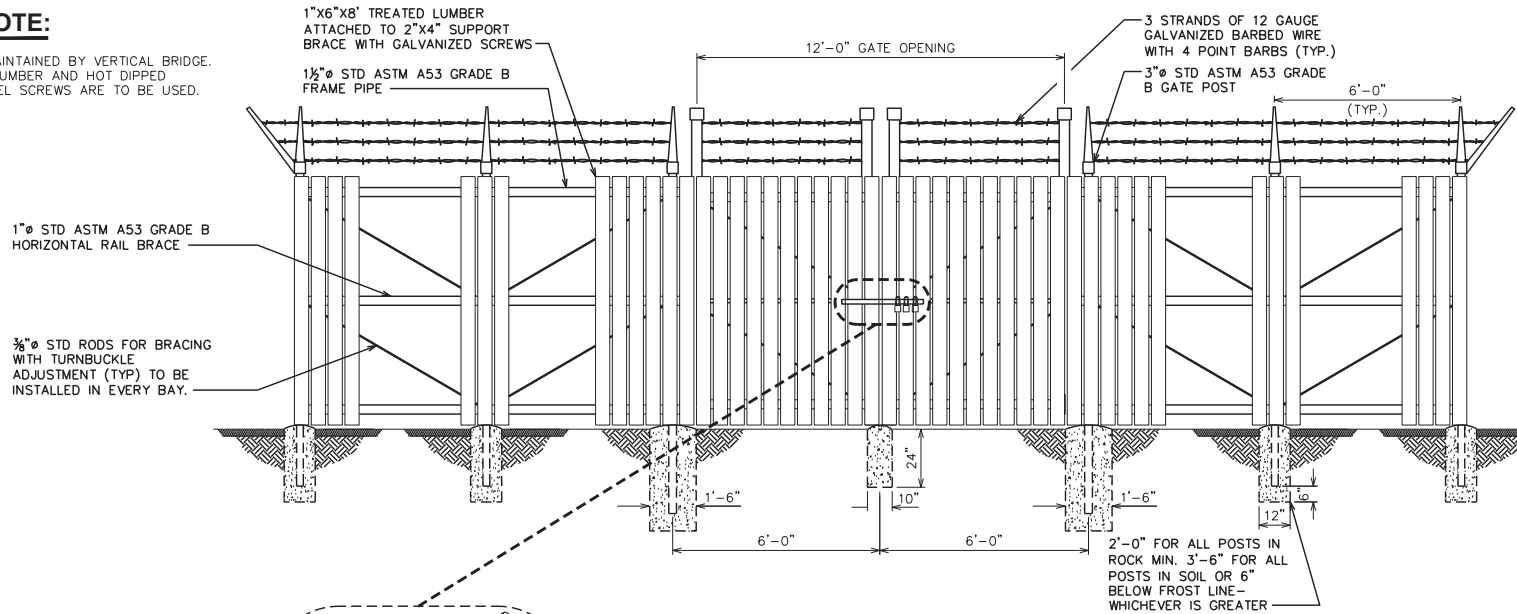
TOWER ELEVATION

SCALE: 1" = 20'



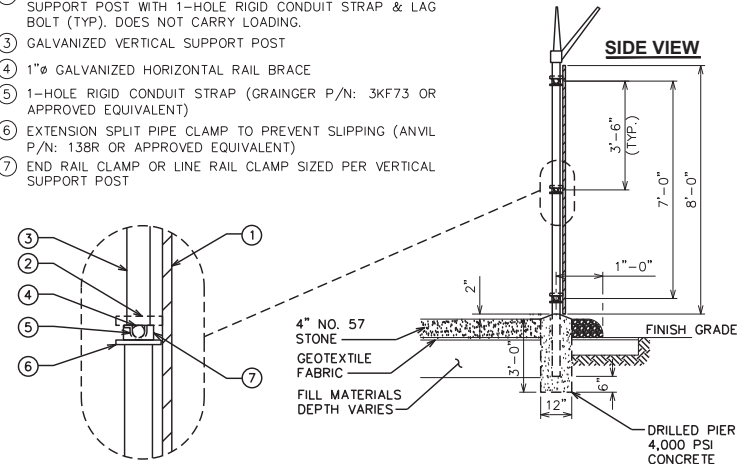
FENCE NOTE:

FENCE TO BE MAINTAINED BY VERTICAL BRIDGE. ONLY TREATED LUMBER AND HOT DIPPED GALVANIZED STEEL SCREWS ARE TO BE USED.



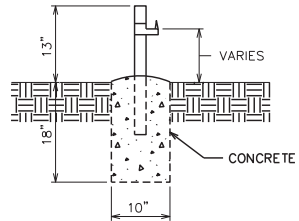
DRAWING NOTES:

- ① 1x6 TREATED WOOD. ATTACH TO HORIZONTAL WOOD STRINGER WITH HOT DIPPED GALVANIZED STEEL SCREWS.
- ② TREATED WOOD STRINGER. ATTACH TO HORIZONTAL SUPPORT POST WITH 1-HOLE RIGID CONDUIT STRAP & LAG BOLT (TYP). DOES NOT CARRY LOADING.
- ③ GALVANIZED VERTICAL SUPPORT POST
- ④ 1"Ø GALVANIZED HORIZONTAL RAIL BRACE
- ⑤ 1-HOLE RIGID CONDUIT STRAP (GRAINGER P/N: 3KF73 OR APPROVED EQUIVALENT)
- ⑥ EXTENSION SPLIT PIPE CLAMP TO PREVENT SLIPPING (ANVIL P/N: 138R OR APPROVED EQUIVALENT)
- ⑦ END RAIL CLAMP OR LINE RAIL CLAMP SIZED PER VERTICAL SUPPORT POST



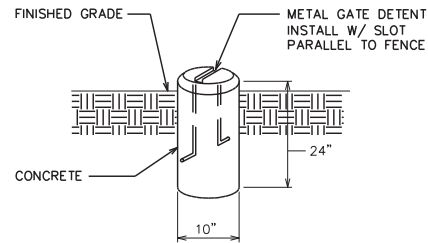
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.

FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

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:

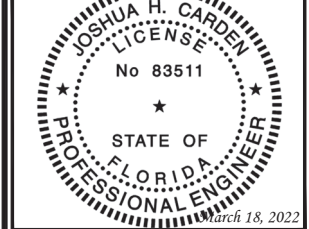


TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

FL COA # 31011

SEAL:



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

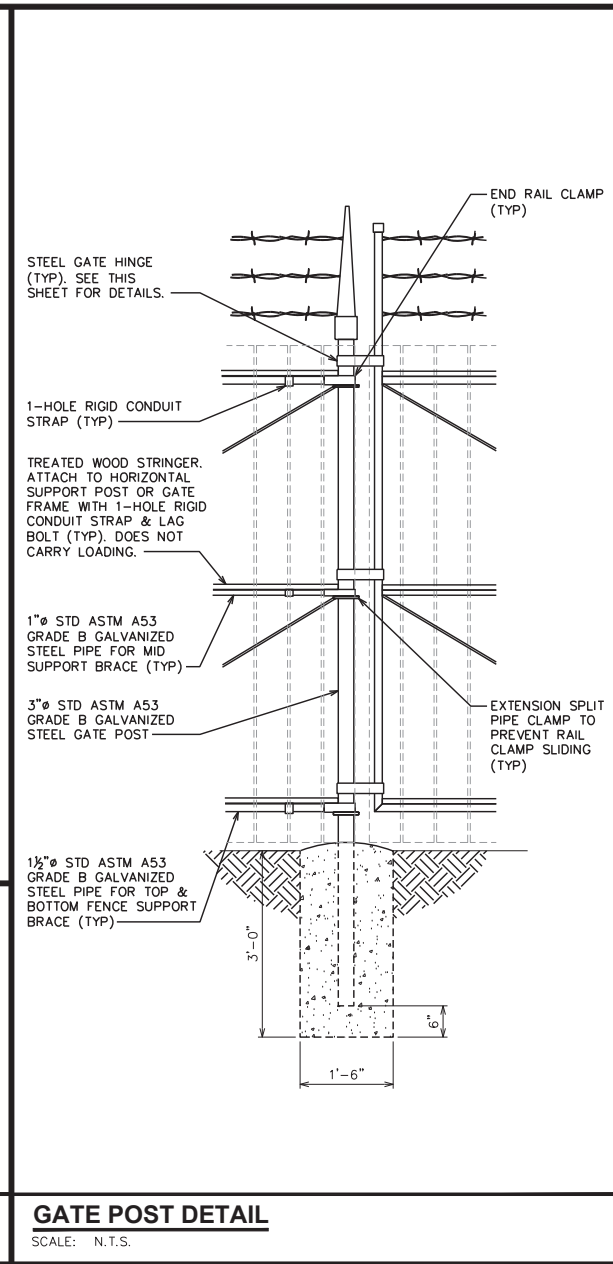
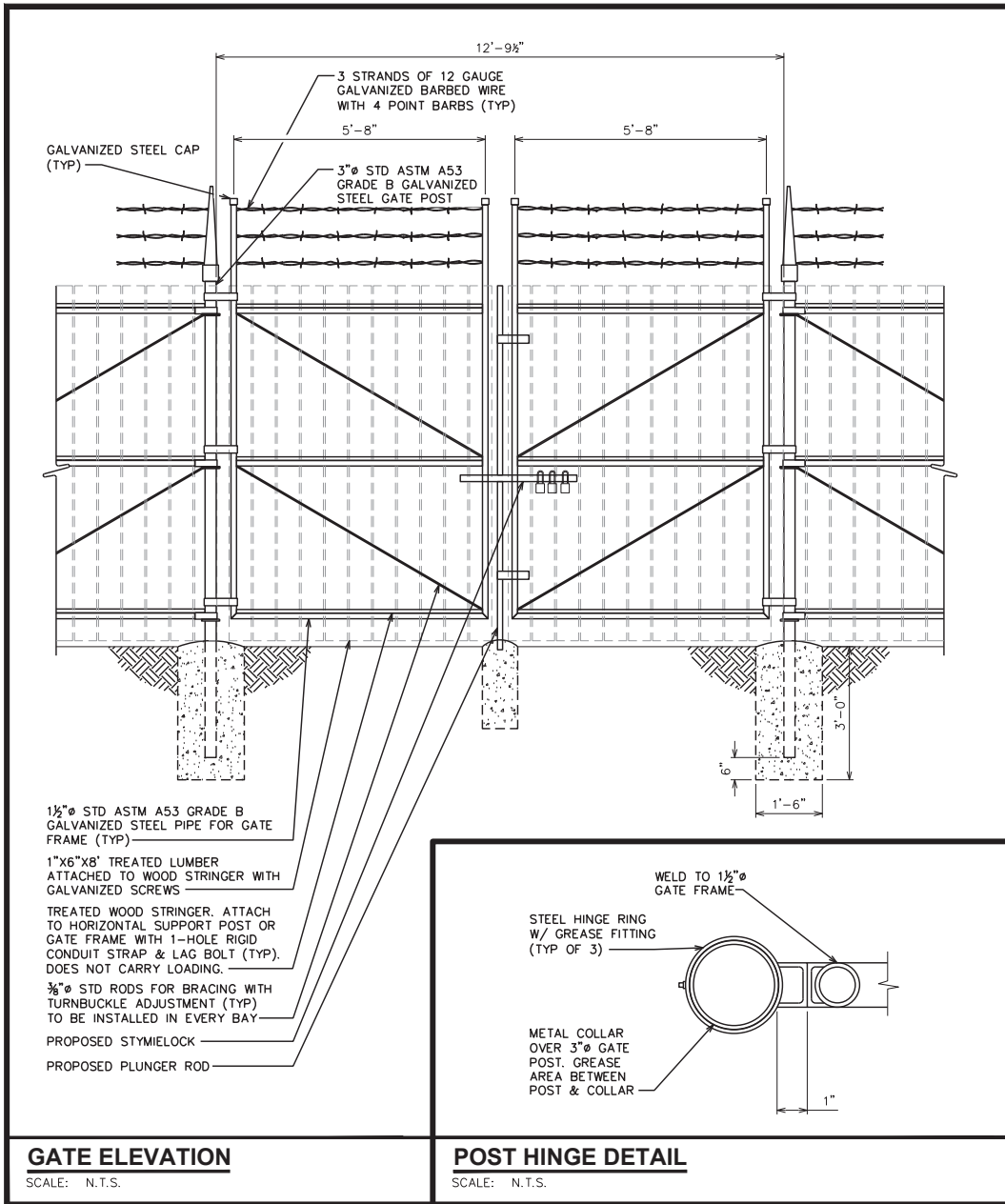
DRAWN BY: THD CHECKED BY: JKW

SHEET TITLE:

**FENCE
 DETAILS**

SHEET NUMBER: REVISION:

Z-4A **4**
 TEP#: 305920



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:

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:

ACCESS GATE DETAILS

SHEET NUMBER: **Z-4B** REVISION: **4**

TJP# 305920

NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
5. RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:

ST. CLAIR SIGNS
3184 WADE HAMPTON BOULEVARD
TAYLORS, SC 29687
(864) 244-0040

RF EXPOSURE SIGNS
RICHARD TELL ASSOCIATES
3433 RINGSTAR ROAD, SUITE 3
NORTH LAS VEGAS, NV 89030
(702) 645-3338

EXCEL SIGN & DECAL
1509 NORTH MILPITAS BLVD.
MILPITAS, CA 95035
(408) 942-8881

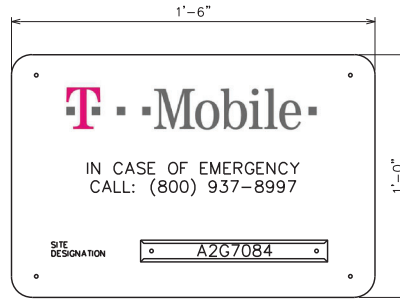
ATTENTION

THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.

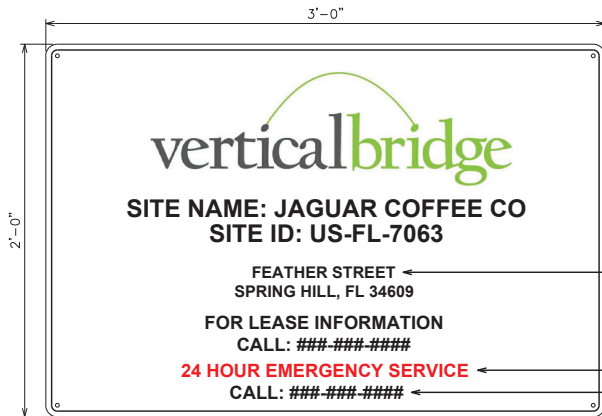


④ WHITE BACKGROUND WITH BLACK LETTERING
QUANTITY: (2)
TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 4)

NOTE:
NUMBER SHOWN IS GENERIC,
CONTRACT CONSTRUCTION MANAGER
FOR ACTUAL FCC TOWER REG. #.



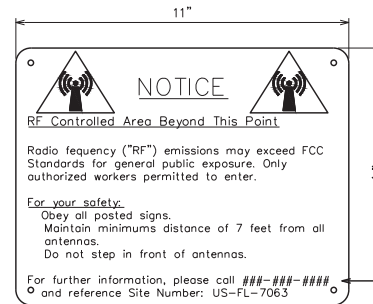
EMERGENCY SIGN
(RED METAL W/ WHITE LETTERING)



CONTRACTOR SHALL VERIFY ADDRESS PRIOR TO ORDERING SIGNAGE.

RED LETTERS (ALL OTHERS BLACK)

CONTRACTOR TO COORDINATE NUMBERS (TYP)



RF NOTICE SIGN
(WHITE METAL SIGN W/BLACK LETTERING)

CONTRACTOR TO COORDINATE NUMBERS (TYP)

PLANS PREPARED FOR:

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

DRAWN BY: THD | CHECKED BY: JKW

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:	REVISION:
Z-5	4
TYP#:	305920

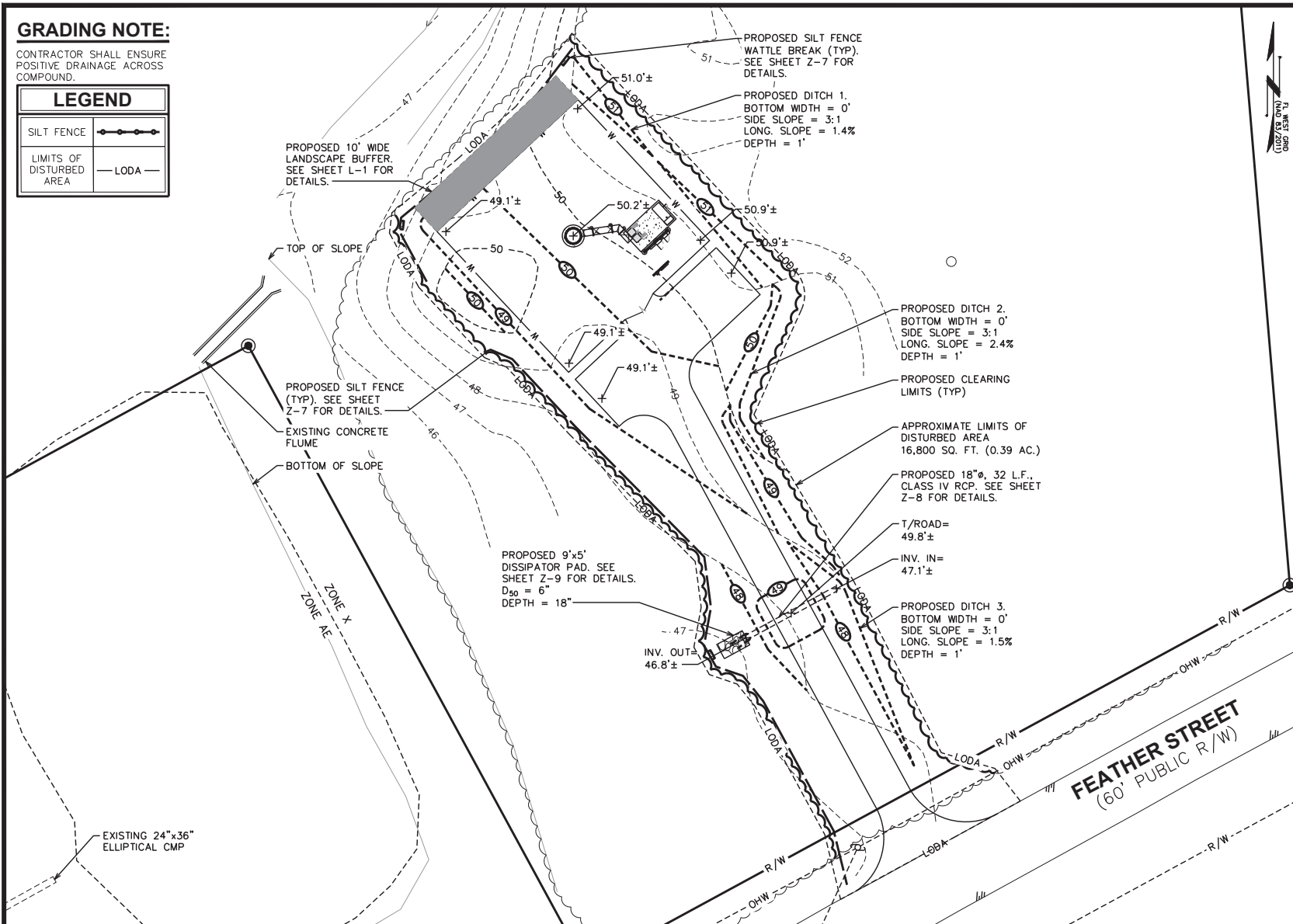
TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.

GRADING NOTE:

CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.

LEGEND	
SILT FENCE	
LIMITS OF DISTURBED AREA	— LODA —



PLANS PREPARED FOR:

 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:

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 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
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SEAL:

 JOSHUA H. CARDEN
 LICENSE
 No 83511
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 March 18, 2022

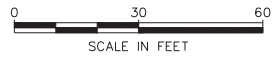
4	03-18-22	ZONING
3	01-25-22	ZONING
2	12-01-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: THD CHECKED BY: JKW

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

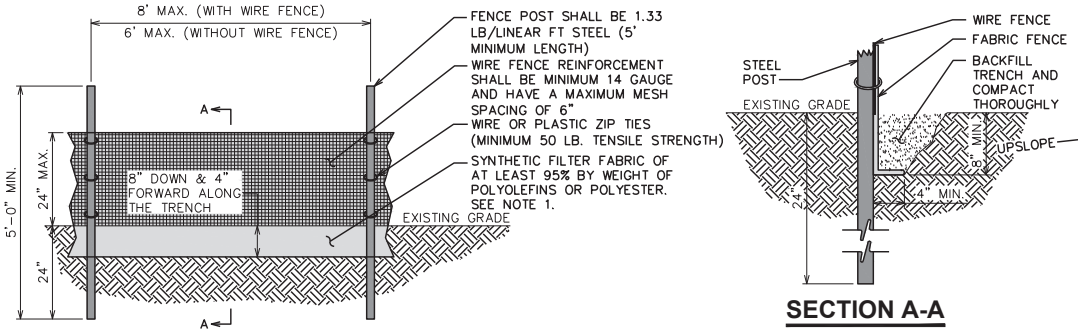
SHEET NUMBER: **Z-6** REVISION: **4**
 TE# #: 305920

GRADING & EROSION CONTROL PLAN
 SCALE: 1" = 30'



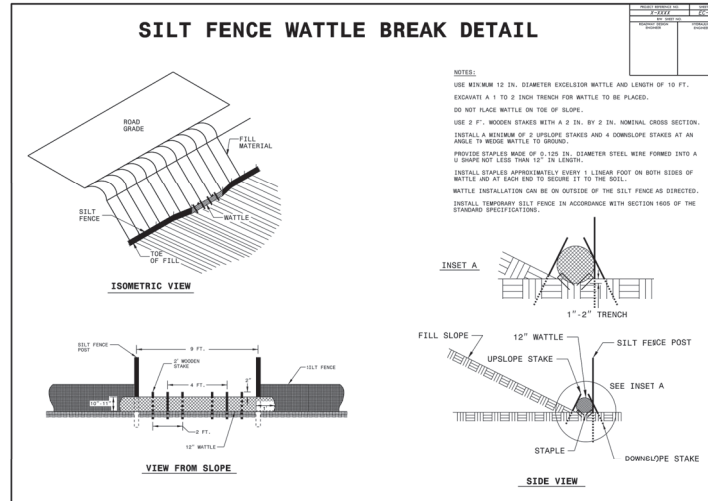
NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST
3. PLACE 10 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE WATTLE BREAK DETAIL

SCALE: N.T.S.

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:

JOSHUA H. CARDEN
LICENSE
No 83511
STATE OF FLORIDA
PROFESSIONAL ENGINEER
March 18, 2022

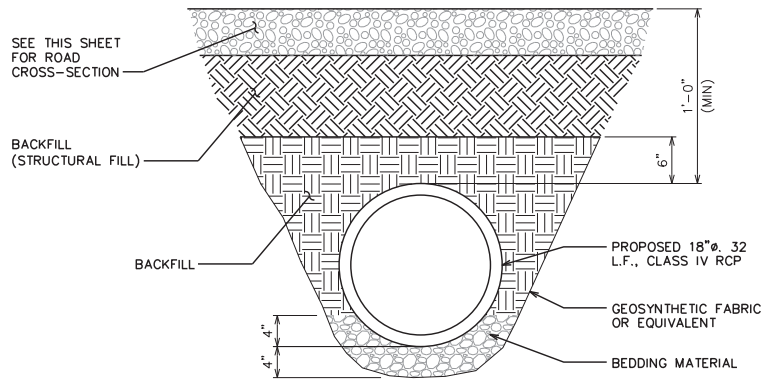
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3	01-25-22	ZONING
2	12-01-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: THD CHECKED BY: JKW

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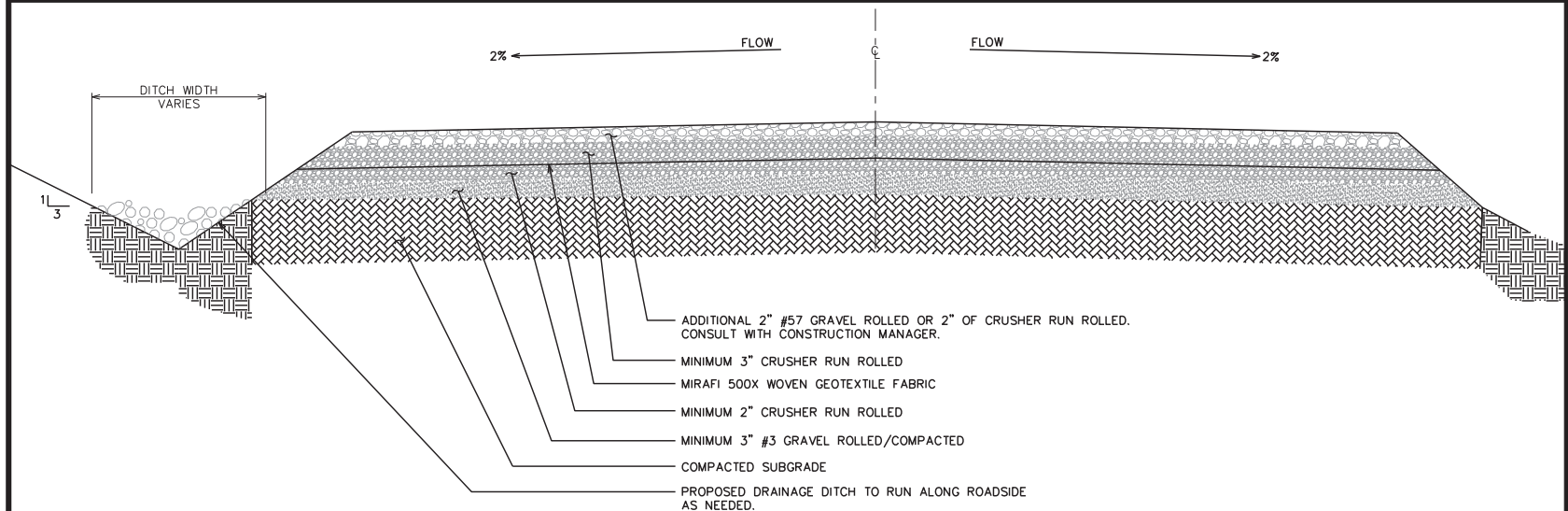
SILT FENCE DETAILS

SHEET NUMBER:	REVISION:
Z-7	4
TEP#:	305920



CULVERT DETAIL

SCALE: N.T.S.



STANDARD ROAD SECTION

SCALE: N.T.S.

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SHEET TITLE:

ACCESS ROAD & CULVERT DETAILS

SHEET NUMBER: **Z-8**

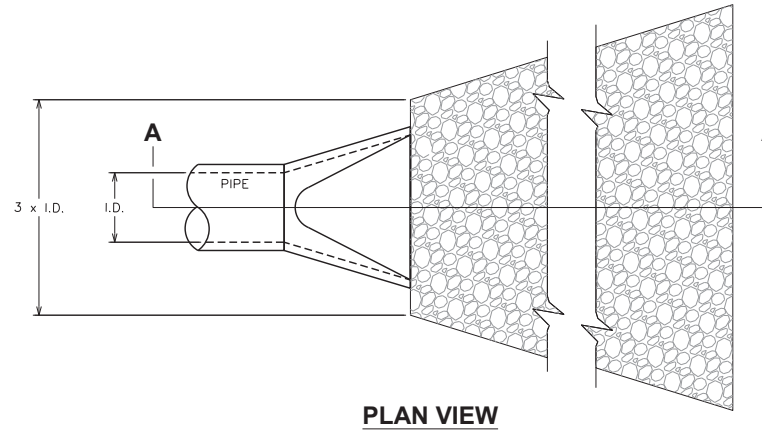
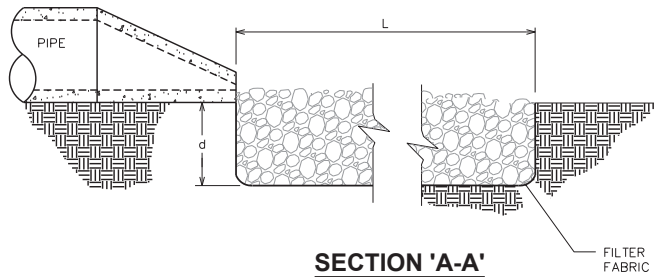
REVISION: **4**

TEP#: 305920

NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

DISSIPATOR PAD SIZING					
RIP-RAP APRON NO.	CULVERT DIAMETER (IN)	WIDTH (FT)	LENGTH (FT)	DEPTH (IN)	D ₅₀ (IN)
1	18	5	9	18	6



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SHEET TITLE:

DISSIPATOR PAD DETAILS

SHEET NUMBER: **Z-9** REVISION: **4**


TEP#: 305920

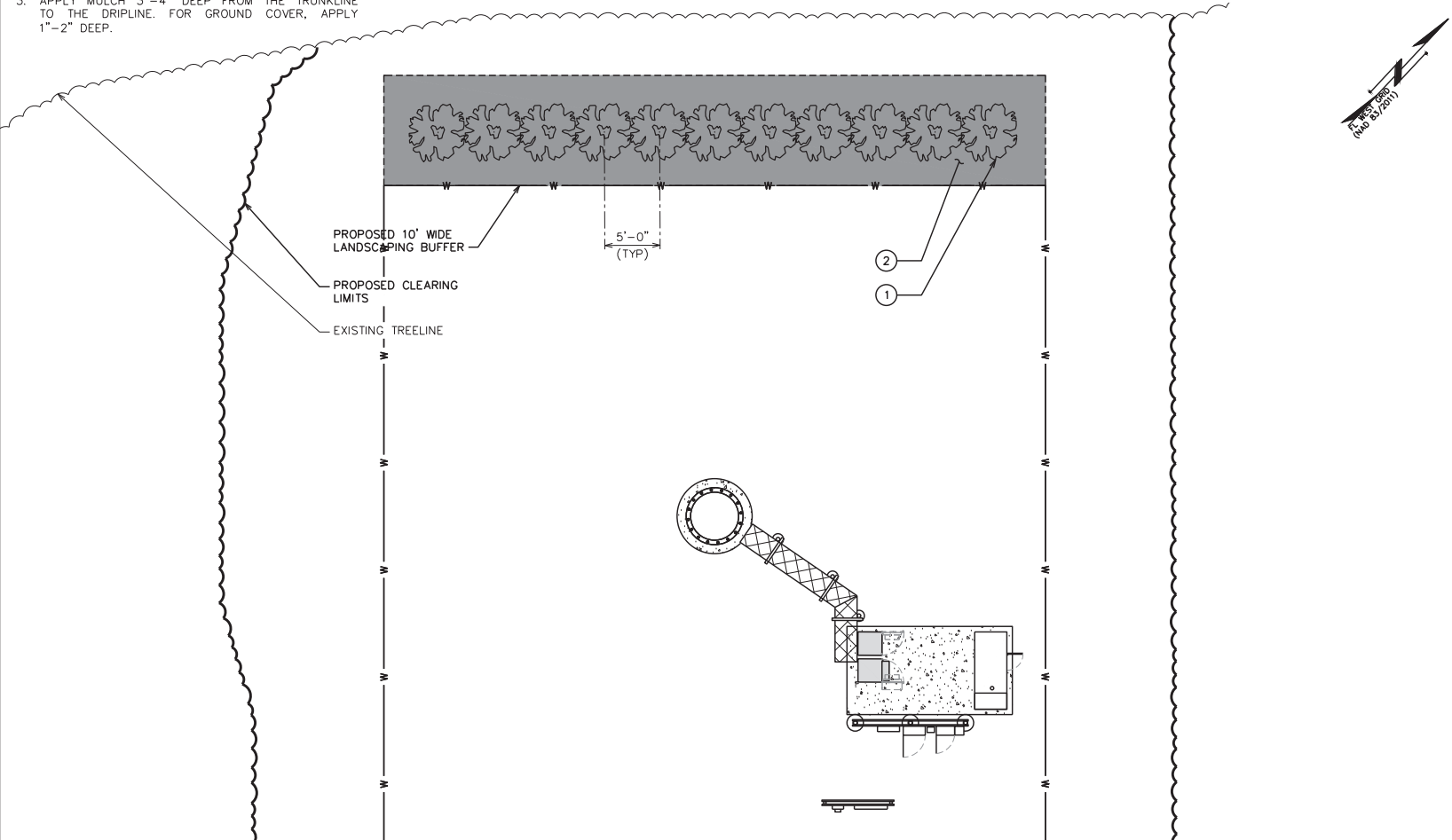
PROPOSED DISSIPATOR PAD DETAILS

SCALE: N.T.S.

NOTES:

- EXISTING VEGETATION WILL BE USED IN LIEU OF LANDSCAPING ON THE EAST, SOUTH AND WEST SIDES OF THE PROPOSED COMPOUND UNLESS EXISTING VEGETATION DOES NOT MEET THE 80% OPACITY REQUIREMENT SPECIFIED IN SECTION 10.26 OF THE HERNANDO COUNTY CODE OF ORDINANCES.
- PROPOSED LANDSCAPING BUFFER SHALL MEET THE 80% OPACITY REQUIREMENT SPECIFIED IN SECTION 10.26 OF THE HERNANDO COUNTY CODE OF ORDINANCES WITHIN (1) YEAR OF PLANTING.
- APPLY MULCH 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER, APPLY 1"-2" DEEP.

PLANTING SCHEDULE								
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	CALIPER/SPREAD	SPACING	REMARKS
TREES								
①	11	THUJA OCCIDENTALIS	GREEN ARBOVITAE	3'-0" (MIN)	10'-0" (MIN)	3'-0" (MIN)	5'-0"	SHOWN AS 
MULCH								
②	-	-	-	-	-	-	-	SEE NOTE 3



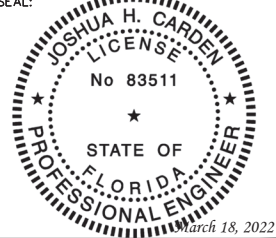
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PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPING PLAN

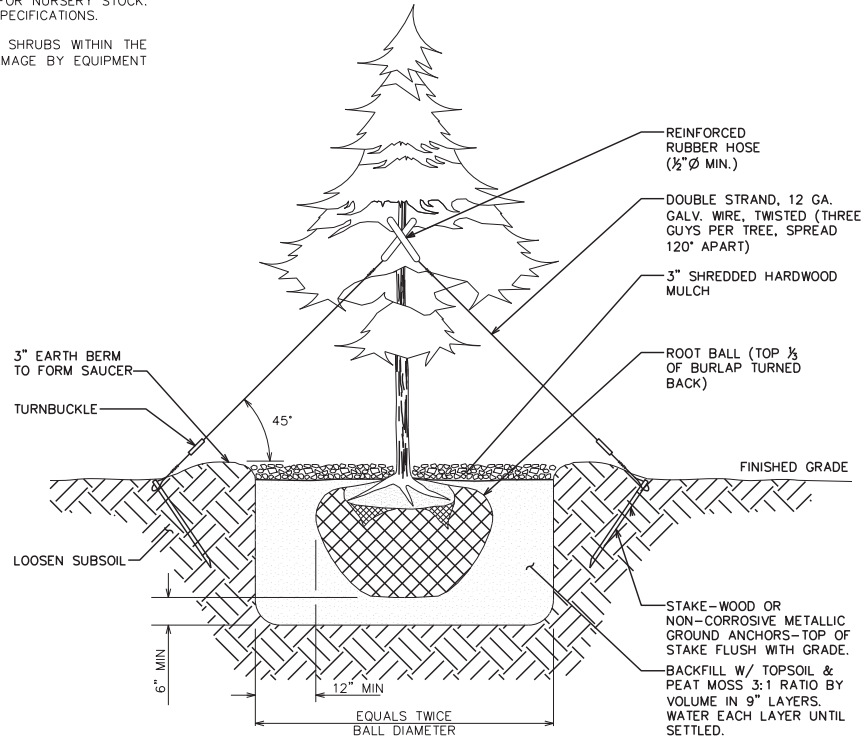
SHEET NUMBER: **L-1** REVISION: **4**
 TEP#: 305920

LANDSCAPING PLAN
 SCALE: 1" = 10'

0 10 20
 SCALE IN FEET

LANDSCAPE NOTES:

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN GOOD CONDITION AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF INSTALLATION.
5. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.



TREE PLANTING DETAIL

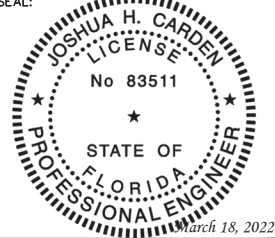
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SHEET TITLE:
LANDSCAPING DETAILS

SHEET NUMBER: **L-2** REVISION: **4**
 TEP#: 305920

LANDSCAPING DETAILS

SCALE: N.T.S.