



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
 PLANNING AND DEVELOPMENT SERVICES DIVISION
 CURRENT PLANNING ACTIVITY
 123 W. Indiana Avenue, Room 202, DeLand, FL 32720
 (386) 943-7059

PUBLIC HEARING: November 12, 2013 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: S-14-011

SUBJECT: Special exception for a communication tower exceeding 70 feet in height on Forestry Resource (FR) zoned property.

LOCATION: 3530 LeFils Lane, Deltona

APPLICANT: TowerCom III, LLC

OWNERS: Gregory W. & Susan S. LeFils

STAFF: William Gardner, Activity Project Manager

I. SUMMARY OF REQUEST

The applicant requests approval to erect a 195-foot monopole communication tower including a 4-foot lightning rod for a total height of 199 feet on a 20+/- acre parcel that includes the owner's single-family dwelling. Also, the applicant will need a waiver to section 72-293(23)(e)(5), *Setbacks and separations* to allow the tower to be less than 1,000 feet from two residences. The anchor tenant at the proposed facility will be AT&T Mobility with the tower capable of accommodating up to 5 wireless service providers.

Specifically, the applicant requests a:

Special exception for a communication tower exceeding 70 feet in height above ground level (199 feet) on FR (Forestry Resource) zoned property.

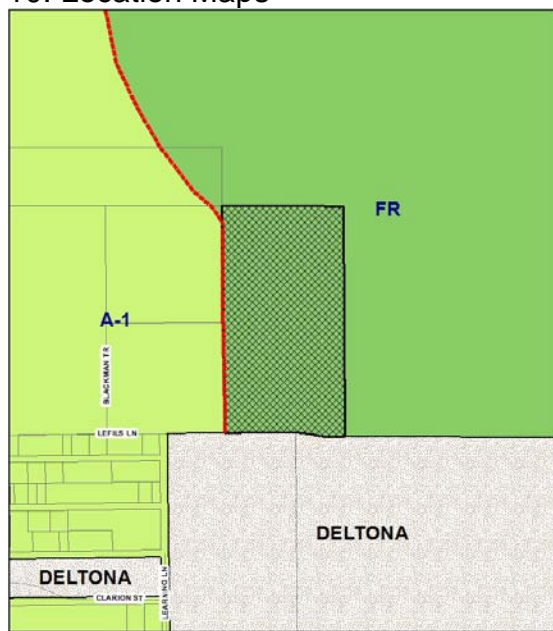
Staff Recommendation: Forward to county council for final action with a recommendation of approval with staff recommended conditions.

II. SITE INFORMATION

1. Location: The property is located on the east side of Howland Boulevard, approximately 2,100 feet east from its intersection with LeFils Lane and adjacent to the city limits of Deltona.
2. Parcel Number(s): 8230-00-00-0011
3. Property Size: ± 20.00 acres; 10,000 square feet of lease area
4. Council District: 3
5. Zoning: Forestry Resource (FR)
6. Future Land Use: Forestry Resource (FR)
7. ECO Map: No
8. NRMA Overlay: Yes
9. Adjacent Zoning and Land Use:

| DIRECTION | ZONING | FUTURE LAND USE | CURRENT USE |
|-----------|-------------------|----------------------|--|
| North: | Forestry Resource | Forestry Resource | Undeveloped and forested |
| East: | Forestry Resource | Forestry Resource | Undeveloped and forested |
| South: | City of Deltona | City of Deltona | Undeveloped, forested and Heritage Middle School |
| West: | Prime Agriculture | Agriculture Resource | Single-Family dwelling |

10. Location Maps



ZONING MAP



AERIAL MAP

III. BACKGROUND AND PREVIOUS ACTIONS

The subject property is situated in a rural area just north of the City of Deltona. The property is currently developed with a single-family dwelling and slightly forested. Area development consists of single-family dwellings with agriculture uses, ranching and timber farming. Lots in the immediate area range from 0.75 acres to 200 acres. The municipal boundary of the City of Deltona is approximately 1,300 feet to the west and the subject south property line abuts the Heritage Middle School, which is also within the city limits of Deltona. This area consists of an undeveloped paper plat.

The applicant is requesting a special exception for a communication tower exceeding 70 feet (195-foot monopole tower with a 4-foot lightning rod) and a waiver to section 72-293(23)(e)(5), *Setbacks and separations*. The tower is within 1,000 feet of two residences.

The anchor tenant at the proposed facility is AT&T Mobility and the objective is to increase capacity in the area and to improve the overall coverage in this portion of the county. Additionally, this location/facility will improve the current E-911 service in the general area. The lease area is on the northern portion of the parcel, and will occupy a 10,000 square foot area. The proposed wireless telecommunication facility will occupy the 100-foot by 100-foot leased area with a 64-foot x 80-foot fenced gravel compound. Proposed access is via LeFils Lane and an existing 12-foot wide unimproved dirt road that will be encumbered by a 30-foot ingress/egress and utility easement. The project will also include the installation of electrical/telephone services. The request statement indicates that the tower is designed to accommodate up to five wireless service providers in addition to the anchor tenant AT&T Mobility, for co-location purposes.

Section 72-293(23) of the zoning code contains specific requirements that a communication tower must meet. The requirements include provision for tower structure setbacks, separation distance from other towers, and separation distance from existing residential dwellings; therefore a waiver is required by county council for each one of the affected dwellings.

IV. REVIEW CRITERIA AND ANALYSIS

Communication Tower Code Requirements - Section 72-293(23) of the zoning code contains a list of requirements and conditions that an applicant must meet to find this special exception request in compliance with the ordinance. Below is an analysis of Section 72-293(23) of the zoning code, starting with the factors considered in granting of special exceptions for communication towers above 70 ft in height.

- d. *Factors considered in the granting of special exceptions. The Planning and Land Development Regulation Commission or the County Council as the case may be, shall consider the following factors in determining whether to issue a special exception, although the Planning and Land Development Regulation Commission or the County Council as the case may be, may waive or reduce the burden of one or more of these criteria as to the applicant if the Planning and Land Development Regulation*

Commission or the County Council as the case may be, concludes that the goals of this article are better served thereby.

1. Height of the proposed communication tower;

The height of the proposed communication tower is 199 feet, as shown on the plan. The applicant has submitted a letter from AT&T Mobility Radio Frequency (RF) Design & Performance Engineer, and before and after signal coverage maps to demonstrate the need for the tower in this proposed location and at the proposed height. The purpose of the proposed 199-foot height is to meet the signal needs of the surrounding area, and interface with other AT&T Mobility cell antenna sites and facilities in the east Deltona area, and serving the current gap in coverage being experienced in the Lake Helen area.

2. Proximity of the communication tower to residential structures;

The closest residential unit is a distance of 500.40 ft. (LeFils residence on project parcel) from the proposed tower location, which does not meet the minimum distance of 1,000 ft. between a communication tower and existing residential dwellings. There is one additional residential dwelling unit (656 feet) on the adjacent Parcel 8230-00-00-0013 that does not meet the 1,000 ft. separation requirement. A waiver request has been submitted by the applicant to address the two residential dwelling units.

3. Nature of uses on adjacent and nearby properties;

To the north and east of the subject property is a mix of wooded vacant properties under the ownership of the LeFils Corporation. To the south is wooded vacant property and the Heritage Middle School. To the west of the site is pasture owned by the LeFils Corporation and a ten-acre parcel containing a single-family dwelling which is located within the 1,000 feet of the proposed monopole tower.

4. Surrounding topography;

The location of the proposed tower has minimum grade changes. The final site development plans, particularly, Boundary Information & Existing Features Map , Sheet Number C1.40, indicates the contour information of the tower site has a comparable topographic elevation of 96 to 97 feet with the property outside the 100-foot by 100-foot leased area.

5. Surrounding tree coverage and foliage;

The existing tree canopy can be used to provide vegetative tree coverage to help screen and buffer the tower base from the surrounding area. The tree requirements will be verified during site plan review.

6. Design of the communication tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The monopole tower structure is inherently the strongest type of tower structure. It is also the most aerodynamic of the three tower structure types. Given a catastrophic failure, the proposed monopole tower structure will be structurally designed to collapse within 195' of its base. If failure were to occur, the debris field from the failed tower structure will be contained to the leased parcel on which it is built.

7. Proposed ingress and egress;

The ingress and egress is shown to be a 30-foot wide access and utility easement beginning at Howland Boulevard and proceeding on LeFils Lane for a distance of 1,400 feet to the subject parcel. Access to the leased site continues within the 30-foot easement northward for an approximate distance of 800 feet to the fenced compound. The access and utility easement traverses across properties owned by Gregory W. & Susan S. LeFils and the LeFils Corporation.

8. Safety aspects relating to the proposed communication tower; and

The tower will be designed and constructed in accordance with all applicable Florida Building Codes as well as other applicable standards as required. The tower shall be designed to collapse within the 195 feet of its base given a catastrophic failure. If failure were to occur, the debris field will be contained to the parcel. Staff is requesting that the tower be illuminated for local safety concerns.

9. Availability of suitable existing communication towers and other structures. No new communication towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the planning and land development regulation commission (PLDRC) or the county council as the case may be, that no existing communication tower or structure can accommodate the applicant's proposed tower. Evidence submitted to the county to demonstrate that no existing communication tower or structure can accommodate the applicant's proposed antenna shall be for any of the reasons provided as follows:

- i. No existing communication towers or structures are located within the geographic area required to meet applicant's engineering requirements; or*
- ii. Existing communication towers or structures are not of sufficient height to meet applicant's engineering requirements; or*
- ii. Existing communication towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment; or*
- iv. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing communication towers or structures, or the antenna on the existing communication towers or structures would cause interference with the applicant's proposed antenna; or*

- v. The applicant demonstrates that there are other limiting factors, including adverse economic reasons that render existing communication towers and structures unsuitable.*

The applicant has submitted a letter from AT&T Radio Frequency (RF) Design & Performance engineer that shows before and after AT&T's East Deltona signal coverage maps to demonstrate the need for a new telecommunications site (DATNFLU0236) in the Deltona area. There currently exists two tower structures within 6,590 feet (FPL Guyed Tower) and 4,080 feet (ATC SST) of the proposed site. Also, an existing AT&T hand-off site (LDBU0225) is located northwest approximately 2.4 miles from the proposed site. The analysis of the Deltona area and interaction of other sites in the area took into account the physical characteristics of frequencies allotted by the FCC to AT&T; allowable power outputs of those frequencies; AT&T Mobility equipment specifications; location of existing AT&T and other facilities; topography and building density of the area; and optimum coverage using the minimum use of new tower sites. The explanation of need by AT&T Mobility states that there is no existing structure within the area that meets their coverage objective.

e. Setbacks and separation.

Due to the height of the proposed tower being 199 feet, the tower is required to set back half the height of the tower or 99.5 feet from the surrounding property lines. All of the setback dimensions shown on the submitted site plan illustrate that the tower setbacks will exceed the 99.5-foot distance required. The tower proposed is a monopole tower and will not require guyed supports or associated anchors. Per code, the minimum separation required between a monopole tower exceeding 170 feet and any of type of tower is 1,500 feet.

As stated previously, the closest residential unit is the land owner's at a distance of 500.4 feet from the proposed tower, which does not meet the minimum distance of 1,000 feet between communication towers and residential dwelling units. As stated, a waiver request has been submitted by the applicant to address this setback as well as the one additional residential dwelling unit on the adjacent parcel. Staff supports the request since there is existing vegetative buffer on the owner's parcel and adequate pasture that separates the tower site from the dwelling to the northwest.

f. Design and lighting standards.

The proposal by the applicant is to have a galvanized steel finish to help reduce visual appearance. FAA regulations do not require towers less than 200-foot AGL to contain obstruction markings and lighting. However, staff recommends that this tower be lighted for safety and aid in navigation during low-level flying operations conducted by sheriff's helicopter operations, mosquito-control flights, and medivac flight operations.

g. *Security fencing.*

The applicant is proposing to install a six-foot high security fence that includes 3 runs of 4 point barbed wire on top of the fence as an anti-climbing device for additional security.

h. *Landscaping.*

Applicant has requested a waiver of the landscape requirements for Section 72-293(23)(h)(2)(3) *Landscaping* to eliminate the tree and continuous hedge planting requirements within the required north landscape buffer. The applicant states that “the rear of the proposed facility abuts a FEMA flood zone, which remains in a natural state” and “due to the natural condition of the area and the lack of any plan to develop within the FEMA Flood Zone” is to be considered as facts surrounding their request. A request statement is included in the application. The landscape plan does not provide the required 15- foot buffer width along the north area of the fenced compound. Although not requested, a waiver will be required from section 72-293(23)(h)(1) to allow the proposed 5-foot buffer. Section 72-293(23)(5) provides the commission the authority to waive the tower related landscaping requirements.

i. *Camouflaged towers.*

The applicant is not proposing to use a camouflage agent in order to achieve compatibility with the surrounding area.

Overall, the population growth of the Deltona, Osteen and Lake Helen area over the years, and the prevalent use of wireless communication devices have created a need for improved service in the area and along S.R. 415. It does not appear that the proposed tower and its location will have a negative affect on public health, welfare, and safety of the vicinity. The tower will meet a setback dimension equal to half the tower height from all property lines, which is required for safety if the tower were to fold on itself in a major storm or catastrophic event. Also, the separation waiver request does not fall below the absolute minimum 500 ft. separation requirement of the tower from nearby residential dwelling units.

Site Plan - The submitted site plan, attached hereto, depicts the generalized location of all proposed on-site improvements. A list of improvements is as follows:

- A single 199-foot tall self support monopole tower situated within a 100-foot x 100-foot leased parcel and a 64-foot x 80-foot graveled/fenced compound containing AT&T's equipment and providing concrete pads for future shared use of the facility by five other wireless service carriers.
- According to the submitted plan, access to the tower site will be over a proposed 30-foot access and utility easement that will extend from the leased site along the western perimeter of the parent parcel, connect to LeFils Lane to the south and eventually intersect with Howland Boulevard to the west.

Waiver to Section 72-273(23)(e)(5) - The proposed communication tower will be located within a 1,000 foot radius of two residences (500.4 feet and 656 feet). These dwellings are situated to the southeast and northwest. The PLDRC can recommend that the county council waive a portion of the 1,000 ft. separation requirement up to, but not less than 500 feet. If this request is approved, the PLDRC and county council must include the waiver as part of their motion.

Need for a Variance - Section 72-296 of the zoning code, entitled Airport Hazards, incorporates by reference, the Federal Obstruction Standards as contained in 14 CFR § 77.21, 77.23, and 77.25. Additionally, section 72-296 of the code, Airport Hazards, requires a variance to be granted by the Planning and Land Development Regulation Commission (PLDRC) if the tower exceeds obstruction standards contained in Part 77, Subdivision-part C, of the Federal Aviation Regulations. Staff does not expect the need for a variance as there are no airports or heliports within 4 miles of the proposed tower.

Adjacent Municipality Notification - The parcel is adjacent to the City of Deltona, and as such a copy of the requested special exception application packet was sent to the city for comments, the City of Deltona has asked for additional time to review this application.

Special Exception Criteria - Per section 72-415(8) *reasons for denial*, the commission may recommend denial and county council may deny any special exception application for one or more of the following reasons:

a. It is inconsistent with the purpose or intent of this ordinance.

The proposed communication tower is consistent with the purpose and intent of the Chapter 72, Article II Zoning (zoning code) as it is a permitted special exception subject to specific requirements of section 72-293 of the zoning code. This particular request can be consistent with staff recommended conditions.

b. It is inconsistent with any element of the Comprehensive Plan.

The comprehensive plan does not contain any specific goals, objectives, or policies that apply to this special exception request. However, the plan does provide the following Land Use Location Criteria:

Towers and Antennae:

- (1) Towers and antennae shall be located in accordance with Part 77, Subchapter E, Airspace, of Title 14 of the Code of Federal Regulations and County Land Development Regulations.
- (2) The Airport Height Restrictions shall be used as a guide in determining the height of towers and antennae surrounding a public airport.

Staff finds that the application is consistent with the comprehensive plan. The tower site is more four (4) statute miles from the nearest public or private airport or helipad of record.

c. It will adversely affect the public interest.

The proposed special exception has both potential positive and negative impacts. The chief positive impact is improved cellular coverage in the Deltona, Lake Helen and Osteen area. Additionally, the tower will be capable of co-locating up to five wireless service carriers, thereby reducing the need for an additional tower in the area. Some potential adverse impacts of the proposed special exception include visual and aesthetic impacts. However, the request is not anticipated to adversely affect the public interest with staff recommended conditions and compliance with applicable FAA, public safety and building code requirements.

d. It does not meet the expressed requirements of the applicable special exception.

There are specific conditions listed in section 72-293 (special exceptions) of the zoning code for this request. In the staff's opinion, this application can meet the code specific requirements. Staff also supports the applicant's tower separation waiver for the distance less than the 1,000 ft. required from the two existing residential dwellings.

e. The applicant will not be able to meet all requirements imposed by federal, state, or local governments, or by the county council.

There is no evidence that the applicant is unable to meet all code requirements and staff recommended conditions. Staff anticipates that the applicant should be able to meet all of these requirements.

f. Notwithstanding the provisions of article XIV of the land development code [appendix A], it will generate undue traffic congestion.

The proposed unmanned communication tower site will not cause undue traffic congestion as it will not be open to the public. After initial tower construction, site generated traffic will be limited to occasional service checks, installation or repair of equipment cabinets for the anchor tenant and the five additional carriers.

g. It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.

As described, the proposed special exception is unlikely to create a public hazard or be dangerous to individuals or to the public with code compliance and imposition of appropriate special exception conditions because of distances to existing dwellings.

h. It will materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures, or buildings.

Staff does not foresee any harm to the general public or adverse affect on adjacent property values. The applicant has a signed Option and Ground Lease Agreement with

Gregory W. & Susan S. LeFils, owners of the parent parcel with no objection to the reduced tower separation from their residence.

i. *It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.*

The special exception will not have a negative impact upon the environment or natural resources. The development proposal is subject to the minimum environmental protections established in the land development code and shall be reviewed for compliance during site plan and permit review. The tower site is not within area requiring environmental review although it is a known location for gopher tortoises, and it is outside of a flood-prone area.

V. STAFF RECOMMENDATION

Staff recommends approval of this application for a special exception for a communication tower exceeding 70 feet in height above ground level (199-foot tall monopole) and granting of the waivers to section 72-293(23)(e)(5) *Setback and Separation* from the required 1,000 feet to a range of 500.4 feet to 656 feet from a dwelling on Forestry Resource (FR) zoned property, subject to the following condition(s):

1. The special exception approval is for a single, self-supported monopole tower with a maximum height not to exceed 199 feet (AGL), and capable of co-locating a minimum of five carriers in addition to the anchor tenant AT&T Mobility.
2. The proposed tower shall be located on the parcel in accordance with the submitted special exception plan sheet number C1.30 Boundary Information & Existing Features Map prepared by Dynan Group Inc. dated September 3, 2013, subject to Land Development Code requirements and condition #2.
3. Approval of a county council waiver to Section 72-293(23)(e)(5) *Communication towers. Setbacks and separation* to allow a tower separation from residential dwellings to be less than 1,000 feet from two existing dwellings.
4. Denial of waiver requests to Section 72-293(23)(h)(1) *Landscaping*. to reduce the required perimeter north buffer from 15 feet to 5 feet and Section 72-293(23)(h)(2)(3) to forego the requirements for planting the trees and continuous hedge within the north buffer.
5. All permits shall be obtained from the Federal Aviation Administration (FAA), and Federal Communications Commission (FCC) and/or any other applicable federal, state, or local governmental agencies as required and submitted to the Growth and Resource Management Department (GRM). The facility shall be maintained and operated in full accordance with all applicable federal, state, and local regulations and permits.

6. Development of the parcel shall be subject to submittal of a conceptual site plan to the Land Development Division for review and approval prior to building permit application. The site plan must comply with applicable zoning and land development code requirements. The subject parcel shall be developed in accordance with the site plans prepared by Dynan Group, Inc. dated September 3, 2013, as may be modified by these conditions and/or modified by further County review and/or modified by the FAA/FCC and/or other permitting requirements. In addition, any environmental issues with regard to tree clearing and gopher tortoise burrows shall be resolved prior to an issuance of a site plan approval and/or building permit.
7. The tower shall be lighted with dual medium intensity white lights during the daylight hours and a continuous red light per the written specifications of FAA Advisory Circular 70/7460-1K Change 2 Chapter 4, so that the tower is visible to aircraft in low light conditions.

VI. ATTACHMENTS

- Written Explanation
- Survey and site plan
- Reviewer comments
- Maps

VII. AUTHORITY AND PROCEDURE

Pursuant to Section 72-415, the County Council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a special exception application shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

Any new information to be presented at the county council meeting that was not previously presented to the planning and land development regulation commission for any application will be grounds to return an application to the planning and land development regulation commission for further review. Applicants shall inform and provide staff with the new information prior to the council meeting.



P.O. Box 1100, Boone, North Carolina 28607
(828) 297-3333 FAX: (828) 297-9696



Civil Engineers and Land Surveyors

SPECIAL EXCEPTION REQUEST STATEMENT

NE DELTONA WIRELESS TELECOMMUNICATIONS FACILITY

We are requesting the approval of a Special Exception to allow the construction, operation, and maintenance of a wireless telecommunications co-location facility for the purpose of providing wireless telecommunications service to the residents of the Volusia County.

The anchor tenant at the proposed facility is AT&T. AT&T has a contract with the Federal Government to provide wireless telecommunication service to the residents of Volusia County. The objective of the proposed site is to increase capacity in the area and to improve the overall coverage in this portion of the County. Additionally the proposed site will enhance the current E-911 service in the general area.

The proposed wireless telecommunications facility will be designed for the co-location of up to five (5) wireless service providers. This will enable additional Carriers to provide wireless service within this portion of the County without the need to construct additional tower structures.

The proposed facility includes a 195' monopole tower structure within a 64' x 80' fenced gravel compound. Proposed access is via LeFils Lane and an unimproved dirt road. Also included as a part of this project is the installation of electrical and telephone services. The proposed development is an unmanned facility, all structures are non-habitable, and as such, potable water, sanitary sewer, and solid waste collection services are not required.

There are two existing residential dwelling units that lie within 1,000 feet, but not less than 500', of the proposed tower structure. The Applicant requests a waiver from the County's separation requirements for these two residential structures. One of the two structures is the fee simple owner of the land on which the tower is proposed to be built.

Additionally, the proposed development is exempt from the stormwater permitting requirements of the SJRWMD.

Dynan Group, Inc.

TOWERCOM III, LLC.

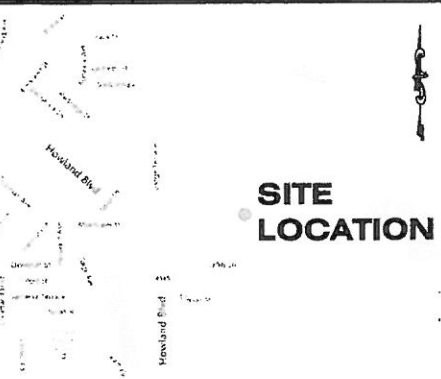
NE DELTONA

WIRELESS TELECOMMUNICATIONS CO-LOCATION FACILITY PROPOSED 195' MONOPOLE TOWER STRUCTURE WITH 4' LIGHTNING ROD

FINAL SITE DEVELOPMENT PLANS

DIRECTIONS TO SITE:

FROM THE INTERSECTION OF I-10 AND I-95 IN JACKSONVILLE, TAKE I-95 SOUTH 90 MILES TO EXIT 260B, TAKE RAMP RIGHT FOR I-4 WEST TOWARD ORLANDO. TAKE I-4 WEST FOR 18 MILES TO EXIT 114 AND TAKE RAMP RIGHT FOR SR-472 TOWARD DELTONA/DELAND. GO 0.2 MILES AND TURN LEFT ONTO SR-472 E. TAKE SR-472 EAST 0.6 MILES AND KEEP STRAIGHT ONTO HOWLAND BLVD. TAKE HOWLAND BLVD. WEST FOR 6.8 MILES AND TURN RIGHT ONTO LEFILS LANE (UNPAVED PRIVATE ROAD). TAKE LEFILS LANE EAST FOR APPROX. 1/4 MILE. SITE IS APPROX. 500' NORTH OF HOUSE.



VICINITY MAP



LOCATION MAP

PROJECT NAME: NE DELTONA
SITE ADDRESS: 3530 LEFILS LANE
DELTONA, FL 32738
FLOOD ZONE: "X"
COMMUNITY PANEL No.: 12127C0650 H
DATED: SEPTEMBER 29, 2011
PARENT TRACT OWNERS: GREGORY & SUSAN LeFILS
APPLICANT: TOWERCOM III, LLC.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
CONTACT PERSON: DAVE BOEFF
(904) 880-8887
ENGINEER: DYNAN GROUP, INC.
GERALD A. MULDOWNEY, P.E.
FL. P.E. #43365
PH: (828) 279-3333

SITE INFORMATION

POWER COMPANY: FLORIDA POWER & LIGHT
PH: 800-375-2434
TELEPHONE COMPANY: AT&T
PH: 1-800-222-0400

UTILITY COMPANY

ZONING CLASSIFICATION: FR
JURISDICTION: VOLUSIA COUNTY
LAND USE: AGRICULTURE
TAX PARCEL No.: 8230-00-00-0011
PARKING: NONE REQUIRED

ZONING DATA

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 THESE CODES.

- 2010 FLORIDA BUILDING CODE
- NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS LATEST ED.
- ANSI/TIA/EIA APPLICABLE STANDARDS.
- LIFE SAFETY CODE NFPA - 101-2000
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
- UNDERWRITERS LABORATORIES (U.L.)
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSULTANTS

| SHEET NO. | DESCRIPTION |
|-----------|--|
| T1.00 | COVER SHEET |
| C1.00 | LEGEND, ABBREVIATIONS & GENERAL NOTES |
| C1.10 | GENERAL NOTES |
| C1.20 | LEGAL DESCRIPTIONS |
| C1.30 | BOUNDARY INFORMATION MAP & EXIST. FEATURES |
| C1.40 | BOUNDARY INFORMATION MAP & EXIST. FEATURES |
| C2.00 | MASTER SITE PLAN |
| C2.01 | EXISTING TOWER MAP |
| C2.10 | PROPOSED IMPROVEMENTS |
| C3.00 | TOWER ELEVATION & DETAILS |
| C3.10 | ENGINEERING DETAILS |
| C3.20 | FENCE DETAILS |
| E1.00 | GROUNDING PLAN |
| L1.00 | LANDSCAPE PLAN |
| L2.00 | LANDSCAPE DETAILS |

SHEET INDEX

TOWERCOM III, L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



DGT
DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 1100
BOONE, NC 28607
PHONE: 815-237-1333

SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS

BY: **GERALD A. MULDOWNEY** DATE: **9/3/13**
DESIGNED: **GERALD A. MULDOWNEY**
DRAWN: **GERALD A. MULDOWNEY**
CHECKED: **GERALD A. MULDOWNEY**
STATE OF FLORIDA
PROFESSIONAL ENGINEER
REGISTRATION No.: 43365

NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

COVER SHEET

SHEET NUMBER

T1.00

GENERAL CONSTRUCTION NOTES:

1. EXISTING FEATURES SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY DYNAN GROUP, INC., DATED SEPTEMBER 29, 2010 & AUGUST 25, 2013.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY DYNAN GROUP, INC., DATED AUGUST 25, 2013.
3. BENCHMARKS SHOWN HEREON ARE FOR THE EXPRESS USE OF THE CONTRACTOR WHILE PERFORMING WORK ON THIS PROJECT. BENCHMARKS & ELEVATIONS ARE BASED ON ASSUMED VERTICAL DATUM.
4. THE FUTURE PREFABRICATED MODULAR STRUCTURES OR EQUIPMENT CABINET STRUCTURES LOCATED IN THE TOWER COMPOUND WILL BE UNMANNED. THEREFORE, A LOCK ALLOWING EMERGENCY VEHICLE ACCESS THROUGH THE SECURITY GATE IS NOT REQUIRED. IF EMERGENCY VEHICLE ACCESS IS REQUIRED, A LINK IN THE LOCKING CHAIN CAN BE CUT TO ALLOW FOR ENTRY INTO THE TOWER COMPOUND AREA.
5. THIS IS AN UNMANNED RESTRICTED GROUND SITE THAT WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC WIRELESS TELECOMMUNICATIONS SERVICE.
6. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM THE FLORIDA ENERGY REVIEW CODE. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
7. MAINTENANCE CREW, (TYPICALLY ONE PERSON PER WIRELESS CARRIER), WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH TO THE PROPOSED FACILITY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY DISPOSING OF ALL DEMOLITION MATERIALS, DEBRIS OR TRASH GENERATED BY CONSTRUCTION, AT AN APPROVED PREDETERMINED OFF-SITE LOCATION IN A MANNER DETERMINED BY THE LOCAL REGULATORY AGENCY.
9. ALL DISTURBED AREAS NOT DESIGNATED FOR DEMOLITION, REMOVAL, OR IMPROVEMENTS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AFTER THE COMPLETION OF NEW CONSTRUCTION WORK. ALL DISTURBED AREAS AT MINIMUM SHALL BE FERTILIZED, SEEDED AND MULCHED.
10. THE CONTRACTOR SHALL VERIFY, UPON COMPLETION OF THE DEVELOPMENT, THAT THE SITE IS PROPERLY STABILIZED AND ALL INDICATED SWALES AND EROSION CONTROL FACILITIES ARE CONSTRUCTED AS INDICATED ON THE PLANS.
11. CONSTRUCTION SHALL CONFORM TO THE CODES AND STANDARDS REFERENCED INCLUDING THE INDICATED SECTIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE VOLUSIA COUNTY LAND DEVELOPMENT CODE AND TOWER ORDINANCE.
12. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL GAS AND ELECTRIC, TELEPHONE, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
13. SITE GRADING SHALL MAINTAIN EXISTING SURFACE FLOW CONDITIONS. THE TOWER COMPOUND SHALL BE GRADED TO ENSURE STORM WATER RUNOFF AWAY FROM TOWER AND EQUIPMENT PADS.
14. SOIL MATERIALS FOR FILLING SHALL CONFORM TO AASHTO SOIL GROUPS A-2, A-3 OR A-4 AND SHALL BE PLACED IN TEN INCH LOOSE LIFTS TO THE GRADES SHOWN ON THE PLANS. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557 METHOD D).
15. ALL FILL SHALL BE TESTED FOR FIELD DENSITY. TESTS SHALL BE TAKEN IN EACH LIFT OF FILL AT LOCATIONS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LAB UNDER THE DIRECTION OF AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. THE CONTRACTOR SHALL BEAR ALL TESTING EXPENSES.

ABBREVIATIONS

| | | | |
|-------|--------------------------------------|------|--------------------|
| A/C | ASPHALTIC/CONCRETE | JB | JUNCTION BOX |
| AFG | ABOVE FINISH GRADE | L/S | LANDSCAPE |
| BFG | BELOW FINISH GRADE | PAVE | PAVEMENT |
| CL | CENTER LINE | R/W | RIGHT OF WAY |
| CONC. | CONCRETE | S/W | SIDE WALK |
| C&G | CURB AND GUTTER | TOS | TOE OF SLOPE |
| E/P | EDGE OF PAVEMENT | TOB | TOP OF BANK |
| EX | EXISTING | VUA | VEHICULAR USE AREA |
| FF | FINISH FLOOR | WM | WATER MAIN |
| FOOT | FLORIDA DEPARTMENT OF TRANSPORTATION | | |

EX A/C PAVE

INDICATES AREA OF PAVEMENT TO BE DEMOLISHED

INDICATES GRASS AREA

DETAIL DESIGNATION

DETAIL CALL OUT

DETAIL SHOWN ON THIS SHEET #

SECTION DESIGNATION

SECTION CALL OUT

SECTION SHOWN ON THIS SHEET #

TOWERCOM III, L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 1100
BOONE, NC 28607
PHONE: 828-297-3333

SCALE VERIFICATION
0 1" BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

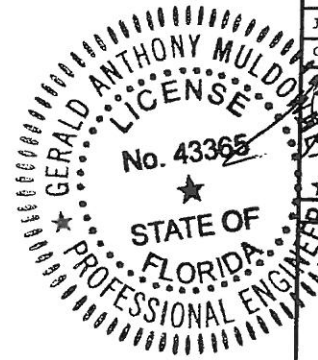
NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

DESIGNED: JAE
DRAWN: JAE
CHECKED: GAM
DATE: 8-27-13
JOB NUMBER: 134-233-00
CAD FILE: TC-NE DELTONA CD'S.DWG



GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 43365

NE DELTONA WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

LEGEND, ABBREVIATIONS & GENERAL NOTES

SHEET NUMBER

C1.00

GENERAL CONSTRUCTION NOTES (CONTINUED)

17. **SUB GRADE WORK** - THE CONTRACTOR SHALL CLEAR AND STRIP THE AREA TO BE STABILIZED AND EXCAVATE TO THE TOP OF THE SUBGRADE. THE TOP OF THE SUB GRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE TO LOCATE AND IDENTIFY SOFT SPOTS. SOIL MATERIALS IN SOFT AREAS SHALL BE REMOVED AND THESE AREAS SHALL BE BACK FILLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DISPOSE OF THE EXCAVATED SUB GRADE MATERIALS, IF UNSUITABLE FOR FILL, OFF SITE AT AN APPROVED LOCATION.
18. **PREPARED SUB GRADE** - PREPARED SUB GRADE SHALL BE STABILIZED WITH TYPE B STABILIZING COMMERCIAL LIMEROCK MATERIAL. THE MINIMUM LBR VALUE SHALL BE NOT LESS THAN 40 AND THE FIELD DENSITIES SHALL NOT BE LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557 METHOD). MATERIALS FOR TYPE B STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT SECTION 914.
19. **BASE COURSE** - COARSE AGGREGATE MATERIAL FOR THE GRADED AGGREGATE BASE SHALL BE FDOT COARSE AGGREGATE BASE. THE GRADED AGGREGATE BASE COURSE SHALL BE COMPACTED TO A MINIMUM DENSITY OF NO LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557 METHOD D).
20. ALL TREES AND SHRUBS WHICH ARE NOT DESIGNATED FOR REMOVAL AND ARE WITHIN 10' OF THE WORK AREA SHALL BE PROTECTED BY THE CONTRACTOR. SEE TREE BARRICADE DETAIL "E", SHEET C3.10.
21. ALL LOCATION TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
22. THE ENGINEER OF RECORD SHALL BE NOTIFIED FOR AUTHORIZATION OF ANY CHANGES OR MODIFICATIONS TO THE APPROVED SET OF SITE/CONSTRUCTION PLANS.
23. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION, RELOCATION, OR REPAIR DUE TO DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES TO DELINEATE EXISTING ON-SITE UTILITIES PRIOR TO DIGGING.
24. ANY DAMAGE TO EXISTING ASPHALT SURFACES SHALL BE REPAIRED OR REPLACED TO RETURN THE VEHICULAR ACCESS AND PARKING AREAS TO EXISTING CONDITIONS PRIOR TO THE PROPOSED IMPROVEMENTS.
25. CLEARING AND GRUBBING SHALL BE PERFORMED IN THE CONSTRUCTION AREAS AS NOTED ON THE PLANS. ALL CLEARED MATERIAL SHALL BE REMOVED AND DEPOSITED OFF-SITE AT AN APPROVED LOCATION.
26. BUILDING AND SLAB FINISH FLOOR ELEVATION TO BE 6" ABOVE FINISHED GRADE
27. NOT USED.
28. THE PROPOSED DEVELOPMENT IS EXEMPT FROM THE STORMWATER REQUIREMENTS OF THE SJRWMD IN ACCORDANCE WITH CHAPTER 40-C42.0225(4) F.A.C.

ENVIRONMENTAL SAFETY PRACTICES:

29. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTION AND PROPER OFF-SITE DISPOSAL OF ALL CONSTRUCTION TRASH IN ACCORDANCE WITH LOCAL REGULATORY STANDARDS AND CODE. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
30. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCE SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.

EROSION/SEDIMENTATION CONTROL PRACTICES:

31. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER F.D.O.T. INDEX NO. 102, TO PREVENT DISCHARGE OF SEDIMENTS. TEMPORARY SEED AND MULCH SHALL BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. PERMANENT VEGETATION SHALL BE PLACED AS EARLY A POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY. NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND FILLING AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETED.
32. TEMPORARY DIVERSION SWALES AND/OR DIKES SHALL BE EMPLOYED TO CONTROL RUNOFF. THE DIVERSION SYSTEMS SHOULD PREVENT "UPHILL" RUNOFF FROM TRAVERSING CONSTRUCTION SITES DURING EXCAVATION OR GRADING OPERATIONS.
33. TEMPORARY SEDIMENT TRAPS AND BASINS SHALL BE EMPLOYED TO COLLECT SILT FROM RUNOFF PRIOR TO DISPOSAL. ACCUMULATED SILT SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SYSTEM. ALL ACCUMULATED SILT SHALL BE REMOVED AND THE SITE RESTORED TO FINAL DESIGN GRADES UPON COMPLETION OF CONSTRUCTION.

34. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
35. IF ANY LIMEROCK IS ENCOUNTERED DURING CLEARING, CONSTRUCTION, OR EXCAVATION THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD. WHERE LIMEROCK IS UNCOVERED, IT SHALL BE OVER EXCAVATED 3 FEET AND REPLACED WITH CLAYEY SOILS THAT EXTEND 3 FEET BEYOND THE PERIMETER OF THE ENCOUNTERED LIMEROCK CAP. THE CLAYEY SOIL SHALL HAVE AT LEAST 25% PASSING THE NO. 200 SIEVE. THE CLAYEY SOIL SHALL BE PLACED IN 6-INCH LIFTS, COMPACTED TO 95% OF STANDARD PROCTOR AND COMPACTED IN A WET CONDITION WITH MOISTURE CONTENT 2% - 4% ABOVE OPTIMUM.
36. ALL DISTURBED AREAS NOT INDICATED FOR SOD SHALL BE FERTILIZED, SEEDED, AND MULCHED, AND CONFORM TO THE FOLLOWING SECTIONS: SEED (SECTION 570), SOD (SECTION 575), MULCH (SECTION 981), AND FERTILIZER (SECTION 982).
37. SOD SHALL BE PLACED IN ACCORDANCE WITH FDOT SECTION 575-3.4.
38. NOT USED.

OPERATION AND MAINTENANCE PLAN:

39. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIME ROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE WITH AT LEAST 25% PASSING THE NO. 200 SIEVE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 25% PASSING THE NO. 200 SIEVE. THE CLAYEY SOIL SHALL BE PLACED IN 6-INCH LIFTS, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE CONTENT 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE REGRADED TO PREVENT CONCENTRATION OF WATER (I.E. PONDING) AND REVEGETATED.
40. SWALE/DITCH: ALL SWALES SHALL BE MAINTAINED FREE OF DEBRIS AND SEDIMENT. SILTATION AND DEPOSITS SHALL BE REMOVED WHEN THE DEPTH HAS BEEN REDUCED BY 20%. SILTATION REMOVED FROM SWALES SHALL NOT BE DISCHARGED INTO THE STORMWATER MANAGEMENT FACILITIES.
41. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
- A. ALL INLET STRUCTURES AND CULVERTS SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED IN THE F.D.O.T. STANDARDS.
- B. EXCAVATED BASINS SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE BASIN SHALL BE ROUGH GRADED, BY EXCAVATING THE BASIN BOTTOM AND SIDE SLOPES WITHIN 12 INCHES OF DESIGN GRADE. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE BASINS INTERIOR SIDE SLOPES AND BASIN BOTTOM SHALL BE EXCAVATED AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, RAKE BOTTOM AND VEGETATE.
- C. UPON COMPLETION OF CONSTRUCTION ALL STORM WATER PIPES SHALL BE THOROUGHLY FLUSHED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A SUITABLE LOCATION. SOD SHALL BE PLACED AS SOON AS PRACTICAL.

TOWER NOTES:

1. THE PROPOSED WIRELESS TELECOMMUNICATIONS TOWER SHALL BE IN COMPLIANCE WITH THE FEDERAL COMMUNICATIONS COMMISSION GUIDELINES CONCERNING RADIO FREQUENCY RADIATION AND EMISSIONS.
2. THE PROPOSED CONSTRUCTION SHALL COMPLY WITH THE ELECTRONICS INDUSTRIES ASSOCIATION (EIA) STANDARDS AND ANY LOCAL ORDINANCES AS DEMONSTRATED BY FINAL SITE PLAN AND BUILDING PLAN APPROVAL.
3. THE PROPOSED TOWER SHALL BE DESIGNED TO MEET OR EXCEED EIA/TIA 222G SPECIFICATIONS AND ALL VOLUSIA COUNTY REQUIREMENTS.
4. THE PROPOSED COMMUNICATION TOWER SHALL NOT EXCEED 195' ABOVE GROUND LEVEL.
5. THERE ARE NO SPECIAL FIRE PROTECTION CONCERNS ASSOCIATED WITH THIS DEVELOPMENT. NO FIRE PROTECTION SYSTEMS ARE TO BE INSTALLED.
6. TOWER, TOWER FOUNDATIONS, SLABS, MODULAR BUILDINGS, AND ELECTRICAL AND MECHANICAL FEATURES ARE TO BE DESIGNED AND SPECIFIED BY OTHERS.
7. TOWER WILL HAVE A GALVINIZED FINISH AND WILL NOT REQUIRE NAVIGATIONAL HAZARD LIGHTING IN ACCORDANCE WITH FAA REQUIREMENTS.
8. A CARRIER MAINTENANCE CREW, TYPICALLY ONE PERSON, WILL MAKE AN AVERAGE OF ONE SITE TRIP PER MONTH PER CARRIER.
9. FIVE FUTURE CONCRETE PADS FOR EQUIPMENT CABINETS/BUILDINGS ARE PART OF THIS DEVELOPMENT. THE FUTURE EQUIPMENT BUILDINGS WILL BE ONE STORY PREFAB STRUCTURES WITH AN APPROX. BUILDING HEIGHT OF LESS THAN 12 FEET. ALL PREFAB BUILDING STRUCTURES SHALL BE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) APPROVED MANUFACTURED BUILDINGS.
10. THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY WILL NOT GENERATE SOLID WASTE.

TOWERCOM III,
L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887

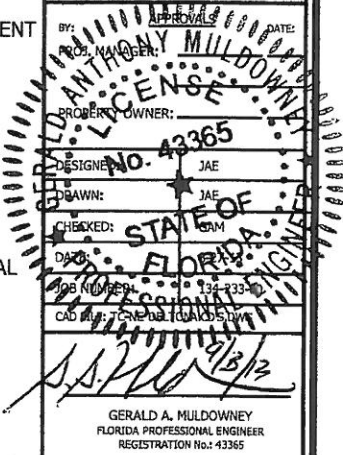


SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



JOB INFORMATION
NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C1.10

PARENT TRACT

THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST; TOGETHER AND WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 30 FEET OF THE WEST 1320 FEET OF SAID NORTHWEST ¼, OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

TOWERCOM LEASE PARCEL
(BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET FOR 660.11 FEET; THENCE N 73°47'14" E FOR 178.56 FEET; THENCE N 59°07'48" W FOR 27.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 30°52'12" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053), THENCE S 59°07'48" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053); THENCE S 30°52'12" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053); THENCE N 59°07'48" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST VOLUSIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET FOR 660.11 FEET; THENCE N 73°47'14" E FOR 178.56 FEET TO THE INTERSECTION WITH THE SOUTHWEST LINE OF THE ABOVE DESCRIBED 100' x 100' PARCEL; THENCE S 59°07'48" E ALONG SAID SOUTHWEST LINE FOR 40.96 FEET; THENCE S 73°47'14" W FOR 183.93 FEET; THENCE SOUTH 637.22 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET; THENCE S 89°32'59" W ALONG SAID SOUTH LINE FOR 30.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AND EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF THE WEST 1320 FEET OF THE NORTHWEST ¼, OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST.

AND ALSO

THE NORTH THIRTY FEET (30') OF TRACT "C" , DELTONA LAKES UNIT 38 AS PER PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 202 through 208, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOWERCOM III,
L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1" BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

| | |
|-------------|------------------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| JOB NUMBER: | 134-233-00 |
| CAD FILE: | TC-NE DELTONA CD'S.DWG |

GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION No. 43365

JOB INFORMATION

NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

LEGAL DESCRIPTIONS

SHEET NUMBER

C1.20



**SPECIAL
EXCEPTION
SITE PLAN**

LEGEND

- INDICATES 5/8" REBAR & CAP SET STAMPED "PSM 6053"
- INDICATES 1" IRON PIPE FOUND NO IDENTIFICATION
- ⊙ INDICATES 1/2" REBAR & CAP FOUND STAMPED "RLS 8282"
- INDICATES 4"x4" CONCRETE MONUMENT FOUND NO IDENTIFICATION
- ⊞ INDICATES TELEPHONE PEDESTAL
- (W) INDICATES WOOD POWER POLE
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- S.F.± INDICATES SQUARE FEET (MORE OR LESS)
- (D) INDICATES RECORD DATA
- INDICATES OVERHEAD UTILITY WIRES
- + 97.1 INDICATES SPOT ELEVATION

**BOUNDARY INFORMATION &
EXISTING FEATURES MAP**
LEASE PARCEL
IN SECTION 30, TOWNSHIP 18 SOUTH,
RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

TOWER DATA
(PROPOSED 195' MONOPOLE TOWER)
NAD 83
LATITUDE: 28° 53' 59.78" NORTH
LONGITUDE: 81° 09' 38.80" WEST
GROUND ELEVATION: 32' NAVD 1988

- NOTES:**
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2724, PAGE 513 AS BEARING NORTH.
 2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 29, 2010 & AUGUST 25, 2013.
 3. CENTER OF TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON WERE ESTABLISHED BY DIFFERENTIAL G.P.S. AND MEET FAA "2-C" ACCURACY REQUIREMENTS.
 4. BUILDING TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1" BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1" = 200'

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

DESIGNED: JAE
DRAWN: JAE
CHECKED: GAM
DATE: 8-27-13
JOB NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG
GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 43365

**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

SHEET TITLE
**BOUNDARY
INFORMATION &
EXISTING FEATURES
MAP**
SHEET NUMBER

C1.30

TAX PARCEL 8320-00-00-0010
OWNER: LEFILS CORP.
OFFICIAL RECORDS BOOK 4926, PAGE 2871

OFFICIAL RECORDS
BOOK 3544, PAGE 1401

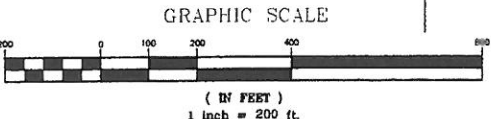
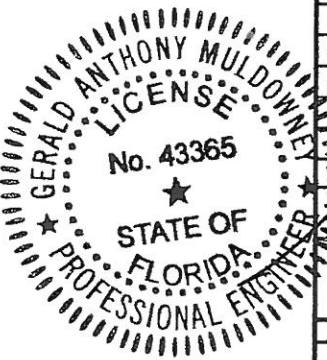
**TOWERCOM
LEASE PARCEL
SEE SHEET C1.40
FOR DETAIL**

PARENT TRACT
TAX PARCEL 8230-00-00-0011
OWNER: GREGORY & SUSAN LEFILS
(NOT ALL IMPROVEMENTS LOCATED OR SHOWN)

OFFICIAL RECORDS .
BOOK 2724, PAGE 513

TAX PARCEL 8230-00-00-0020
OWNER: RKH INVESTMENTS LLC
OFFICIAL RECORDS BOOK 5510, PAGE 4869

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL NUMBER 12127C0650 H, DATED SEPTEMBER 29, 2011.



**BOUNDARY INFORMATION &
EXISTING FEATURES MAP**
LEASE PARCEL
IN SECTION 30, TOWNSHIP 18 SOUTH,
RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
1" = 30'
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY.

SCALE: 1" = 30'

THIS DRAWING MAY NOT BE COPIED
OR REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS

BY: DATE:

PROJECT MANAGER: _____

PROPERTY OWNER: _____

DESIGNED: JAE

DRAWN: JAE

CHECKED: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

DESIGNED BY: JAE

DRAWN BY: JAE

CHECKED BY: GAM

DATE: 8-27-13

PROJECT NUMBER: 134-233-00

FILE: TC-NE DELTONA CD'S.DWG

**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

**BOUNDARY
INFORMATION &
EXISTING FEATURES
MAP**

SHEET NUMBER

C1.40



LEGEND

INDICATES PINE TREE TO BE REMOVED.

NOTE:

1. SEE LEGEND & NOTES SHEET C1.30.

LEASE PARCEL DETAIL
SCALE: 1" = 30'

PARENT TRACT
TAX PARCEL 8230-00-00-0011
OWNER: GREGORY & SUSAN LEFILS
(NOT ALL IMPROVEMENTS LOCATED OR SHOWN)

**PROPOSED TOWERCOM 30' WIDE
INGRESS/EGRESS AND UTILITY EASEMENT**

**TOWERCOM
LEASE PARCEL
10,000 SF±**

**PROPOSED TOWER
(SEE TOWER DATA
SHEET C1.30)**

**P.O.B.
TOWERCOM
LEASE PARCEL**

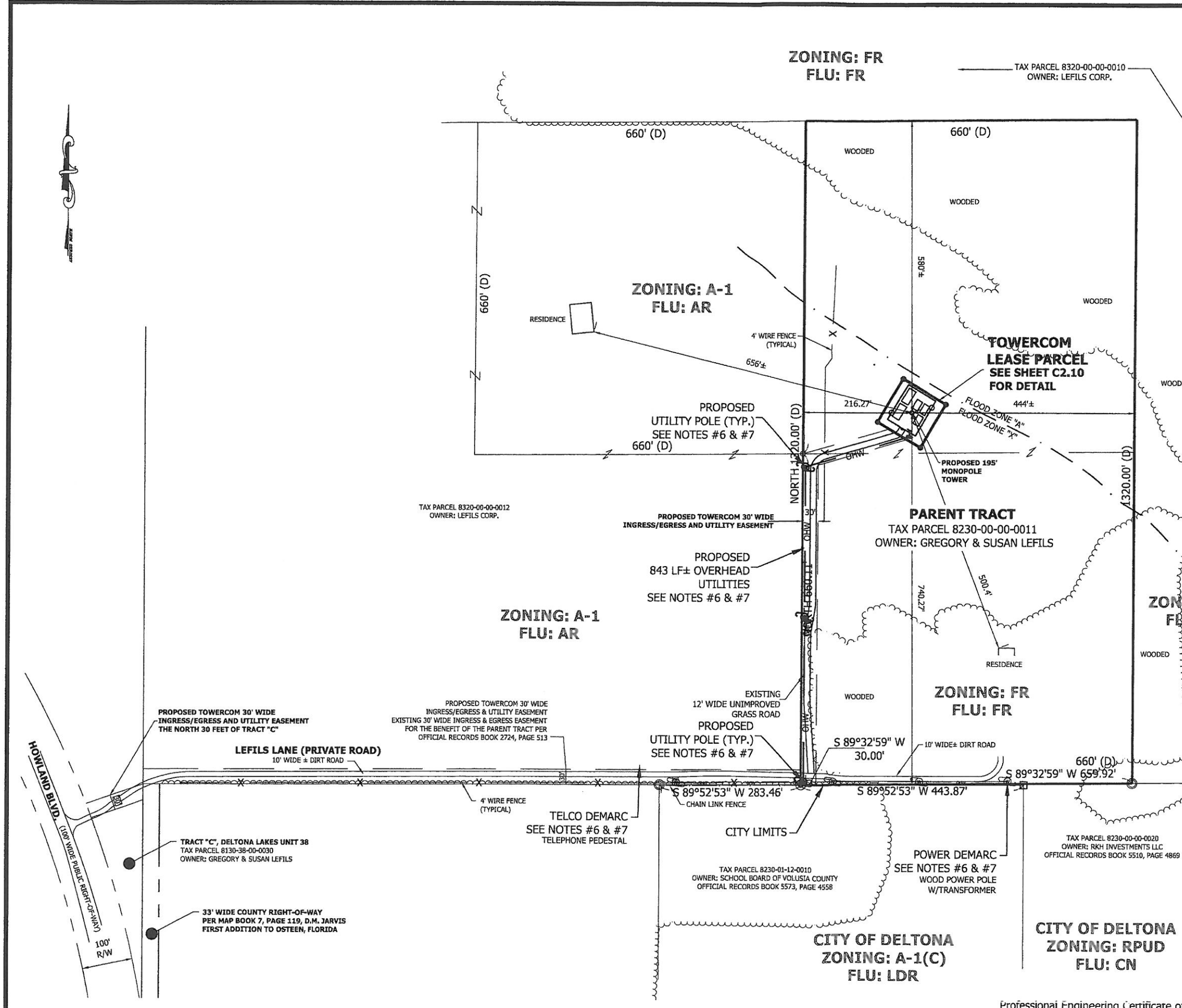
**PARENT TRACT
BOUNDARY**

**4' WIRE FENCE
(TYPICAL)**

**BENCHMARK
60(d) NAIL
ELEVATION = 100.00'
(ASSUMED)**

**BENCHMARK
5/8" REBAR & CAP "PSM 6053"
ELEVATION = 96.39'**

**SEE SHEET C1.30
FOR CONTINUATION**



NOTES:

1. SEE LEGEND, ABBREVIATIONS & GENERAL NOTES SHEET C1.00 & 1.10.
2. TOWER LATITUDE, LONGITUDE AND ELEVATION WERE ESTABLISHED BY DIFFERENTIAL G.P.S AND MEET FAA "2-C" ACCURACY REQUIREMENTS.
3. PROPOSED 195' MONOPOLE TOWER.
CENTER OF TOWER:
LATITUDE: 28° 53' 59.78" N
LONGITUDE: 81° 09' 38.80" W
ELEVATION: 32 FEET NAVD 1988
4. THE PERPENDICULAR DISTANCES FROM THE CENTER OF TOWER TO PARENT TRACT BOUNDARY LINE WAS ESTABLISHED BY FIELD MEASUREMENTS PERFORMED BY DYNAN GROUP, INC.:

NORTH: 580'±
SOUTH: 740.27'
WEST: 216.27'±
EAST: 444'±
5. REFER TO SHEET C2.10 FOR PROPOSED COMPOUND LAYOUT AND DETAILS.
6. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH LOCAL SERVICE PROVIDER PRIOR TO BIDDING PROJECT.
7. CONTRACTOR TO COORDINATE UTILITY SERVICES. OVERHEAD UTILITIES ARE ENCOURAGED TO MINIMIZE CONSTRUCTION COST. THE PLACEMENT OF NEW POWER POLES SHALL BE COORDINATED WITH SERVICE PROVIDER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE:
THERE ARE NO AIRPORTS OR HELIPORTS WITHIN 4 MILES OF THE PROPOSED TOWER.

| SITE DATA | | | |
|----------------------------------|--------|-------|-------|
| DESCRIPTION | SF | AC | % |
| TOTAL PROJECT AREA | 10,000 | 0.230 | 100.0 |
| LEASE PREMISES | 10,000 | 0.230 | 100.0 |
| IMPERVIOUS AREA | 1,821 | 0.042 | 18.2 |
| GRAVEL SURFACE (SEMI IMPERVIOUS) | 3,229 | 0.074 | 32.3 |
| OPEN AREA | 4,950 | 0.114 | 49.5 |

TOWERCOM III, L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1" = 200'

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS

DATE: 9/3/13

PROPERTY OWNER: No. 43365

DESIGNED: JAE

DRAWN: JAE

CHECKED: JAE

DATE: 9/3/13

FILE: DELTONA C25.DWG

GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO.: 43365

NE DELTONA WIRELESS TELECOMMUNICATIONS CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

MASTER SITE PLAN

SHEET NUMBER

C2.00



**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



**DGI
DYNAN GROUP
INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 1100
BOONE, NC 28607
PHONE: 828-297-3333

SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY.

SCALE: 1"= 1/4 MILE

THIS DRAWING MAY NOT BE COPIED
OR REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

| | |
|-------------|------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| JOB NUMBER: | 134-233-00 |

SAV FILE: IT-NE DELTONA CD'S.DWG
9/3/13
GERALD A. MULDOWNNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION No. 43365

**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

**EXISTING
TOWER
MAP**

SHEET NUMBER
C2.01

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1" BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1"=30'

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| APPROVALS | | DATE: |
|---|-----------------------|-------|
| BY: | PROJ. MANAGER: | |
| PROPERTY OWNER: | | |
| DESIGNED: | JAE | |
| DRAWN: | JAE | |
| CHECKED: | GAM | |
| DATE: | 8-27-13 | |
| JOB NUMBER: | 134-233-00 | |
| FILE NAME: | TC-NE DELTONA CD.SDWG | |
| GERALD A. MULDOWNEY FLORIDA PROFESSIONAL ENGINEER REGISTRATION No.: 43365 | | |

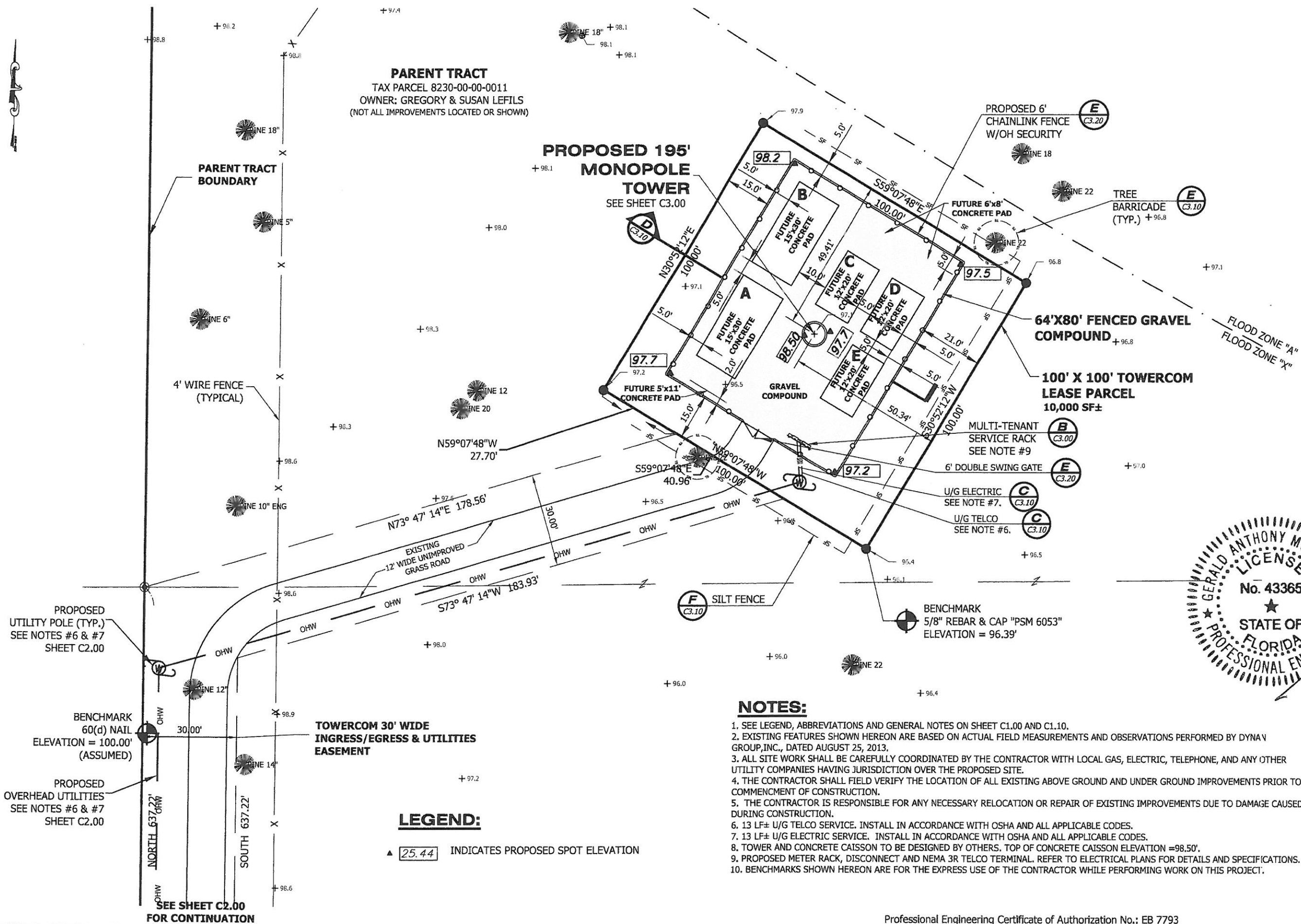
**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY**
VOLUSIA COUNTY, FLORIDA

SHEET TITLE

**PROPOSED
IMPROVEMENTS**

SHEET NUMBER

C2.10





SCALE VERIFICATION

BAR IS ONE INCH ON
ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED
OR REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
DYNAN GROUP, INC.

[illegible]

SITE UTILITIES NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS NECESSARY TO PROVIDE A COMPLETE UTILITY SERVICE SYSTEM.
2. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT ROUTE OF ELECTRICAL AND TELCO CONDUITS.
3. INSTALL (2) 5/8"x8' CU GROUND RODS (MIN. 8' O.C.).
4. CONNECT METER ENCLOSURE AND RACK TO GROUND RODS WITH #2 BARE COPPER.
5. BOND TELCO BOX TO GROUND PER PHONE COMPANY REQUIREMENTS.
6. ALL HARDWARE TO BE "HOT DIPPED" GALVANIZED STEEL OR STAINLESS STEEL.
7. THIS DETAIL IS PROVIDED BY THE CLIENT.
8. **THIS DETAIL IS FOR GENERAL REFERENCE ONLY AND NOT FOR CONSTRUCTION. SEE ELECTRICAL PLANS FOR EXACT DIMENSIONS, LOCATION, SPECIFICATIONS AND STANDARDS.**

BY: APPROVAL: DATE: _____
 PROJ. MANAGER: _____
 PROPERTY OWNER: _____
 DESIGNED: JAE
 DRAWN: JAE
 CHECKED: JAE
 DATE: 8-22-00
 JOINT NUMBER: 4-233-00
 ELEVATION: 100
 TELEPHONE: 312
 GERALD A. MULDOWNY
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION NO.: 43365

**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

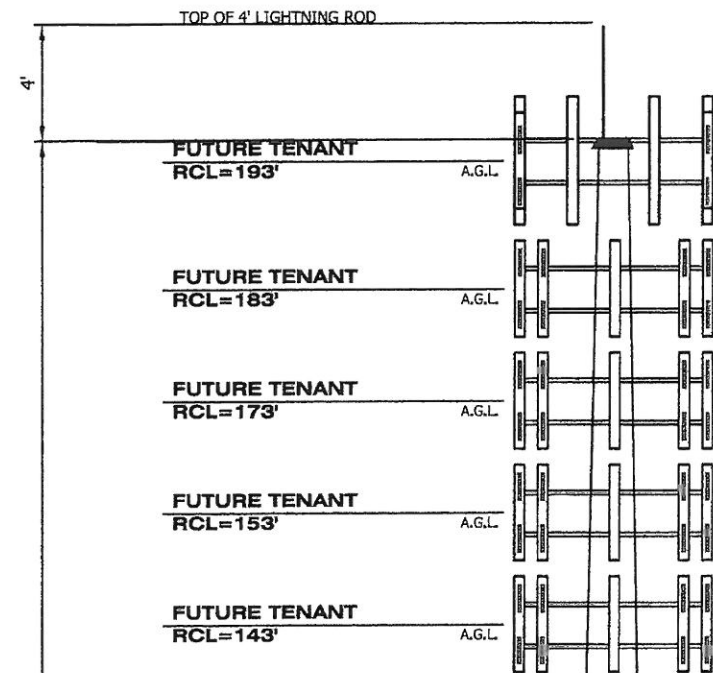
| |
|---|
| SHEET TITLE |
| TOWER ELEVATION & ELECTRICAL DIAGRAM |

HEET NUMBER

C3.00

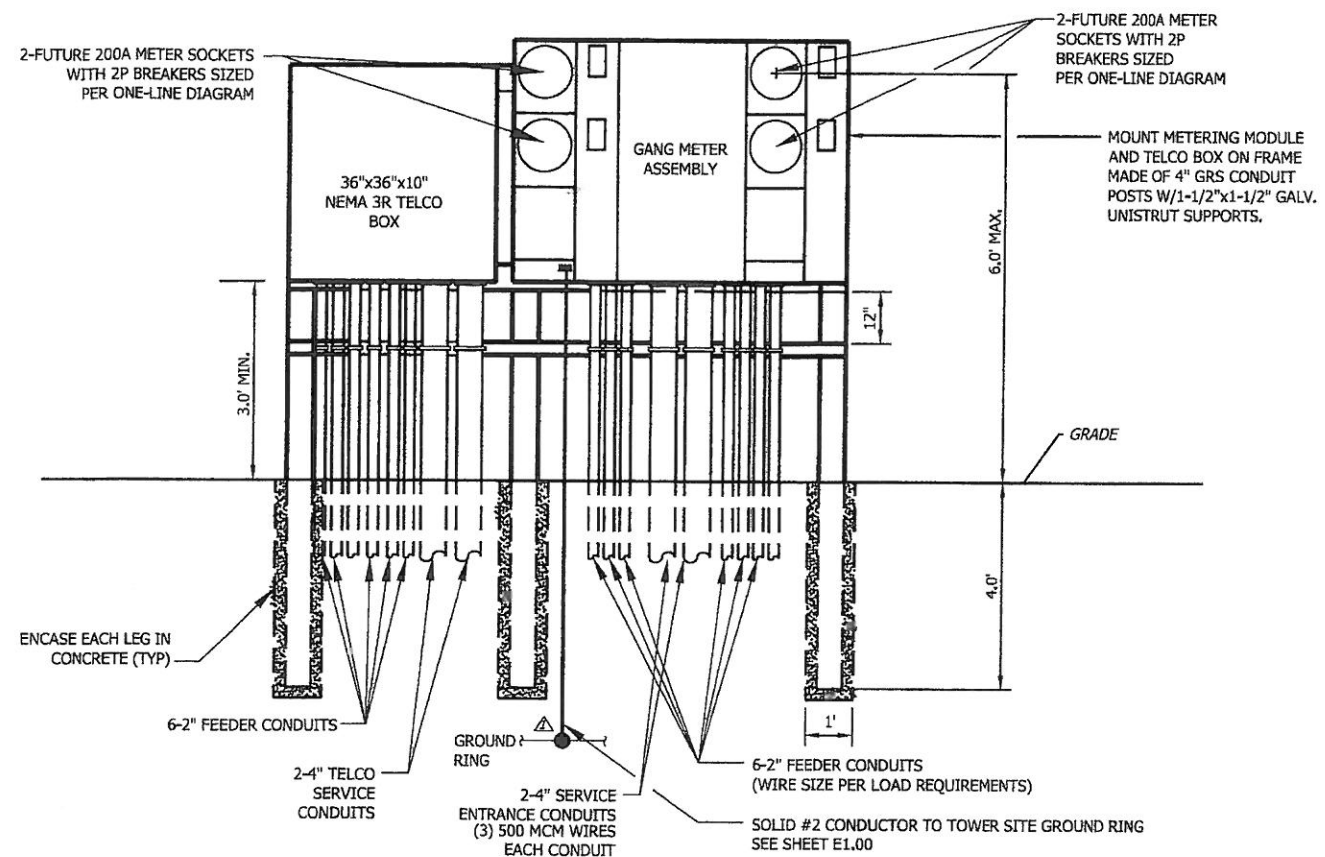
NOTES:

1. THE PROPOSED TOWER WILL BE A MONOPOLE DESIGN.
2. IN ACCORDANCE WITH FAA REQUIREMENTS, A NAVIGATIONAL HAZARD LIGHTING SYSTEM WILL NOT BE REQUIRED FOR THE PROPOSED TOWER STRUCTURE.
3. ANTENNA RAD CENTERLINES ARE SHOWN FOR REFERENCE ONLY. FUTURE CARRIERS TO VERIFY AVAILABLE RCL'S WITH TOWERCOM III PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. INFORMATION SHOWN HEREON IS BASED ON DATA PROVIDED BY TOWERCOM III. LLC.

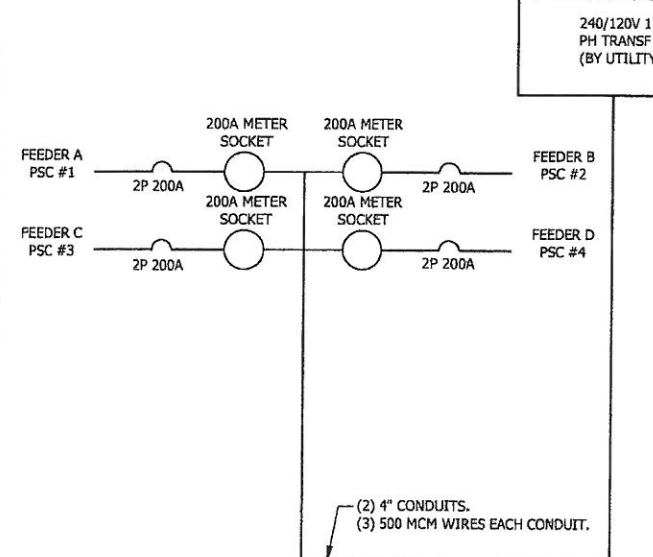


PROPOSED 195'
MONOPOLE
TOWER
STRUCTURE

| PROPOSED ANTENNA LOADING | | | | | | | |
|--------------------------|--------------------|-----|--------------------|------------------|-----|----------------|--------|
| LEVEL (FT) | RAD CENTER (FT) | QTY | ANTENNA TYPE | MOUNTS | QTY | TRANS. LINE | TENANT |
| 195-199 | N/A | 1 | LIGHTNING ROD | N/A | N/A | N/A | N/A |
| 189-197 | 193 | 18 | 8 R CELL/PCS PANEL | LOW PROFILE BOOM | 24 | 1 5/8" | FUTURE |
| 179-187 | 183 | 18 | 8 R CELL/PCS PANEL | LOW PROFILE BOOM | 24 | 1 5/8" | FUTURE |
| 169-177 | 173 | 12 | 8 R CELL/PCS PANEL | LOW PROFILE BOOM | 12 | 1 5/8" | FUTURE |
| 149-167 | 163 | 12 | 8 R CELL/PCS PANEL | LOW PROFILE BOOM | 12 | 1 5/8" | FUTURE |
| 139-147 | 153 | 12 | 8 R CELL/PCS PANEL | LOW PROFILE BOOM | 12 | 1 5/8" | FUTURE |
| | | | | | | | |



METER CENTER RACK & H-FRAME
DETAIL



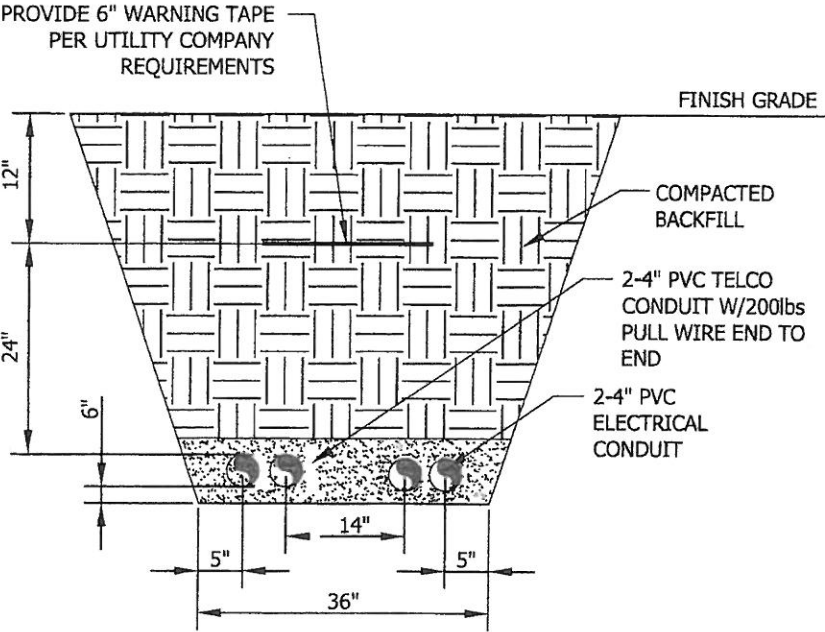
ONE LINE DIAGRAM

N.T.S.

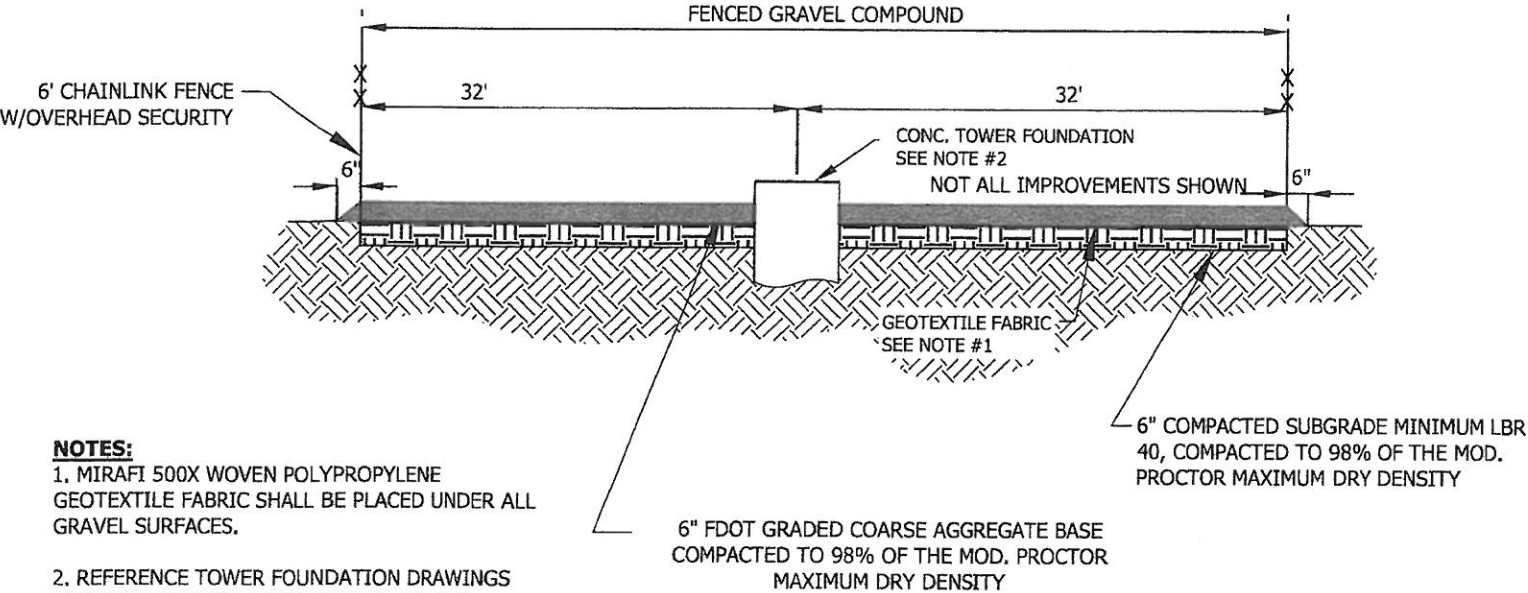
MONOPOLE TOWER
ELEVATION VIEW

N.T.S. 

Professional Engineering Certificate of Authorization No.: EB 7793

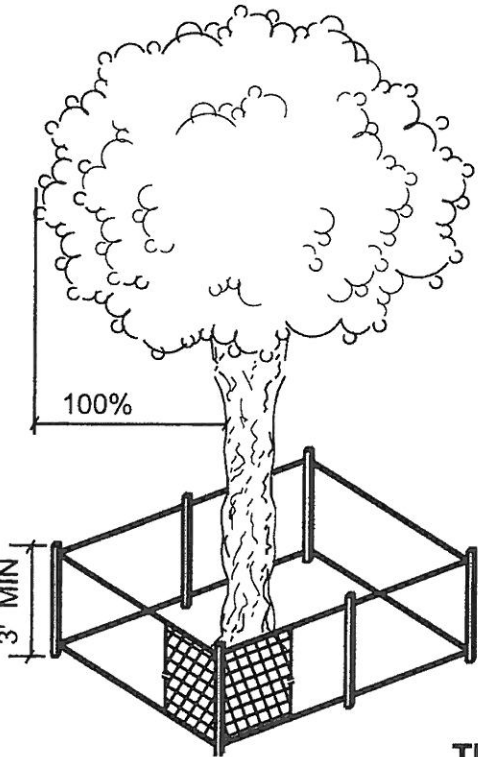


UTILITY TRENCH
DETAIL N.T.S. (C)



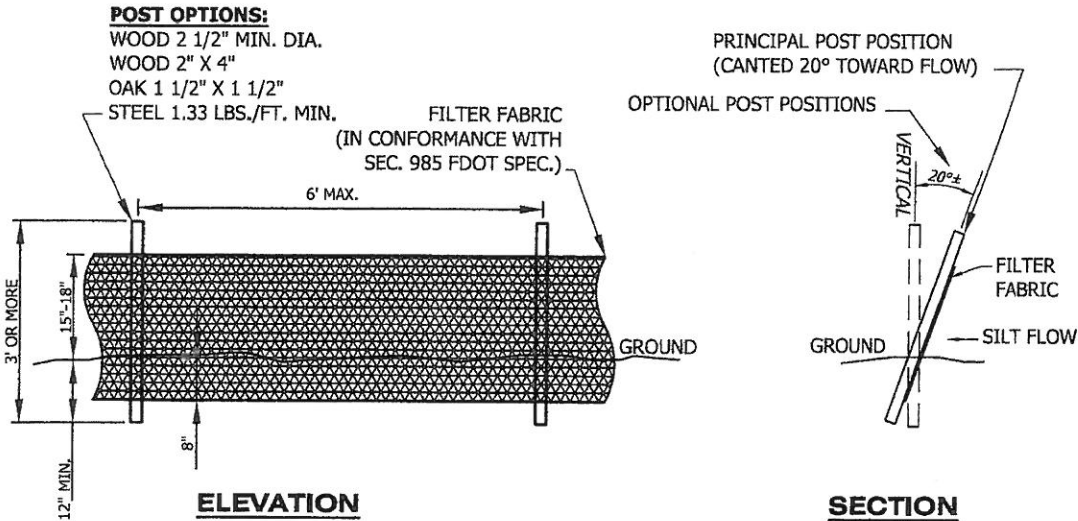
NOTES:
1. MIRAFI 500X WOVEN POLYPROPYLENE GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL GRAVEL SURFACES.
2. REFERENCE TOWER FOUNDATION DRAWINGS FOR CONSTRUCTION OF PROPOSED TOWER FOUNDATION.

GRAVEL COMPOUND
SECTION N.T.S. (D)



NOTES:
1. TREE BARRICADE SHOULD BE INSTALLED PRIOR TO ANY SITE CONSTRUCTION (CLEARING, GRADING, ETC.) AND SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETE. NO STORING OF FILL DIRT OR BUILDING MATERIALS IS ALLOWED WITHIN THE BARRICADES.
2. BARRIERS TO REMAIN IN PLACE UNTIL PROJECT COMPLETION, INCLUDING LANDSCAPING.
3. ALL ROOTS LARGER THAN 1" ENCOUNTERED DURING SITE EXCAVATION SHALL BE CUT CLEANLY AND RECOVERED WITH SOIL.
4. THE PROTECTED TREES ARE TO BE PRESERVED AND SHALL BE PROVIDED WITH A PROTECTED TREE BARRICADE THAT INCLUDE 100% OF THE DRIPLINE.
5. UPRIGHT STAKES SHALL BE 4"x4"x5' LUMBER, SUPPORTING BRIGHT ORANGE VINYL FENCING MESH.

TREE BARRICADE
DETAIL N.T.S. (E)



F.D.O.T. TYPE III SILT FENCE
DETAIL N.T.S. (F)

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1" BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS

BY: DATE:

PROJECT OWNER:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

NO. 43365

STATE OF FLORIDA

PROFESSIONAL ENGINEER

DATE: 1/3/13

GERALD A. MULDOWNEY

FLORIDA PROFESSIONAL ENGINEER

REGISTRATION NO.: 43365

JOB INFORMATION

NE DELTONA

WIRELESS

TELECOMMUNICATIONS

CO-LOCATION FACILITY

VOLUSIA COUNTY, FLORIDA

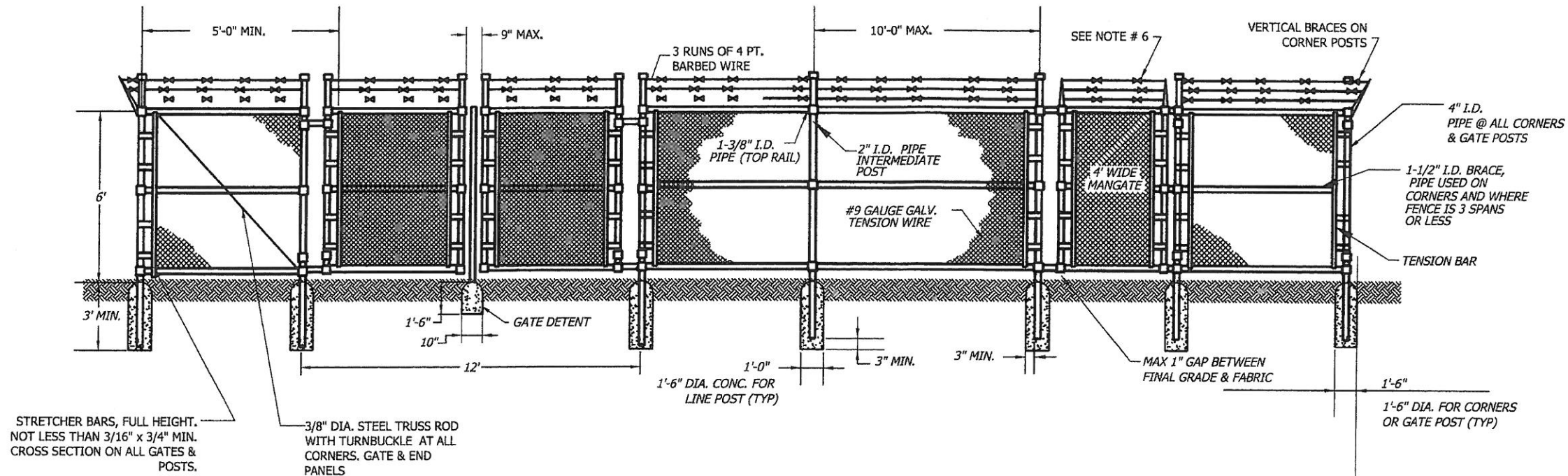
SHEET TITLE

ENGINEERING

DETAILS

SHEET NUMBER

C3.10



1. SCOPE:

1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING, ACCESS ROAD GATES AND CATTLE GUARDS. SEE SITE PLAN AND DRAWINGS FOR DETAILS.

2. SPECIAL REQUIREMENTS

- 2.1 ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING, AND ACCESS ROAD GATES SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED NON-CORROSIVE MATERIAL.
- 2.2 ALL NON-CORROSIVE MATERIAL SHALL BE APPROVED BY THE TOWERCOM III, .L.L.C. PROJECT MANAGER.
- 2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS.

3. FENCE POSTS

- 3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT TO TOWERCOM III, .L.L.C. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE TOWERCOM III, .L.L.C. PROJECT MANAGER.
- 3.2 CORNERS AND GATE POST FOR SITE SHALL BE 4" (INSIDE DIA.) GALVANIZED PIPE. LINE POST SHALL BE 2" (INSIDE DIA.) GALVANIZED PIPE.
- 3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
- 3.5 CORNER POST FOUNDATIONS SHALL BE A MINIMUM THREE FEET (3') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM THREE INCH (3") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.
- 3.6 CORNER POST FOUNDATION FOR LINE POSTS SHALL BE 12 INCHES (12") IN DIAMETER. CORNER POST FOUNDATION FOR GATE AND CORNER POSTS SHALL BE 18 INCHES (18") IN DIAMETER.
- 3.7 CORNER POSTS AND GATE POSTS SPACING SHALL BE EQUAL WITH A TWELVE FOOT (12') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH TOWERCOM III, .L.L.C. PROJECT MANAGER.
- 3.8 ALL POSTS EXCEPT GATE POSTS SHALL BE CAPPED WITH A COMBINATION CAP AND BARB WIRE SUPPORTING ARM. GATE POSTS SHALL BE TWELVE INCHES (12") HIGHER THAN CORNER OR LINE POSTS TO PROVIDE FOR TERMINATION OF BARBED WIRE. GATE POSTS SHALL BE CAPPED WITH STANDARD CAP.
- 3.9 ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM 3/8" DIAMETER DIAGONAL TRUSS RODS WITH TURNBUCKLES. HORIZONTAL BRACE RODS, 1-1/2" INSIDE DIMENSION PIPE, SHALL BE INSTALLED BETWEEN POSTS.
- 3.10 A TOP RAIL (1-3/8" I.D.) GALVANIZED PIPE SHALL BE INSTALLED BETWEEN POSTS.
- 3.11 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).

4. FABRIC

- 4.1 FENCE FABRIC SHALL BE SIX FOOT (6') HIGH, UNLESS OTHERWISE SPECIFIED, #9 GAUGE, CHAIN LINK FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE.
- 4.2 FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE. A MAXIMUM THREE INCH (3") GAP SHALL BE PERMITTED BETWEEN FABRIC AND FINAL GRADE.
- 4.3 FABRIC SHALL BE SECURED AT CORNER AND GATE POSTS USING STRETCHER BARS AND TENSION BAND CLIPS.
- 4.4 FABRIC SHALL BE SECURED TO THE TOP RAIL AND BRACE RODS USING TIE CLIPS.

5. GATE

- 5.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE A MINIMUM TWELVE FEET (12') ACROSS.
- 5.2 ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATERTIGHT CONNECTIONS.
- 5.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.
- 5.4 PLUNGER BAR-TYPE GATE LATCH SHALL BE INSTALLED ON DOUBLE GATES AND SHALL FUNCTION PROPERLY. PLUNGER BAR LENGTH SHALL BE THE SAME HEIGHT AS THE GATE. A NON-CLOGGING GATE DETENTION ADAPTABLE TO THE PLUNGER BAR SHALL BE INSTALLED AND SHALL FUNCTION PROPERLY.
- 5.5 GATE STOPS SHALL BE INSTALLED AND SHALL HOLD GATE IN "OPEN" POSITION.
- 5.6 BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.
- 5.7 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
- 5.8 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

6. MANGATE

- 6.1 A 4" WIDE MANGATE TO BE INSTALLED AT OWNERS DISCRETION AND PER OWNERS INSTRUCTIONS AS TO LOCATION.

NOTE: IN MOST CASES, FINAL GRADE IS APPLIED PRIOR TO FENCE INSTALLATION. THEREFORE; ALL SPOILS REMOVED TO INSTALL THE FENCE POSTS AND FENCE ACCESSORIES SHALL BE PLACED ON PLASTIC OR OTHER MEANS TO PREVENT DEBRIS FROM BLEMISHING SITE ESTHETICS. REMOVAL OF MATERIAL SHALL BE THE RESPONSIBILITY OF THE FENCE CONTRACTOR INCLUDING ANY EXCESS FENCE MATERIAL.

TYPICAL GATE & PANEL SECTION
DETAIL

N.T.S.

E



TELECOMMUNICATIONS SIGN
DETAIL

N.T.S.

F

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED
OR REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS

BY: _____ DATE: _____

PROJ. MANAGER: _____

PROPERTY OWNER: _____

| | |
|-------------|--------------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| JOB NUMBER: | 134-233-00 |
| CREATED BY: | NE DELTONA CDS.DWG |

GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO.: 43365

JOB INFORMATION

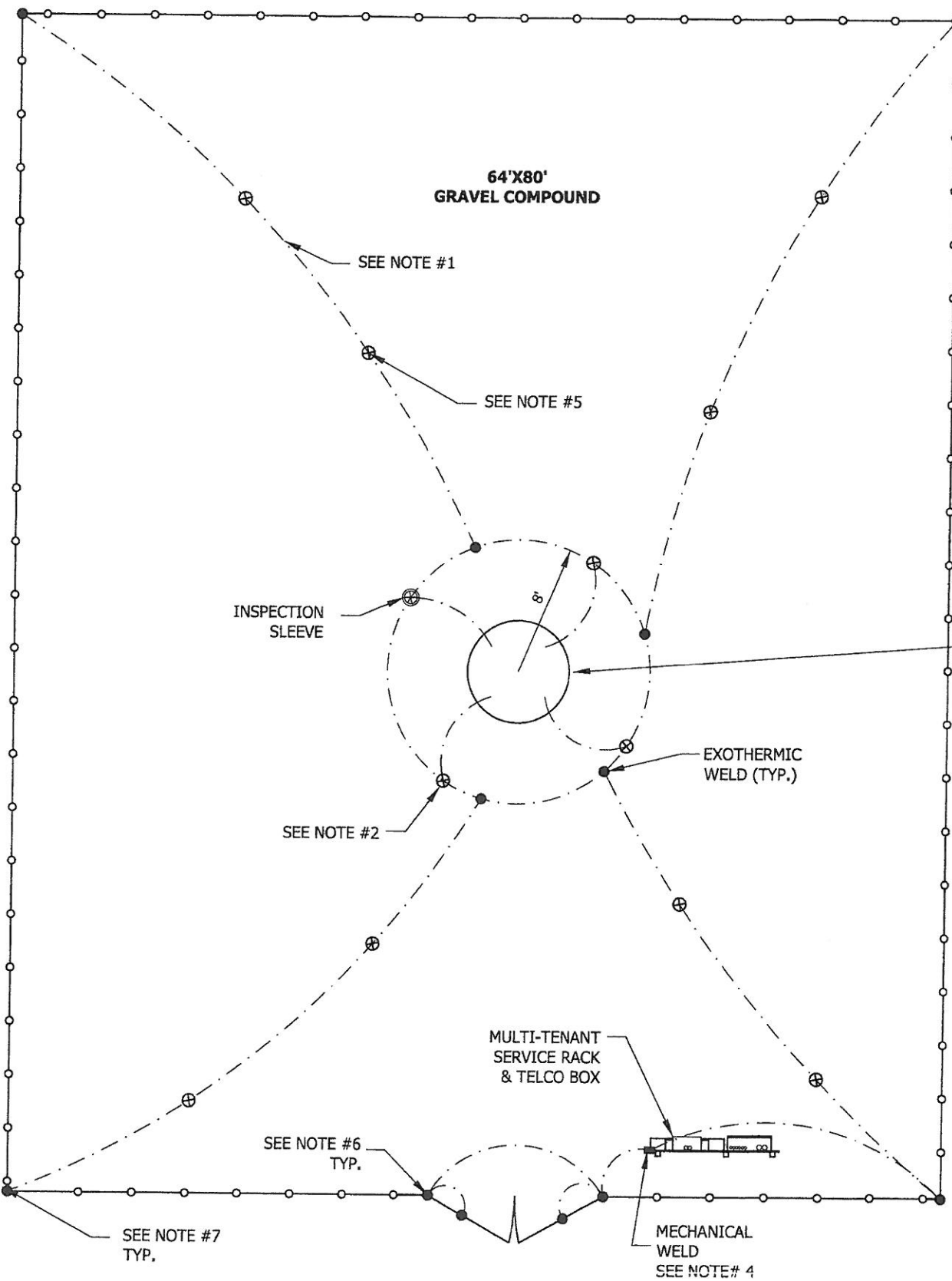
**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSTA COUNTY, FLORIDA**

SHEET TITLE

**FENCE
DETAILS**

SHEET NUMBER

C3.20



**TOWER GROUNDING
SCHEMATIC**

NOT TO SCALE

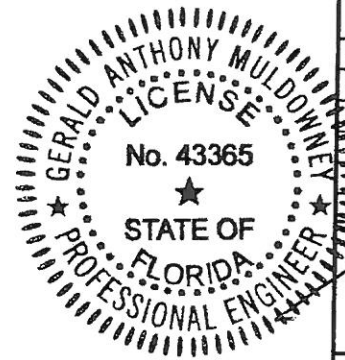
**PROPOSED 195'
MONOPOLE TOWER
STRUCTURE**

NOTES:

1. #2 SOLID TINNED COPPER WIRE.
2. 5/8" x 8' COPPER RODS (EVERY 10' AROUND TOWER).
3. ALL CONNECTIONS TO BE CADWELDED.
4. CONNECT TOWER SITE GROUND SYSTEM TO H-FRAME GROUND SYSTEM.
5. PLACE GROUND RODS EVERY 16' ALONG CONDUCTOR LINES.
6. CONNECT TOWER GROUND RING TO GATE POST.
7. CONNECT TOWER GROUND RING TO FENCE CORNER POST.

LEGEND:

- ⊗ 5/8" X 8' COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
- ⊗ 5/8" X 8' COPPER CLAD STEEL GROUND ROD
- EXOTHERMIC WELD
- #2 SOLID TINNED COPPER WIRE



CONSULTANT:
TowerCom III, L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FLORIDA 32202
PHONE: (904)-880-8887
FAX: (904)-880-8872

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

| | |
|---------------|------------------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| PROJ. NUMBER: | 134-233-00 |
| FILE: | TC-NE DELTONA CD'S.DWG |

[Signature]
GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO.: 43365

JOB INFORMATION

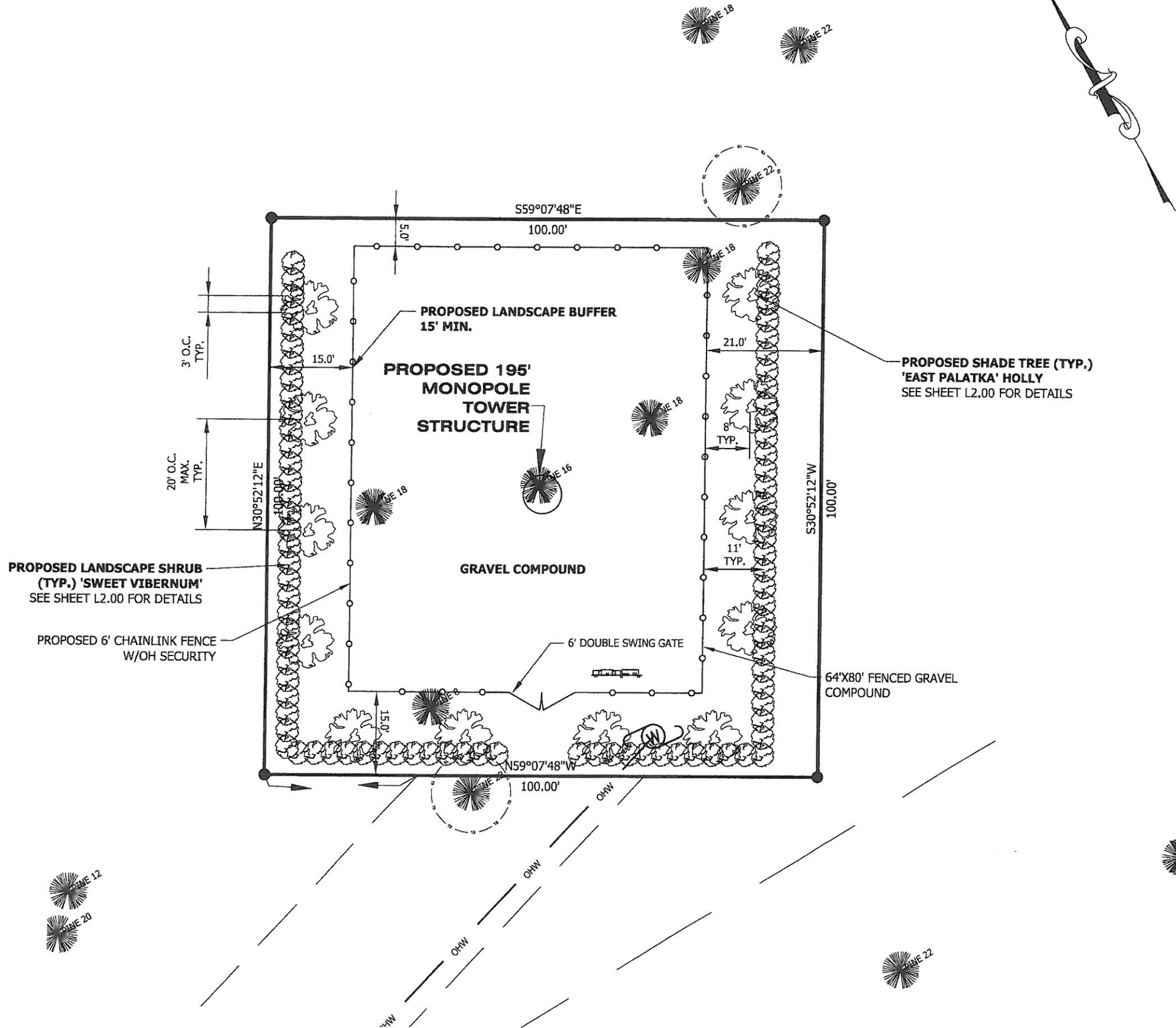
**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

SHEET TITLE

**GROUNDING
PLAN**

SHEET NUMBER

E1.00



NOTES:

- 1. SEE SHEET C1.00 AND C1.10 FOR LEGEND, ABBREVIATIONS & GENERAL NOTES.
- 2. SEE SHEET L2.00 FOR LANDSCAPE PLANTING DETAILS.
- 3. EXISTING VEGETATION SHALL BE PRESERVED TO MAXIMUM EXTENT PRACTICABLE.
- 4. VEGETATION SHALL BE MAINTAINED IN A HEALTHY STATE AND VEGETATION THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.
- 5. LANDSCAPE CONSTRUCTOR SHALL PROVIDE A WATERING SCHEDULE FOR UP TO 180 DAYS AFTER THE TIME OF PLANTING TO ENSURE GOOD HEALTH AND VITALITY. ANY LANDSCAPE THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.

TOWERCOM III, L.L.C.
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

BY: APPROVALS DATE:
PROJ. MANAGER: _____
PROPERTY OWNER: _____

| | |
|-------------|------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| JOB NUMBER: | 134-233-00 |

CAD FILE: TC-NE DELTONA CD'S.DWG



GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO.: 43365

JOB INFORMATION
NE DELTONA WIRELESS TELECOMMUNICATIONS CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.00

LEGEND

INDICATES PINE TREE TO BE REMOVED.

**TOWERCOM III,
L.L.C.**
12276 SAN JOSE BLVD.
SUITE 122
JACKSONVILLE, FL 32202
PHONE: (904) 880-8887



SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY.

NOT TO SCALE

THIS DRAWING MAY NOT BE COPIED
OR REPRODUCED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
DYNAN GROUP, INC.

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

APPROVALS
BY: _____ DATE: _____
PROJ. MANAGER: _____
PROPERTY OWNER: _____

| | |
|-------------|------------------------|
| DESIGNED: | JAE |
| DRAWN: | JAE |
| CHECKED: | GAM |
| DATE: | 8-27-13 |
| JOB NUMBER: | 134-233-00 |
| CAP FILE: | TC-NE DELTONA CD'S.DWG |

GERALD A. MULDOWNEY
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO.: 43365

JOB INFORMATION

**NE DELTONA
WIRELESS
TELECOMMUNICATIONS
CO-LOCATION FACILITY
VOLUSIA COUNTY, FLORIDA**

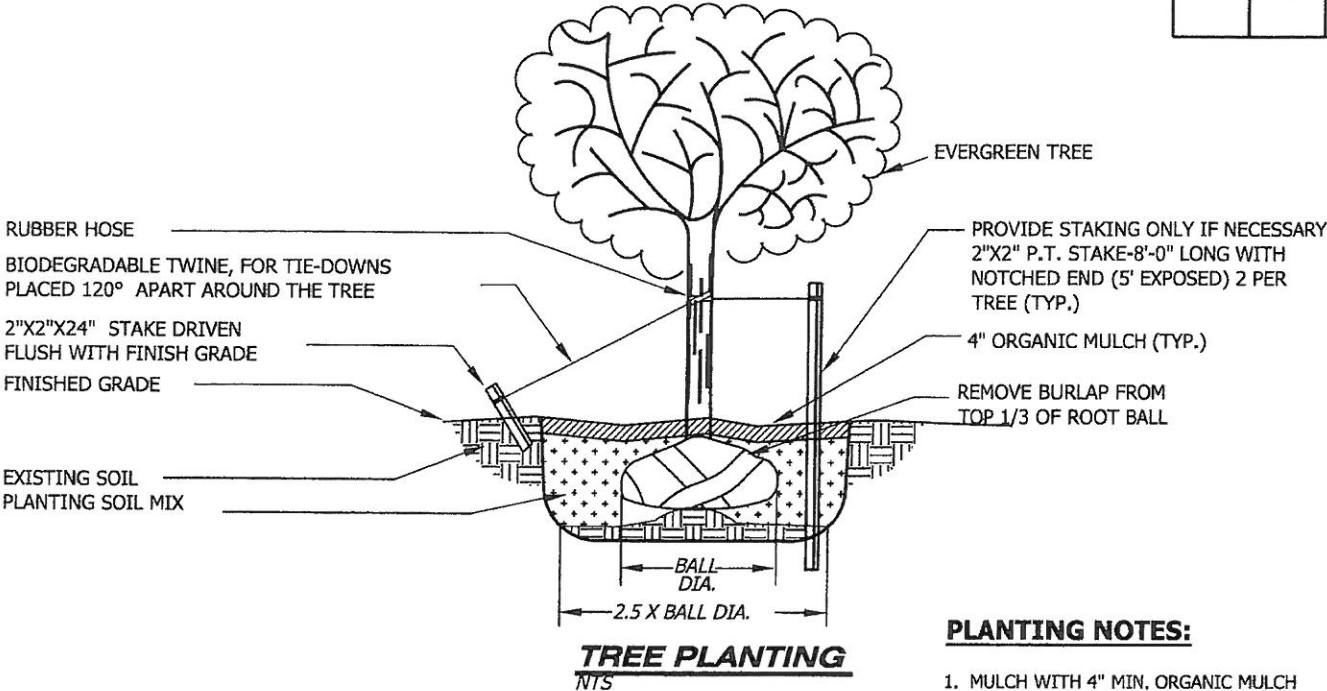
SHEET TITLE

**LANDSCAPE
DETAILS**

SHEET NUMBER

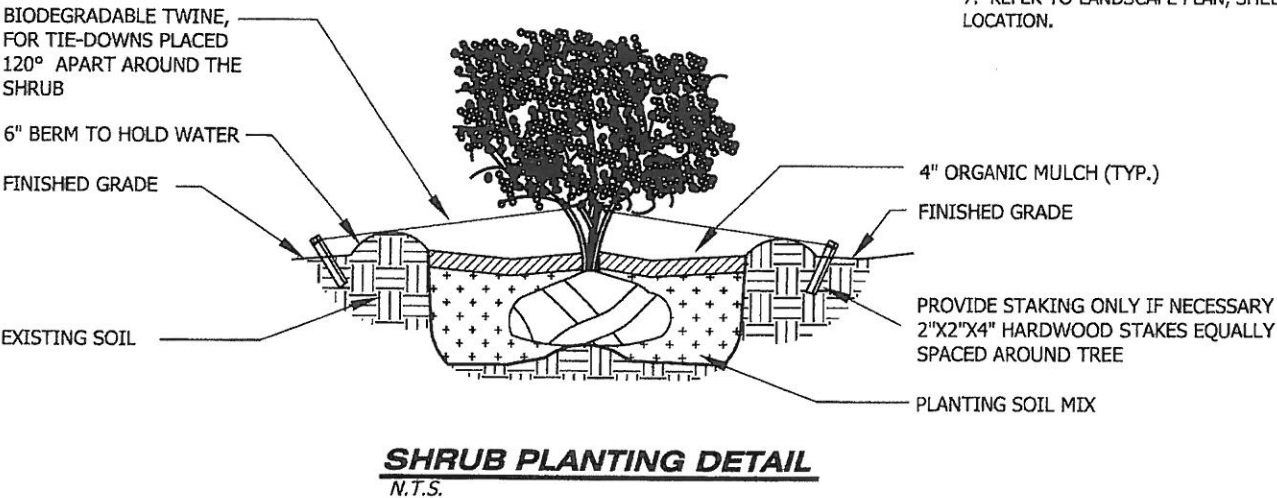
L2.00

| PLANT SCHEDULE | | | | | |
|----------------|------|---|---------------------------|--|---|
| QTY. | SYM. | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| 12 | | CANOPY SHADE TREE 'EAST PALATKA' HOLLY | ILEX X ATTENUATA | 1.5" CAL OR 6' TALL | 20' MAX O.C. |
| 85 | | SHRUB SWEET VIBURNUM | Viburnum Odoratissimum | 24" MIN. HEIGHT AT PLANTING CAPABLE OF 36" WITHIN 18 MONTHS | CONTINUOUS HEDGE 3' O.C. PLANT 11.0' FROM FENCE IN CONTINUOUS HEDGE |



PLANTING NOTES:

- MULCH WITH 4" MIN. ORGANIC MULCH
- LANDSCAPE CONTRACTOR TO GUARANTEE AND MAINTAIN TREES AND SHRUBS FOR 180 DAYS.
- ALL TRIMMING OF EXISTING TREES TO BE PERFORMED BY LICENSED ARBORIST.
- ALL NEW PLANT MATERIAL WILL BE FLORIDA GRADE #1 OR BETTER, HEALTHY, DISEASE FREE, AND PEST FREE.
- ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.
- SEED, MULCH AND FERTILIZE ALL DISTURBED AREAS.
- REFER TO LANDSCAPE PLAN, SHEET L1.00 FOR PLANTING LOCATION.





September 18th, 2013

City of Deltona
Volusia County

Board Members,

I respectfully submit this letter as an explanation of our need for a new telecommunications site in Deltona. As the system design engineer for AT&T Mobility responsible for this area I have performed a thorough analysis of this area of Deltona and the interaction of the sites within that area. My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. There was no existing structure within the area to meet AT&T Mobility's coverage objective and AT&T is pursuing a raw land candidate. These factors were quantified and values extrapolated using RF modeling software to arrive at a design objective or search area. The site identified as AT&T Mobility's East Deltona site would be located in the vicinity of 1399 Blackman Tail, Deltona, FL, 32738 to fit the capacity and coverage objective. The search area was based on the proposed site's location relative to the current surrounding sites and capacity enhancement needed within the city of Lake Helen. After running numerous propagation modules, the height of 195 feet was selected in order to provide adequate capabilities between the surrounding sites and sufficient capacity to meet the needs of the area.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the A and B bands in Volusia County. Specific frequencies are as follows:

- A band frequencies: RX - 824.2 MHz to 846.4 MHz and TX - 869.2 MHz to 891.4 MHz.
- B band frequencies: RX - 835 MHz to 849 MHz and TX - 880.0 MHz to 894 MHz.

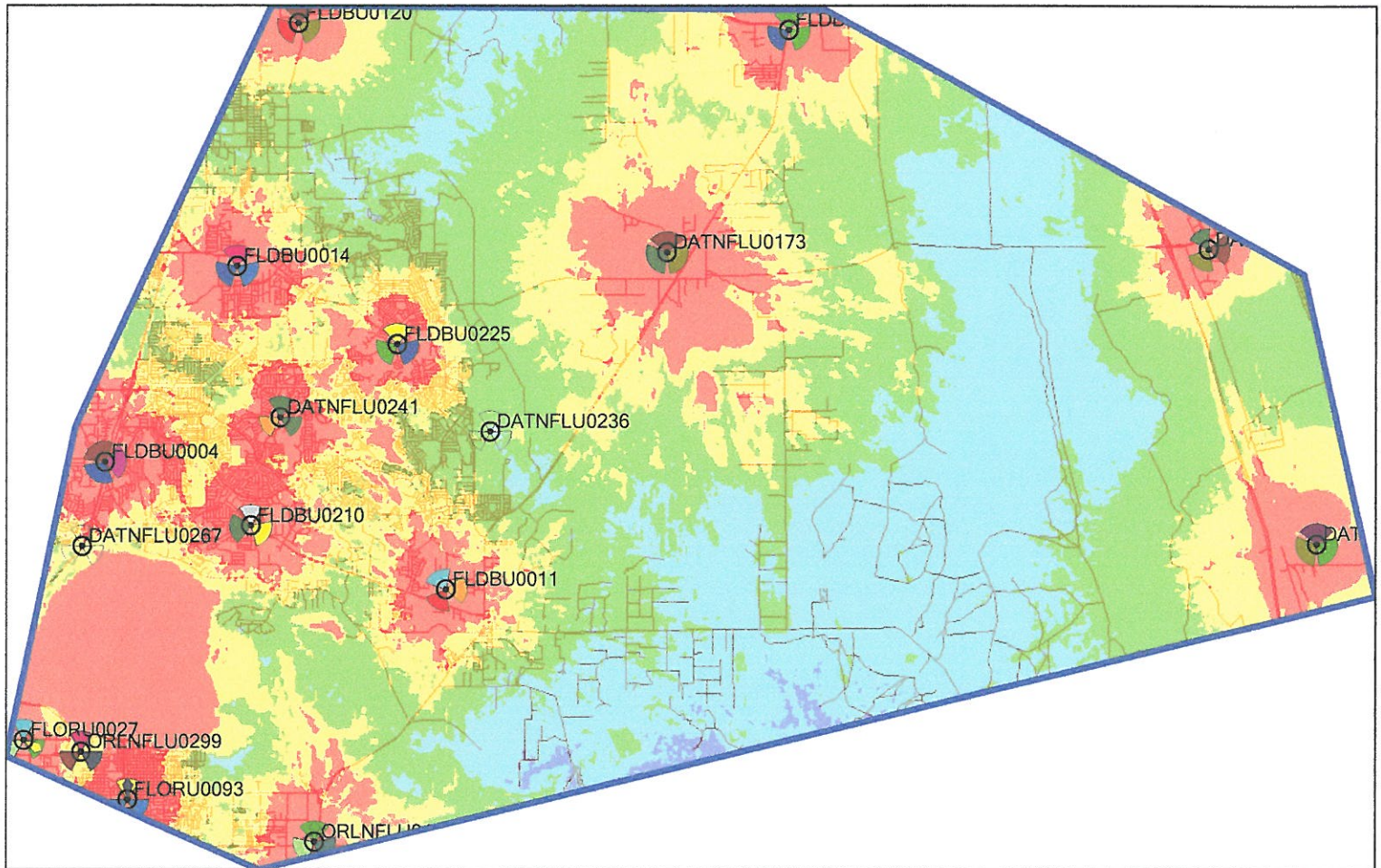
Based on FCC licensing of spectrum there is sufficient frequency separation between the licensed AT&T spectrum and the licensed county and city Public Safety spectrum to ensure they will not be interferers with one another. In my professional opinion as a radio frequency design engineer there are no other facilities, in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent service to your citizens in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "JG" or "Jim Graf", written in a cursive style.

Jim Graf
RF Design & Performance Engineer
AT&T Mobility

Before AT&T's East Deltona Site



Scale: 1:200,785

2

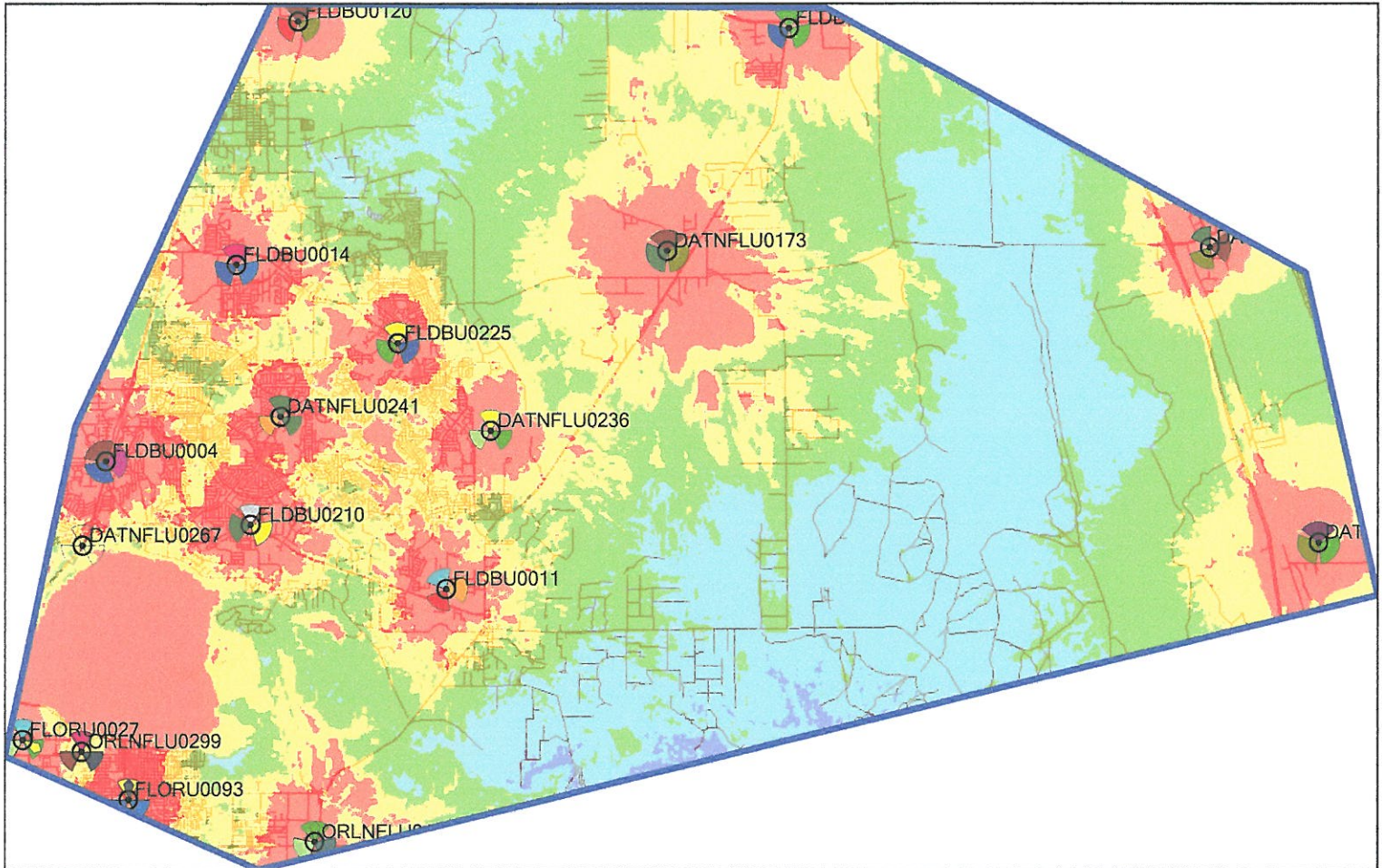
4

6 miles

East Deltona Before

- Best Signal Level (dBm) ≥ -70
- Best Signal Level (dBm) ≥ -80
- Best Signal Level (dBm) ≥ -90
- Best Signal Level (dBm) ≥ -100
- Best Signal Level (dBm) ≥ -110
- Best Signal Level (dBm) ≥ -120

After AT&T's East Deltona Site



East Deltona After - Candidate 2 190'

Scale: 1:200,785
2 4 6 miles

- Best Signal Level (dBm) ≥ -70
- Best Signal Level (dBm) ≥ -80
- Best Signal Level (dBm) ≥ -90
- Best Signal Level (dBm) ≥ -100
- Best Signal Level (dBm) ≥ -110
- Best Signal Level (dBm) ≥ -120



Federal Aviation
Administration

RECEIVED BY E-MAIL

Current Planning

Date 10/25/2013 BG

of 42

« OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Project Name: TOWER-000254803-13

Sponsor: TowerCom III, LLC

Details for Case : NE Deltona

[Show Project Summary](#)

Case Status

ASN: 2013-ASO-9855-OE

Status: Accepted

Public Comments: None

Date Accepted: 10/24/2013

Date Determined:

Letters: None

Documents: None

Project Documents:
None

Construction / Alteration Information

Notice Of: Construction

Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

**For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.*

State Filing:

Structure Summary

Structure Type: Antenna Tower

Structure Name: NE Deltona

NOTAM Number:

FCC Number:

Prior ASN:

Structure Details

Latitude: 28° 53' 59.78" N

Longitude: 81° 9' 38.80" W

Horizontal Datum: NAD83

Site Elevation (SE): 32 (nearest foot)

Structure Height (AGL): 199 (nearest foot)

Current Height (AGL): (nearest foot)

** For notice of alteration or existing provide the current
AGL height of the existing structure.*

Include details in the Description of Proposal

Nacelle Height (AGL): (nearest foot)

** For Wind Turbines 500ft AGL or greater*

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A Proposed Structure

Other :

Nearest City: Volusia

Nearest State: Florida

Description of Location: 850' North of Lefils Lane

On the Project Summary page upload any certified survey.

Description of Proposal: Proposed Tower. This filing replaces 2013-ASO-7575-OE and increases the AGL height from 130 to 199.

Common Frequency Bands

| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
|----------|-----------|-----------|------|----------|
| 698 | 806 | MHz | 1000 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 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 |
| 1850 | 1910 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |

Specific Frequencies



P.O. Box 1100, Boone, North Carolina 28607
(828) 297-3333 FAX: (828) 297-9696



Civil Engineers and Land Surveyors

EXISTING TOWERS STATEMENT

NE DELTONA WIRELESS TELECOMMUNICATIONS FACILITY

As depicted on the Existing Tower Map submitted as Sheet C2.01 in the Develop Plans for the proposed facility, there currently exist two tower structures within 6,590 ' (1.25 miles) of the proposed site.

According to the AT&T Letter Of Need, as submitted with the Special Exception Application, based on physical characteristics of the frequencies allotted by the FCC to AT&T; the power outputs of those frequencies; the AT&T Mobility equipment specification; the geographic locations of the existing AT&T Mobility facilities and the existing tower facilities; the topography and building density of the area; and the optimum coverage using the minimum of proposed new tower sites, there were no existing structures within the area to meet AT&T Mobility's coverage objective.

The proposed sites location and RF objective are controlled by the site's relative location to the current surrounding sites and capacity enhancement needed within the city of Lake Helen. At the proposed location, the frequency plan for this site is in accordance with the FCC requirements and will not interfere with Public Safety bands assigned by the FCC.

The proposed site is approximately 2.4 miles southeast of the existing AT&T hand-off site LDBU0225. Given the current capacity needs of the surrounding area, this distance is ideal. The two existing tower structures shown on Sheet C2.01 are approximately 3.22 miles and 3.65 miles distant from the identified hand-off site. If utilized, these sites would derogate the system design. Please see the RF Propagation Maps submitted with the AT&T Letter Of Need



P.O. Box 1100, Boone, North Carolina 28607
(828) 297-3333 FAX: (828) 297-9696



Civil Engineers and Land Surveyors

TOWER FALL ZONE STATEMENT

NE DELTONA WIRELESS TELECOMMUNICATIONS FACILITY

The Applicant proposes a 195' monopole tower structure at the NE Deltona Wireless Telecommunications Facility. The project documents indicate that the proposed 195' tower structure is sited within the parcel at the following property line setbacks as measured from the center of the proposed tower structure perpendicular to the indicated property line: 580' from the north property line; 444' from the east property line; 740' from the south property line; and 216' from the west property line.

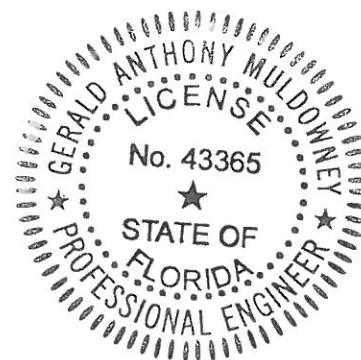
The monopole tower structure is inherently the strongest type of tower structure. It is also the most aerodynamic of the three major tower structure types. Given a catastrophic failure, the proposed monopole tower structure shall be structurally designed to collapse with 195' of its base. Therefore, if failure were to occur, the debris field from the failed tower structure will be contained to the parcel on which it is built.

Please contact us if we can provide additional information.

Dynan Group, Inc.


Gerald A. Muldowney
Registered Florida Professional Engineer
Certificate of Registration No.: 43365

9/26/13



**NE DELTONA
TOWERCOM LEASE PARCEL
(BY SURVEYOR)**

A PARCEL OF LAND BEING A PORTION OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET FOR 660.11 FEET; THENCE N 73°47'14" E FOR 178.56 FEET; THENCE N 59°07'48" W FOR 27.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 30°52'12" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053), THENCE S 59°07'48" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053); THENCE S 30°52'12" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053); THENCE N 59°07'48" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (PSM 6053) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST VOLUSIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET FOR 660.11 FEET; THENCE N 73°47'14" E FOR 178.56 FEET TO THE INTERSECTION WITH THE SOUTHWEST LINE OF THE ABOVE DESCRIBED 100' x 100' PARCEL; THENCE S 59°07'48" E ALONG SAID SOUTHWEST LINE FOR 40.96 FEET; THENCE S 73°47'14" W FOR 183.93 FEET; THENCE SOUTH 637.22 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID EAST 660 FEET OF THE WEST 1980 FEET OF THE SOUTH 1320 FEET; THENCE S 89°32'59" W ALONG SAID SOUTH LINE FOR 30.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AND EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF THE WEST 1320 FEET OF THE NORTHWEST ¼, OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 32 EAST.

AND ALSO

THE NORTH THIRTY FEET (30') OF TRACT "C", DELTONA LAKES UNIT 38 AS PER PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 202 through 208, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

***Inter-Office
Memorandum***



TO: Bill Gardner, Activity Project Manager **DATE:** October 17, 2013
FROM: Brenda Borgiet, Environmental Specialist II
SUBJECT: Parcel #: 8230-00-00-0011
Case #: S-14-011, Gregory and Susan LeFils, Owners

Environmental Permitting (EP) staff has conducted a site inspection and reviewed the special exception application for the proposed telecommunications tower. The parcel is mainly pasture land with a cypress wetland system located in the northern portion of the property. The communication tower lease area was staked on site and will not impact any wetlands or 50 foot wetland buffers. However, seven 12-inch longleaf pines are located within the lease area that will require a tree removal permit. At the time of the site inspection one gopher tortoise burrow was located within the proposed lease area. Any proposed construction or clearing within twenty-five (25) feet from the entrance of any gopher tortoise burrow will require a relocation permit from the Florida Fish and Wildlife Conservation Commission.

EP does not object to the requested special exception, provided the owner complies with all relevant environmental provisions of the Land Development Regulations and completes any environmental permitting which may be necessary.

REVIEW STAFF COMMENTS

TOWERCOM.LEFILS

S-14-011

LAND DEVELOPMENT

John Thomson

October 24, 2013

Comments:

1. The property comprises Lefils Unrecorded 07-S-EXM-0696. Deeds conveying the property must include the right to use the easements as shown on the approved unrecorded exempt subdivision.
2. Site plan approval and applicable stormwater and environmental permits for the tower site will be required.

From: Ron Paradise <RParadise@deltonafl.gov>
To: "Yolanda Somers (ysomers@volusia.org)" <ysomers@volusia.org>, "sashley@v...
CC: Chris Bowley <CBowley@deltonafl.gov>, Dave Denny <ddenny@deltonafl.gov>
Date: 11/1/2013 11:43 AM
Subject: Special Exception

Ms. Somers,

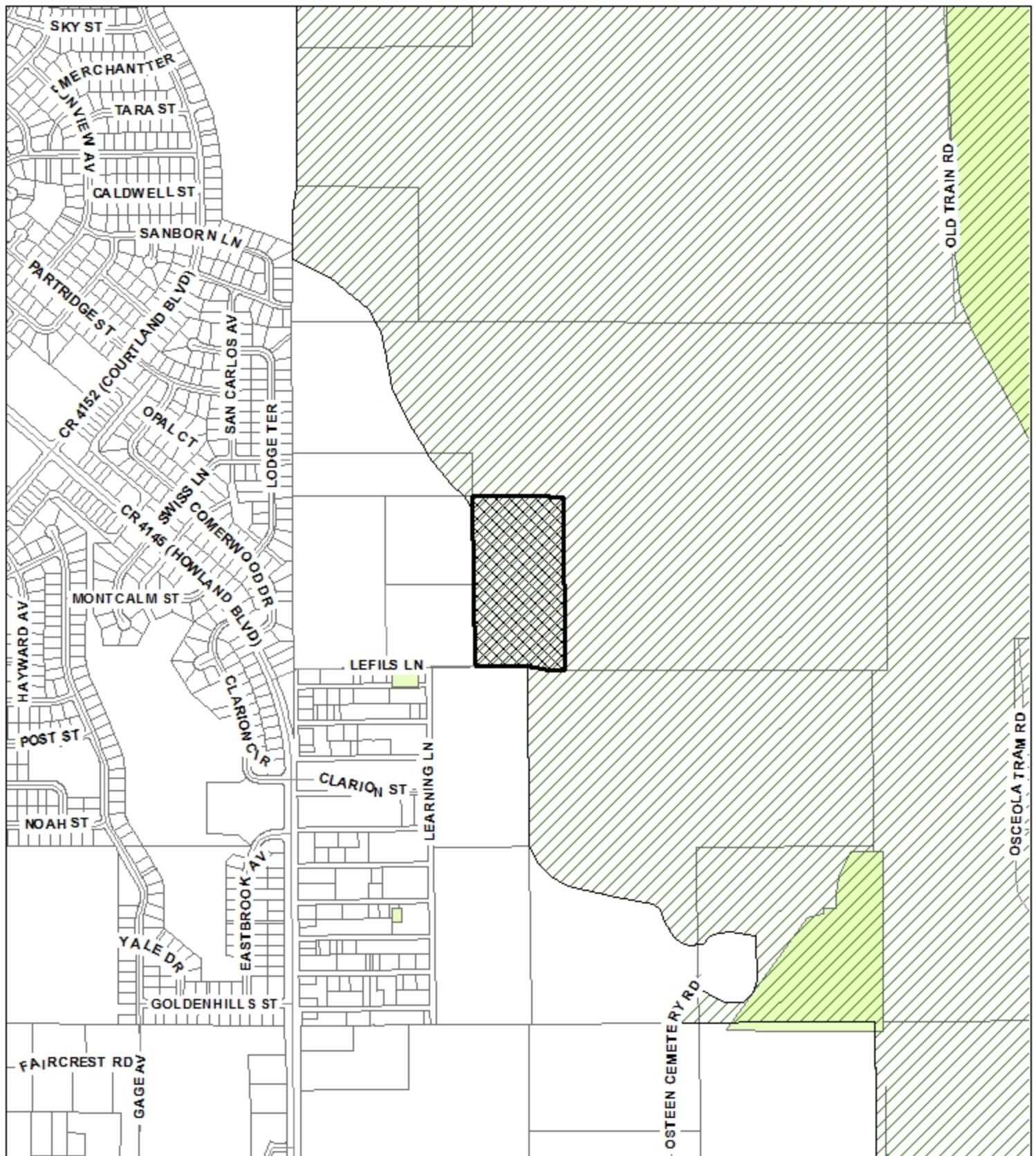
The County zoning office has recently made this office aware of a Special Exception application for an approximately 190' tower on parcel 8203-00-00-0011. The referenced parcel is a 20 acre tract located on the eastern margin of the City just east of Howland Blvd. near Pine Ridge High and Pride Elementary. The parcel does abut City incorporated lands. Tower placement in the City is regulated by Chapter 82, Communication Antennas and Towers. As part of Chapter 86 there is a "tower map" that depicts areas that may be eligible for tower development. A review of the City "tower map" reveals that the City does not have any areas near the proposed Special Exception property that could be appropriate for tower use. Therefore, there is doubt cast on the proposed tower on parcel 8203-00-00-0011 being consistent with City expectations for tower development. Please be aware that this determination is being made with limited information.

The City requests that the Special Exception be continued until the City has been provided with all data needed to conduct a full review. If the idea of a continuance is not acceptable, then the City would recommend denial of the Special Exception application.

Have a good day.

Ron Paradise

Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. The City of Deltona's policy does not differentiate between personal and business emails. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the City system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose identifying information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.



ECO/NRMA

ECO NRMA

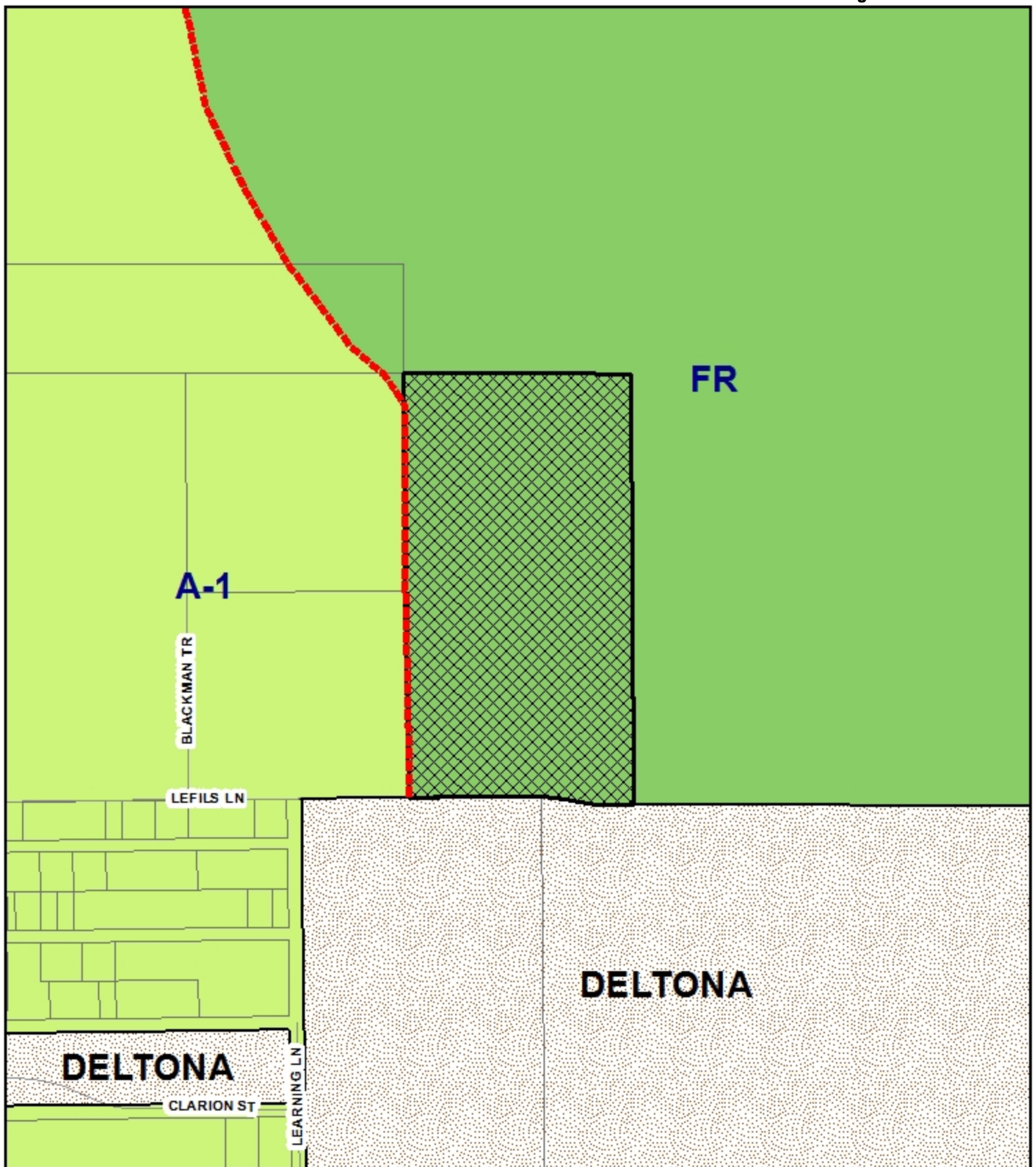


1 inch = 1,000 feet

REQUEST AREA

**SPECIAL EXCEPTION
CASE NUMBER**

S-14-011



ZONING CLASSIFICATION

- AGRICULTURAL
- FORESTRY RESOURCE

1 inch = 400 feet

- INCORPORATED
- REQUEST AREA

SPECIAL EXCEPTION
CASE NUMBER




S-14-011



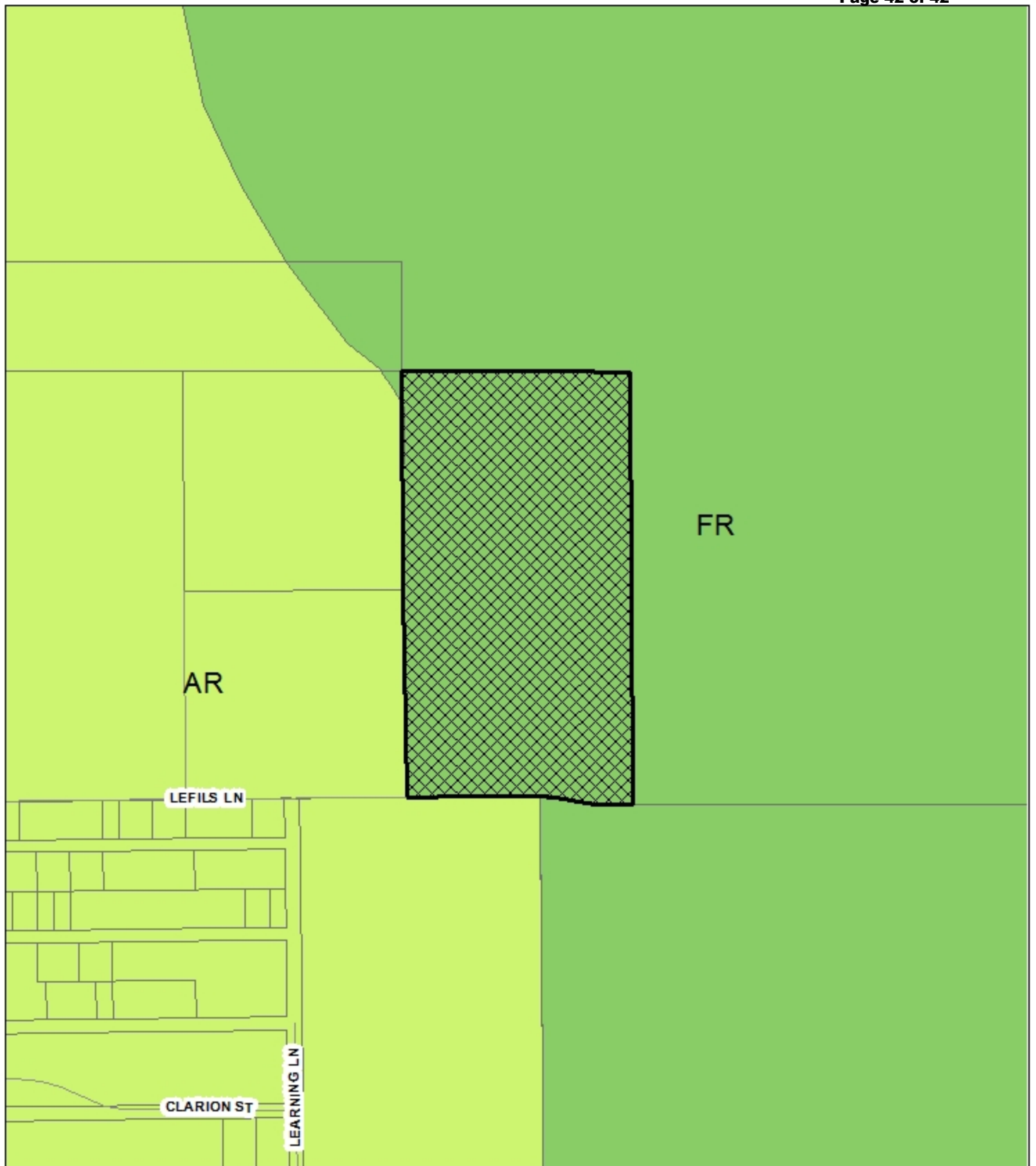
AERIAL 2012

1 inch = 400 feet

 REQUEST AREA



**SPECIAL EXCEPTION
CASE NUMBER
S-14-011**



FUTURE LAND USE

AGRICULTURE RESOURCE
 FORESTRY RESOURCE

1 inch = 400 feet

SPECIAL EXCEPTION



CASE NUMBER

S-14-011