



Site Maintenance Plan

Date: September 9, 2022

Location: N 27th St., Fort Pierce, FL 34947

Name of Party Responsible for Weed Control:

Tillman Infrastructure

Address of Responsible Party

152 W 57th Street, 27th Floor
New York, NY 10019

Phone Number: 800-821-5825

E-Mail: Tillman-Maintenance@Tillmaninfrastructure.com

Approximate Size of Property: 100' x 100' (Tillman Leased Area)

Purpose of Property: Operate Cell Site

Tillman Site Id: TI-OPP-19131 / TI-03665-FL

Site Maintenance Plan

Please list your management goals as they apply to this property: Goal is to keep all vegetation off compound, access road and guy anchor areas (if applicable). We use chemical & mechanical means to accomplish the goal.

Weed Control Objectives

- 1st Quarter - Apply Pre-emerge Chemical application
- 2nd Quarter - Mow or weed whack all vegetation
- 3rd Quarter - Mow or weed whack all vegetation
- 4th Quarter - Address any vegetation mechanically and with Chemical application.

Maintenance Visit Scope of Work

Access Roads

- **Road Gates**
 - SIGNAGE - Ensure Tillman site and FCC tower ID, where applicable, are posted and securely mounted
 - LOCKS - Ensure that a Tillman lock is present. Ensure that no locks are locked out of the "daisy chain" lock configuration
 - GATE - Ensure that gate swings freely and can be easily opened. Ensure that gate members are not damaged.

- **Road Maintenance**
 - VEGETATION - Cut and remove dead vegetation
 - Note areas of road that are damaged from water drainage run-off
 - TREES – Cut and clear tree branches / bushes impeding a free and safe access to site.
 - ROAD CONDITION – Note area(s) of road that have potholes or other conditions which unreasonably restrict access.
 - 5. TRASH – Remove any trash from compound and site access road.

Site Compound

- **Compound Gates**
 - SIGNAGE - Ensure Tillman site and FCC tower ID, FCC Required RF warning signs, where applicable, are posted and securely mounted
 - LOCKS - Ensure that a Tillman lock is present. Ensure that no locks are locked out of the “daisy chain” lock configuration.
 - GATE - Ensure that gate swings freely and can be easily opened.
 - GROUNDING – Ensure that gate supports are grounded to adjacent fence poles.

- **Compound Surface**
 - HERBICIDE - Apply pre-emergent / herbicide in compound and five feet outside of the fence, as required to control vegetation
 - VEGETATION - Cut and remove dead vegetation
 - Note areas of road that are damaged from water drainage run-off
 - TREES – Cut and clear trees / bushes impeding a free and safe access to site.

- **Landscaping**
 - GRASS – Cut and mulch grass to a level surface with a blade length of 2 to 3 inches.
 - BUSHES – Trim any bushes to make the site aesthetically pleasing. Note any bushes that are dead.
 - TREES - Trim any trees to make the site aesthetically pleasing. Note any trees that are dead.

Trees / bushes will be planted during planting season recommended for region to ensure optimal growth. Watering services will be utilized should they become necessary to maintain the landscape.

- **Retaining Walls** – Note any loose bricks / rocks on wall. Note any drainage issues with footers.
- Trash – Remove any trash from compound and site compound.
- Environmental Issues – Perform a visual survey of the site and note any potential environmental issues. (Fuel spills, 55-gallon drums, battery acid, etc.) Note deficiencies and immediately notify Tillman RSM of the encountered conditions.

Tower Inspection

Maintenance and condition assessment of the self-supporting monopole will occur every 5 years per TIA-222-H guidelines with the first TIA Tower Inspection taking place approximately **March 2028**.

October 31, 2022
Job No. 22-206

DRAINAGE STATEMENT

Ft. Pierce T-Mobile Tower
T1-OPP-19131
Site Number A2P2303
City of Ft. Pierce, Florida

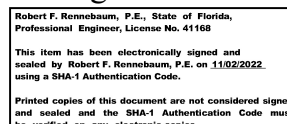
SITE DATA

The overall parent tract is located at 1601 North 25th Street in the City of Ft. Pierce, Florida and contains approximately 2.19 acres. The Property Control Number (PCN) for the subject parcel is 2404-608-0095-050-9. Proposed site improvements on the currently unimproved parcel consists of an unmanned cell tower on a 0.12 acre (approximately 5250 SF) lease parcel on the overall parent tract. The lease parcel is located at the northeast corner of North 27th Street and Avenue O, and is 60' by 60' in size. Access will be provided via a 12' wide concrete service drive in a 30' wide access easement from North 27th Street. For additional information concerning site location and layout, please refer to the Site Plan prepared by SMW Engineering Group, Inc. attached with this Statement.

PROPOSED DRAINAGE

As stated above, proposed site development consists of an unmanned cell tower on a 5250 SF lease parcel. New impervious area will include a 12' wide concrete access drive, a concrete generator pad, a concrete equipment pad and the monopole base, all totaling less than 2000 SF. Stormwater runoff from the additional impervious area will sheet flow to the adjacent 10-foot landscape buffer surrounding the fenced area (and the 9-foot wide landscape area adjacent to the access drive) and percolate. An existing stormwater catch basin is located immediately adjacent to the lease parcel on the northeast corner of North 27th Street and Avenue O. No additional drainage improvements are proposed based on the negligible amount of impervious area. The project qualifies for a Permit Exemption with the South Florida Water Management District. Engineering plans will be submitted to the City of Ft. Pierce Engineering Department for review.

Robert F. Rennebaum, P.E.
FL Reg. No. 41168



sa: x:/docs/traffic&drainage/ds.22206



ELECTRONIC SIGNATURE REPORT

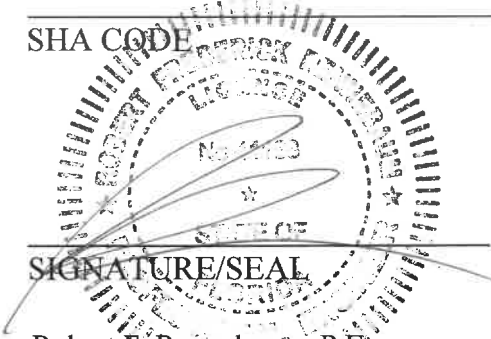
PROJECT NAME: Ft. Pierce T-Mobile Tower _____

JOB NUMBER: 22-206 _____

1. Drainage Statement _____ 2
DOCUMENT NAME: # OF SHEETS
90 04 84 7D EA 8C 96 47 12 D0 A9 E4 DB D4 12 0B C8 C3 63 D2
SHA CODE

2. N/A _____
DOCUMENT NAME: # OF SHEETS
SHA CODE

3. N/A _____
DOCUMENT NAME: # OF SHEETS
SHA CODE


SIGNATURE/SEAL
Robert F. Rennebaum, P.E.
NAME

41168
LICENSE NUMBER

11/02/2022
DATE

PATRICK KEANE

Phone: (954) 263-8609
Patrick.Keane2@T-Mobile.com

1300 Concord Terrace Ste 200
Sunrise, FL 33323

Radio Frequency Engineer

Over 25 years of cellular network design and optimization in a number of employment and contract opportunities including;

- Initial system RF planning and design
- Radio Access facility launch, operation and optimization
- Future planning and network growth
- BSEE from Rutger's University
- Six years of US military experience including technical and operational lead for shipboard defense systems over the course of various worldwide deployments.

EDUCATION

BSEE Rutgers University, Electrical Engineering (1992 - 1996)

MILITARY

FC1 Fire Control (missiles) First Class, US Navy (1986 - 1992)

EXPERIENCE

T-Mobile Sr RF Design Engineer
Sunrise, FL March 2017 - Present (5 years 6 months)

- Initial system RF planning and design
- Radio Access facility launch, operation and optimization
- Future planning and network growth

QRL, Inc Radio Frequency Engineer Professional
Sunrise, FL January 2012 - March 2017 (5 years 3 months)

- Initial system radio planning: morphology/geography and CW radio propagation studies, search ring generation, site candidate analysis, base station location and configurations, antenna system testing and specifications, link budget and prediction model tuning, 4th sector additions, site modernization survey and designs
- Network operation and optimization: system level configurations of radio resource, mobility management and call management parameters, mobile data collection, call performance and statistical trending for grade of service analysis including carrier upgrades, ADJ optimization, power budget analysis and transport splits for capacity enhancements

- Scrambling Code planning for UMTS deployment
- Asset 3G site and cluster RF analysis and macro development for data integrity audits and KPI achievement
- Site Audit and UMTS/GSM antenna overlay designs, construction support to Nokia UMTS / Ericsson GSM

T-Mobile, Miami FL (contract) Model Tuning Team Lead - PCS1900
 Sunrise, FL June 2006 - October 2006 (5 months)

- 1900 PCS propagation model definition with extrapolation to 2100 MHz AWS
- CW data collection and project planning
- Tuning and validation
- Model integration and implementation

Cingular, Miami FL (contract) Principle RF Engineer - 800MHz
 Boca Raton, FL October 2005 - May 2006 (8 months)

- UMTS RF Design planning with Asset 3G simulation software
- Propagation analysis and RF database maintenance
- Traffic cell spreading and monte carlo analysis
- Iterative system design optimization with Optimi ACP tool
- Project summary and analysis for launch strategy support
- Neighbor adjacency generation and tuning
- Scrambling Code planning and strategies

Alvarion (contract) CDMA SME
 Miramar, FL July 2005 - July 2005 (1 month)

- CDMA repeater performance analysis and testing
- Optimization and OA&M

Sprint PCS (contract) Principle CDMA Performance Engineer - PCS1900
 Miami, FL September 2004 - July 2005 (11 months)

- CDMA2000 Performance Engineering, EVDO datafill and data collection verification
- Cell site HW and SW change recommendations
- New feature testing and implementation
- Propagation analysis and testing
- Radio network and layer 3 messaging drive test analysis
- KPI development and analysis
- Statistical trending for grade of service evaluation
- Nortel Infrastructure - BSC,BTSC,BSM

Sprint (contract) Senior CDMA Performance Engineer - PCS1900
 Jacksonville, FL April 2004 - May 2004 (2 months)

- Lead RF for Nortel inter-system rehome of client market
- Configure inter-system handoff borders
- Radio network and layer 3 messaging drive test analysis
- Post process and analysis of drive test data and system audit files
- Nortel Infrastructure - BSC,BTSC,BSM

Sprint PCS

Senior RF Engineer

Plantation, FL

November 1997 - June 1998 (8 months)

- RF coverage planning for PCS system launch and expansion
- System frequency and scrambling code planning
- Mobility parameter management and optimization
- Radio network and layer 3 messaging drive test analysis
- Base station power output and control
- KPI development and analysis
- Statistical trending for grade of service evaluation
- Nortel Infrastructure - BSC,BTSC,BSM

Bell Atlantic Mobile

RF Engineer

Branchburg, NJ

June 1996 - November 1997 (1 year 6 months)

- AMPS and CDMA cell site planning and engineering
- System frequency and scrambling code planning
- Mobility parameter management and optimization
- Radio network and layer 3 messaging drive test analysis
- Base station power output and control
- Statistical trending for grade of service evaluation
- Lucent Infrastructure - ECP, Flexent, apxrcv, fci, OMP

ROBERT F. RENNEBAUM, PE, LEED™ AP
President



REGISTRATIONS

Professional Engineer

Florida – Reg. #41168

North Carolina – Reg. #34779

LEED™ Accredited Professional

EDUCATION

BS, Civil Engineering, The Citadel, The Military College of South Carolina, 1984

AFFILIATIONS

American Society of Civil Engineers

Florida Engineering Society

Institute of Transportation Engineers, Fellow

Urban Land Institute

US Green Building Council

Junto of the Palm Beaches, President

Palm Beach County Land Development Advisory Board
Flex Space Sub-committee
2009 – Present

Palm Beach County Traffic Performance Appeals Board
1991 - Present

Palm Beach County Traffic Performance Standards Subcommittee
2003 - Present

Mr. Rennebaum has over 36 years of civil and traffic engineering experience, with 32 years in West Palm Beach with the firm, Simmons & White, Inc. As the President of the firm, his extensive experience includes all aspects of land development, civil engineering, traffic engineering and transportation planning projects for both public and private clients.

His areas of expertise include: Traffic concurrency studies, land use plan amendment studies, comprehensive plan civil and transportation element revisions, intersection studies, signal design, internal circulation studies, parking analyses, traffic improvements, traffic calming, capacity analysis, preparation of comprehensive land development plans including surface water treatment, water resources, water distribution, wastewater collection, stormwater management and roadway design, coordination of platting, surveying and services during construction. Mr. Rennebaum has managed many projects from inception through completion, working with all involved parties – clients, elected officials, regulatory agencies, attorneys, funding agencies, sub-consultants, construction contractors, and the public.

RELEVANT EXPERIENCE

Ballpark of the Palm Beaches, West Palm Beach, FL

Westlake, City of Westlake, FL

City of Palm Beach Gardens Consulting Engineer

Town of Juno Beach Town Engineer

Town of Loxahatchee Groves Traffic Engineer

Village of North Palm Beach Consulting Engineer

Town of Lake Park Town Engineer

Village of Wellington Consulting Engineer

City of West Palm Beach Waterfront Commons Design/Build

City of West Palm Beach Fire Station No. 8 Design Criteria Package - *LEED*

Palm Beach County Fire Station No. 14

Village of Royal Palm Beach Wastewater Treatment Facility

Palm Beach County Municipal Complex with EOCC – Four Points Office Expansion

Palm Beach County Sheriff's Office Training Facility at Cherry Road

Palm Beach County Sheriff's Office Training Facility at Okeehatchee Park

Southwinds Golf Clubhouse Replacement, Palm Beach County, FL

Jupiter Farms Park, Palm Beach County, FL

Pahokee Animal Hospital, Palm Beach County, FL

Royal Palm Beach Library, Palm Beach County, FL

John Prince Park Recreation Center, Palm Beach County, FL

Northern Palm Beach County Improvement District Project/Consulting Engineer

Palm Beach County School District Traffic Engineering Consultant

Palm Beach County School District Site Feasibility Consultant

The Kings Academy/Palm Beach County Park Site, Palm Beach County, FL

South Florida Science Museum, West Palm Beach, FL

EcoPlex at Centrepark West, West Palm Beach, FL – *Gold LEED™ Certified*

Centrepark & Centrepark West, West Palm Beach, FL

Port Center, Riviera Beach, FL

Village Center at Royal Palm Beach, Royal Palm Beach, FL

Professional Center at Wellington, Wellington, FL

ROBERT F. RENNEBAUM, PE, LEED™ AP

Village of North Palm Beach
Council, Councilman
2004 - 2006

Village of North Palm Beach
Planning & Zoning
Commission 2002 – 2004

Village of North Palm Beach
Code Enforcement Board,
Chairman 1992 – 2000

Palm Beach County
Access Management Task
Team 1994 - 1996

OFFICE LOCATION

Simmons & White, Inc.
2581 Metrocentre Boulevard
West Suite 3
West Palm Beach, FL 33407
Years of Experience: 36

RELEVANT EXPERIENCE (continued)

New Albany L.S.M.U., Boynton Beach, FL
Super Target at New Albany, Boynton Beach, FL
Bethesda Medical, Boynton Beach, FL
Highpoint on Congress, Palm Springs, FL - LEED™
Baywinds Commercial, West Palm Beach, FL
Seminole Orange Plaza, West Palm Beach, FL Lake
Shore Apartments, Mangonia Park, FL Village
Centre, West Palm Beach, FL
Flagler Pointe fka Jefferson on Flagler, Palm Beach County, FL
Pedestrian & Bicycle Safety/Old Ocean Avenue, Ocean Ridge, FL
Cypress Key Town Centre, Royal Palm Beach, FL
Olympia, Wellington, FL Portosol,
Palm Beach County, FL
International Polo Club of Palm Beach, Wellington, FL
Atlantic Avenue Corridor CRALLS Analysis, Palm Beach County, FL
South Shore Boulevard Reconstruction Phase I, Wellington, FL
Quillen Development of Regional Impact, Indiantown, FL
Smith Dairy, Wellington, FL 84
Lumber, Martin County, FL
Yamato Road & Lyons Road Signal Modifications, Palm Beach County, FL
Portosol Entrance & Okeechobee Blvd Signal Modifications, Palm Beach County, FL
Military Trail and Fire Station No. 43 Signal Design, Palm Beach County, FL Southern
Blvd & Cypress Key Avenue Signal Design, Palm Beach County, FL
Forest Hill Blvd & Lyons Road Signal Modifications, Palm Beach County, FL
Victoria Parc at Tradition, Port St. Lucie, FL
Publix at Rivergate, Port St. Lucie, FL The
Reserve, Boca Raton, FL
Palm Beach International Equestrian Center, Wellington, FL Temple
Medical, Palm Beach County, FL
Monterey Professional Center, Boynton Beach, FL
Sunrise Living Facility, Wellington, FL
Delray Marketplace, Delray Beach, FL Carlyle
Village CLF, Palm Beach County, FL
Hagen Ranch Road Medical, Palm Beach County, FL Wellington
Regional Medical Center, Wellington, FL
Southern Blvd Economic Development Center Overlay, Palm Beach County, FL
Kennedy Estates II – Habitat for Humanity, Palm Beach County, FL
Bridlepath Estates at Palm Beach Polo & Country Club, Wellington, FL Middle
School JJJ, Palm Beach County, FL
Ideal Middle School, Palm Beach County, FL
Wellington Elementary School Expansion, Palm Beach County, FL Lincoln
Tech Modifications, Palm Beach County, FL
Palm Beach Gardens Medical Center Expansion, Palm Beach Gardens, FL Hagen
Ranch Road Elementary School, FL