



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chattagnier
Natalie Pittman-Lirette, Alternate

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

ALL ATTENDEES MUST WEAR MASKS

DATE: Tuesday, June 22, 2021
TIME: 5:00 PM
PLACE: Government Tower, 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of May 17, 2021
5. Old Business:
 - a. Special Exception: Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure located at 1276 Saint Charles Street; (Council District 6; City of Houma Fire District); *Cellco Partnership d/b/a Verizon Wireless, applicant.*
 - 1) Board discussion and action
6. New Business:
 - a. Structure Variance: Side yard setback variance from required 25' to 5' for proposed Townhome P.U.D. located at 6190 West Main Street; (Council District 3; Bayou Cane Fire District); *Henry J. Richard, applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
 - b. Structure Variance: Side yard variance from required 5' to 0' for construction of fence and patio located at 816 Cottagemill Lane; (Council District 1; City of Houma Fire District); *Juan Fiscal, applicant.*
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
7. Next Meeting Date: July 19, 2021
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
May 17, 2021

Houma Municipal Auditorium

The Chairman, David Tauzin, called the May 18, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m.

1. Pledge of Allegiance:. Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Matthew Chattagnier, Mr. David Tauzin, Mr. Pete Konos and Mr. Willie Newton
Also present was Mr. Christopher Pulaski, TPCG Planning Director and Mr. Gary Williams, Attorney at Law.
Absent were: Mrs. Natalie Lirette and Mr. Joe Harris.
3. ANNOUNCEMENTS: David Tauzin requested that speakers respect time limitations regarding speaking. He asked those speakers to be brief, and if they are just speaking to agree with previous statements that they say that to save time.
4. Approval of Minutes of April 19, 2021.
MOTION was made by Mr. Matthew Chattagnier; **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the April 19, 2021 meeting.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

5. Old Business:
 - a. Structure Variance; Rear yard setback variance from required 25' to 19'-8" for new construction located at 175 Juliana Way.

Chair recognized Mr. Ken Rembert who stated that he was representing Coastal Home Builders and that they wish to construct a home at this address. In order to build the home according to specs, a small back yard variance is needed.

Chair declared opening of public hearing.

There being no one present to speak, Matt Chatagnier made the MOTION to close public hearing, seconded by Mr. Willie Newton. MOTION passed unanimously.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 25' to 19-8" for new residential construction in a R-1 zoned district. The lot is in a cul-de-sac which makes the lot depth shallow and an odd shape which would result in a portion of the house to extend into the 25' rear setback. Applicant (who is also the developer of the subdivision) has received similar setbacks in the past for other lots in the same subdivision for the same or similar reasons. For this reason, staff feels that the exception would not seem to alter the essential character of the district.

This application was TABLED by the Board at the April 19th meeting since there was no representative for the applicant in attendance.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call regarding the request. Staff recommends **APPROVAL** of the request.

MOTION was made by Willie Newton, **SECONDED** by Matt Chatagnier to **APPROVE** request.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

6. New Business:

- a. Structure Variance: Side yard setback from 15' to 12.8' for new residential construction located at 513-H Gabasse St.

Chair recognized Mr. Joey Yesso, contractor, who stated that he was requesting a side yard variance in order to build another unit attached to his on Gabasse St.

Chair declared opening of public hearing.

There being no one to speak on this matter, a **MOTION** to close public hearing was made by Pete Konos, **SECONDED** by Willie Newton. Motion passed unanimously.

Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting a side yard setback variance from the required 15' to 12.8' for new residential construction in a MS zoned district.

Applicant wishes to build an additional residential townhome at this location. This would be the eighth and final townhome constructed on the property. Since this is a corner lot, the side yard requirement is 15'. Since the side of the property is very narrow, and in order to satisfy the specifications of the construction and aesthetics, applicant is requesting a variance.

The townhome will be constructed in a style similar to the other units except that the orientation will be both on Gabasse and Wood Street frontages with the portion facing Gabasse consisting of an interior courtyard surrounded by a brick privacy wall. The wall will be 20' from the front property line, but the actual structure is approximately 35' from the front property line. The rear of the structure is approximately 38' from the rear property line. With these excesses in distance, Sec. 28-73(b) allows for the structure to exceed the height max of 35' by an additional foot to 36' without the need for a variance. Many of the structures along Wood Street in the immediate vicinity pre-date zoning and are 12' or closer to the property line along Wood Street therefore the variance will not alter the essential character of the district in which it is located. The encroachment is well outside of the sight triangle so views at the intersection will not be compromised.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call for more information regarding the request.

Staff recommends APPROVAL.

MOTION to **APPROVE** was made by Mr. Matt Chattagnier, **SECONDED** by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

- b. Special Exception: Proposed 100' monopole cell tower and associated 40X40' fence enclosure located at 1276 St. Charles Street.

Chair recognized Mr. Jon Leyens, New Orleans, LA. Who stated that he is representing this application. Mr. Leyens gave a brief presentation explaining the purpose and necessity of placement of the tower.

Chair opened public hearing.

Chair recognized Mrs. Bonnie Burns who discussed her concerns regarding health issues, competition between cellular companies and voiced her objection of the tower being placed at this location.

Chair recognized Mr. Robert Landry who voiced his objection of the tower being placed at this location.

Chair recognized Mr. Billy Stark who stated that he opposes the tower at this specific location.

Chair recognized Mr. Joey Yesso who asked if the tower was necessary since he receives service fine without 5G.

Chair recognized Mrs. Debra Macinville who stated that she agrees with all of the speakers and their objections to the tower.

Chair recognized Councilman Darrin Guidry who explained that when this issue was brought before the BOA earlier that he asked Verizon to try to find alternate locations. He commended Verizon for doing so, explaining that the property owners were not interested in selling the land to Verizon for a tower. He voiced his concern that the residents seem not to be satisfied that 5G does not affect health, safety and welfare issues.

Chair recognized Mr. Jon Leyens who presented a remote statement from Verizon Representative, Mr. D.J. Killian, who stated that cell service is saturated in this area and Verizon wants to offer better service here.

A **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Matt Chatagnier to CLOSE public hearing. Motion passed unanimously.

Chair recognized Mr. Chris Pulaski who stated the applicant is requesting a Special Exception for a proposed 100' monopole cell tower and associated 40' x 40' x 8' wooden fence enclosure near the rear of property in a C-3 zoned district.

A similar application was made in 2020 and the Houma Board of Adjustment voted to deny the Special Exception at their meeting in July 2020 citing health and safety concerns as identified in the conditions and criteria for approval of Special Exceptions in Section 28-178(f)(3)(h) of the Terrebonne Parish Code of Ordinances.

Wireless facilities and telecommunication towers are a permitted use in C-3 zoning. Section 28-73(a) further stipulates that these towers are exempt from the height requirement provided that they obtain approval from the Board of Adjustment in order that such board may set such reasonable terms and conditions as may be necessary for the protection of adjacent property and uses. The proposed location is along a major commercial corridor and there are no structures within the 100' radius except for the existing convenience store/gas station on the same property. The monopole is designed to collapse onto itself in a catastrophic event and the 40'x40'x8' wooden fence enclosure is intended to contain the pole sections as well provide a secure location for the support equipment. The applicant has made a presentation outlining the need for the facility. In 2020, Staff contacted the Parish's engineer, Leo Hozenthal with MS Benbow & Associates, and after reviewing the packet he concluded that the proposed location will provide the additional capacity that the applicant is seeking. Mr. Hozenthal also examined the alternative location (behind truck stop casino/Concord Shopping Center) that Councilman Darrin Guidry and others from the public had suggested and felt that it too would serve the purpose of additional capacity should the applicant consider this location. The applicant took this advisement into consideration and contacted the property owner(s) but they were not interested.

The improvement of this type of communication infrastructure serves to support the public safety, and welfare by improving the communication between emergency services as well as the general public. The proposed tower is a macro tower and although it may be outfitted with equipment to carry a variety of equipment including but not limited to 5G antennas, it is not considered a small cell wireless facility. The FCC sets standards by which all telecommunication and wireless facilities must operate by way of Declaratory Rulings and issuance of reports which outlines these standards and what levels are acceptable to maintain the health and safety of the public. This is set forth and monitored at the Federal level. Section 332(c)(7) of the Communications Act preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules.

Section 28-178(f)(3)(e) states: *That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;* (Mr. Pulaski submitted a copy of this section to each board member)

Although not in an Overlay District, Saint Charles Street is a major commercial corridor with decorative utility poles and streetlights. Stealth treatment is a common occurrence amongst wireless facilities. In this instance, some of the concerns have to do with the aesthetics. To that

point, Board members may want to consider a condition of approval that would require that the applicant modify the proposed monopole to incorporate stealth design such as:

- a) Modify design to mimic cypress or another native tree type (see attached Exhibit A)
- b) Change color of monopole to green to match boulevard streetlight colors

All public notice requirements have been met. Staff has received 2 emails and 1 phone call pertaining to the request. All communication received was in objection to the tower at this location. The majority of the concerns were centered on the health effects and impacts of wireless facilities with a number of sources and articles regarding the deployment of 5G technology.

Staff recommends **APPROVAL**.

After a brief discussion Mr. Matt Chatagnier made the **MOTION** to deny the application on the ground that it did not meet the criteria stated in Parish Code of Ordinances Sec. 28-178 € (3) (h) which states that that the exception will not adversely affect the public health, safety or welfare or the master plan.

Lacking a **SECOND**, motion died.

After a brief discussion, Mr. Willie Newton made a **MOTION, SECONDED** by Pete Konos, to **TABLE** until next BOA meeting to allow more time for board members to deliberate and review all aspects of this special exception request.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: June 21, 2021 at the Government Tower, second floor Council Meeting Room.

8. BOA Comments: Discussion regarding meeting start time After a brief discussion amongst the board members the 5:00 time was decided to remain to better guarantee a quorum.

9. Public Comments:

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Matt Chatagnier to adjourn. MOTION passed unanimously.

..

Mr. Willie Newton, Secretary

Received

JUN 07 2021

Planning & Zoning

201 ST. CHARLES AVENUE
SUITE 3600
NEW ORLEANS, LOUISIANA 70170
PHONE: 504.566.5200
FAX: 504.636.4000

www.bakerdonelson.com

CHIP LEVENS, SHAREHOLDER
Direct Dial: 504.566.8628
E-Mail Address: jlevens@bakerdonelson.com

June 4, 2021

VIA E-MAIL & FED EX

Terrebonne Parish Board of Adjustments
ATTN: Christopher Pulaski, Zoning Administrator
Government Tower
8026 Main Street, Suite 401
Houma, Louisiana 70360
cpulaski@tpcg.org

Re: Cellco Partnership d/b/a Verizon Wireless request for
approval for wireless telecommunications tower at
1276 St. Charles St., Houma, LA 70360 (BOA 21-08)

Dear Mr. Pulaski,

We represent Verizon Wireless ("**Verizon**") with respect to its pending application with the Houma Board of Adjustment (the "**Board**") for height approval for a wireless telecommunications facility (the "**Facility**") proposed to be constructed on property located at 1276 St. Charles St., Houma, LA 70360 (the "**Property**"). The Board held a public hearing on Verizon's application at its May 17, 2021 meeting, but elected to defer voting on the matter until its June 21, 2021 meeting.

We appreciate the Staff Report dated May 17, 2021 recommending approval of Verizon's application, and in light of several comments made by members of the public at the May 17th meeting, we would like to confirm certain matters regarding the Board's scope of review on this matter in anticipation of the Board's vote at its upcoming June 21st meeting. We previously addressed these matters in the April 28, 2021 cover letter that accompanied our application, as well as at the May 17th meeting, but we think it is important to reiterate them so that the Board proceeds in a manner consistent with applicable law.

1. Radio Frequency Emissions.

At the May 17th hearing, the public comments predominantly focused on concerns regarding the health effects of the radio frequency emissions from the Facility. As discussed in the initial application materials and reiterated by both Verizon and planning staff at the May 17th hearing, the Federal Telecommunications Act (§47 USC 332(c)(7)) (the "**Telecom Act**") prohibits the Board from considering the environmental effects (including health effects) of radio frequency emissions as long as the facility complies with FCC regulations concerning such emissions. Specifically, the Act states that

“[n]o State or local government . . . may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions.” 47 U.S.C. § 332(c)(7)(B)(iv).

Consistent with the explicit language set forth in the Telecom Act, the Federal Fourth Circuit Court of Appeal ruled in *T-Mobile Northeast LLC v. Loudoun County Bd. Of Sup'rs*, 748 F.3d 185 (4th Cir. 2014) that a zoning board's decision to deny a carrier's application based on concerns about radio frequency emissions violated the Telecom Act because discussions of health concerns were prevalent throughout several hearings. The Fourth Circuit also held that even though the zoning board also cited aesthetic reasons for denying the application, it still impermissibly relied on the environmental effects of radio frequency emissions in making its decision.

At the May 17th hearing, a Board member offered a motion (which was not seconded) to deny Verizon's application based on alleged adverse effects on the public health, safety or welfare. See Sec. 28-178(f)(3)(h) of the Terrebonne Parish Code of Ordinances (the “**Parish Code**”). Given the focus at the hearing on alleged adverse health effects of radio frequency emissions¹, we believe such a denial would have violated the Telecom Act, and we are appreciative that the Board did not proceed on that basis.

2. Tower Height Approval

In an abundance of caution, our April 28th cover letter demonstrates that Verizon's pending application satisfies the criteria in the Parish Code for “special exception” approval, but we would like to reiterate that the Board's consideration of this matter should be limited to approving the proposed 100 foot height of the tower, and we do not believe that approval under special exception criteria is required.

The Facility is a permitted use in the C-3 Neighborhood Commercial zoning that applies to the Property and does not require any variances under the Parish Code. Because the Facility satisfies all zoning criteria for a telecommunications tower, the appropriateness and siting of the tower is not before the Board of Adjustment. Rather, the Board has the limited authority given to it by § 28-73 of the Parish Code, which provides that height limits do not apply to telecommunications antennae or towers, but the height of such towers is subject to approval by the Board of Zoning Adjustments which may set such reasonable terms and conditions as may be necessary for the protection of adjacent property and uses. As the original application materials set out in greater detail, the Facility, at its proposed height, is designed in such a way to protect adjacent property and uses. Pursuant to the fall letter provided by a licensed engineer, any tower failure would be completely contained within the 40' x 40' leased area.

¹ Because the issue was raised at the hearing, Verizon also referenced at the hearing numerous third-party reviews that have found no link between radio frequency emissions and adverse health effects (World Health Organization, Electromagnetic Fields and Public Health, <http://www.who.int/mediacentre/factsheets/fs304/en/>; U.S. Food and Drug Administration, Consumer Updates: No Evidence Linking Cell Phone Use to Risk of Brain Tumors, <http://www.fda.gov/ForConsumers/ConsumerUpdates/ucm212273.htm>; FCC, Office of Engineering and Technology, RF Safety FAQs, <http://www.fcc.gov/oet/rfsafety/rf-faqs.html#Q6>).

Mr. Chris Pulaski, Zoning Administrator

June 4, 2021

Page 3

We appreciate your consideration of this matter and look forward to the Board proceeding in a manner consistent with the Telecom Act and the Parish Code at its June 21st meeting, which we believe should result in approval of Verizon's pending application.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Chip Leyens", with a stylized flourish extending to the right.

Chip Leyens

cc: Gary Williams, Jr.
(Attorney for the Board, via e-mail, GaryWilliamsJrLaw@gmail.com)

Councilmember Darren Guidry
(via e-mail, dwguidry@tpcg.org)

JON F. LEYENS, JR.
Direct Dial: 504.566.8628
Direct Fax: 504.585.6928
E-Mail Address: jleyens@bakerdonelson.com

April 28, 2021

VIA FEDERAL EXPRESS AND E-MAIL

Terrebonne Parish Board of Adjustments
ATTN: Christopher Pulaski, Zoning Administrator
Government Tower
8026 Main Street, Suite 401
Houma, Louisiana 70360

RE: Cellco Partnership d/b/a Verizon Wireless request for approval for wireless telecommunications tower at 1276 St. Charles St., Houma, LA 70360
Our File No.

Dear Mr. Pulaski:

I am writing on behalf of Cellco Partnership d/b/a Verizon Wireless ("Verizon" or "Applicant"), the applicant under the above-referenced approval request to the Board of Adjustment. Applicant is requesting height approval for a new cell site in the City of Houma, Louisiana, in order to help improve the coverage in the area.

Verizon plans to construct a wireless telecommunications facility (the "Facility") on property located at 1276 St. Charles St., Houma, LA 70360 (the "Property"), which is located in Zoning District C-3 (Neighborhood Commercial District). Verizon is leasing a 40' x 40' area of the Property from Blanchard & Robichaux, Inc. within which it will locate the Facility, all as more fully described in the Lease (Exhibit "A") and depicted on the Survey (Exhibit "B"). The Facility will include a 100' monopole tower and associated equipment, and the entire leased area will be enclosed with an eight (8') foot fence, as more fully shown on the Survey and Project Documents (Exhibit "C"). The proposed tower will have room for one (1) additional carrier to co-locate in the future, reducing the need for construction of new towers. The Facility will be constructed to code and be in compliance with all other legal requirements for telecommunications towers, including all Federal Communications Commission ("FCC") regulations.

The addition of the Facility will help to ensure access to reliable wireless telecommunications services in Terrebonne Parish in a manner consistent with public safety and welfare. The main purpose of the Facility is to offload data capacity from two surrounding Verizon sites to the east and southwest of the Facility. Both of the existing sites are currently reaching their data capacity limits. As shown on the RF Coverage Maps (Exhibit "D"), the Facility will not only bring additional data capacity to its

immediate area, including the residential subdivision in its vicinity, but also to the areas served by the towers that will offload data to the Facility.

Because this Facility is intended to address capacity, the area in which the Facility can be located, also called the search ring, is very small. In order to offload capacity from existing towers, the Facility must be relatively close; however, if the proposed Facility is too close, it can cause signal interference with existing towers. For this reason, there is only a small area a capacity-driven site can be located. In addition to the small search ring, Verizon has to find a property owner willing to enter into a lease for the Facility. For this Facility, Verizon's site acquisition team considered at least six (6) other properties before coming to terms with the owners of the Property.

In addition to being located within the search ring, the Property is also located in Zoning District C-3, where telecommunications towers are permitted uses. Thus, the Terrebonne Code of Ordinances (the "Code") has identified the Property as being appropriate for development of the Facility. The Facility has also been designed in order to comply with all applicable requirements of the Terrebonne Parish Code of Ordinances, including the applicable setback requirement. The tower is greater than 100' from all residential structures as required by Sec. 6-175, as shown on the Survey (Exhibit "B").

Because the Facility is a permitted use in the C-3 Zoning District and otherwise complies with the provisions of the Code, the only matter before the Board of Adjustments is the approval of the height of the tower. Pursuant to Terrebonne Parish Code of Ordinances § 28-73, height limits do not apply to telecommunications antennae or towers, but the height of such towers is subject to approval by the Board of Zoning Adjustments which may set such reasonable terms and conditions as may be necessary for the protection of adjacent property and uses.

The proposed height of any tower is based on the specific needs of the network. In this case, Verizon's network engineers have determined that a 100' monopole tower is necessary to provide additional capacity in the area and appropriately communicate with other Verizon facilities in the area. Verizon has located the proposed tower such that, to the extent reasonably possible, the view of the tower is shielded from residential neighbors and from vehicular traffic on St. Charles Street; however, the tower itself has to exceed the height of the surrounding structures in order to be functional, and must be tall enough to meet the capacity needs in the area and accept and "hand-off" signals to Verizon's other facilities in the area.

Additionally, the Facility is designed to protect adjacent property and uses. As outlined in the attached Engineer's Fall Letter (Exhibit "E"), the monopole tower is designed in accordance with the latest governing revision of the American National Standards Institute/Telecommunications Industry Association's ("ANSI/TIA") standards. Based on those standards, in the event of a tower "failure," there will be local buckling at a designated point on the pole. In other words, a failure for the proposed tower will not cause a free falling pole. In fact, based on the tower design, the tower has an effective fall radius of zero feet (0'). Therefore, adjacent property and uses are protected with the tower at the proposed height.

Although the special exception criteria do not apply to this application for height approval, out of an abundance of caution, the proposed Facility meets those requirements for the following reasons:

- a) The exception will not authorize a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought.**

The proposed site is in zoning district C-3, and wireless telecommunications towers are permitted uses in all commercial districts.

- b) The full development is designed and intended to serve the district in which the development is sought to be operated and maintained**

As shown on the RF Maps (Exhibit "D"), the proposed tower is designed to meet the specific data capacity needs in the district in which the proposed wireless telecommunications tower will be operated and maintained.

- c) The exception is essential to maintain the functional design and architectural integrity of the development**

There is an identified need for additional data capacity in the area, and for the structure to address this need, a wireless telecommunications tower in this location must be at least 100 feet tall.

- d) The exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district**

The Facility is located in zoning district C-3 (Neighborhood Commercial District) where wireless telecommunications towers are permitted uses. Therefore, the use is conforming with other uses in the same district.

- e) The exception will not alter the essential character of the district in which is located the property for which the exception is sought**

The Facility is a permitted use that will not alter the commercial character and nature of the locality. Rather, the C-3 district is one of the districts where the zoning code directs applicants to locate telecommunications towers.

- f) The exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district**

The Applicant's request is in accordance with the general purposes of the ordinance, which allows telecommunications towers in the C-3 district, subject only to approval of the height by the Board of Adjustment.

g) The exception will be in harmony with the spirit and purposes of this ordinance

The Facility is located in the C-3 district which is one of the districts where the zoning code directs applicants to locate telecommunications towers. Only the height of the tower is subject to approval by the Board of Adjustments, and the height proposed is based on the Verizon's network requirements.

h) The exception will not adversely affect the public health, safety, or welfare, or the Master Plan

As described in more detail above, the Facility is designed so that it will not have an adverse effect on the public health, safety or welfare, or the Master Plan. The tower has been specifically located so as to comply with applicable setback requirements and will be constructed to code and in compliance with all other legal requirements, including those required by the Federal Communications Commission.

An application for this Facility was previously reviewed by the Board of Zoning Adjustments. Based on a review of the recordings of the Board of Adjustment meetings available to the public, the recommendation of the planning staff was for approval of the Facility. However, it appears that after considering the matter at its June 15, 2020 and July 20, 2020 meetings, the Board of Adjustments ultimately denied the application. The recordings of these meetings show that members of the public expressed concern regarding the health effects of radio frequency waves associated with telecommunications towers and that the Board considered this in making its ruling.

Subsequent to the Board's decision and prior to submitting this application, Verizon's site acquisition team reached out to another potential candidate. Even though this candidate was outside of the search ring, Verizon's network engineers confirmed that the site could be a viable location. However, the owner of the additional site was not interested in leasing space to Verizon for the Facility.

Verizon is now resubmitting its application for height approval for the 100' monopole tower and asking that the Board review the height approval in light of the additional information provided herein, including but not limited to the Engineer's Fall Letter. Additionally, Verizon requests that the Board consider the effect of the Federal Telecommunications Act (§42 USC 332(c)(7)) (the "Act") on this Board's authority to approve the height of the tower. The Act preserves local control over traditional zoning matters, including the placement, construction, and modification of telecommunications towers, but also provides that local zoning boards are prohibited from regulating such placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions. Environmental effects within the meaning of the Act include health concerns about the biological effects of RF radiation. All equipment located within the Facility shall be constructed and maintained in accordance with FCC regulations; therefore, this Board is explicitly prohibited from regulating the Facility on the basis of the environmental effects of radio frequency emissions and cannot consider the same in approving the height of the tower.

Mr. Chris Pulaski
April 28, 2021
Page 5

For the above and foregoing reasons, we respectfully request height approval for the proposed 100' monopole telecommunications tower. Thank you for the consideration of this matter.

Sincerely yours,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Jon F. Leyens, Jr.

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

**BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569**

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

Cellco Partnership d/b/a Verizon Wireless

3. Applicant's Address:

c/o Baker, Donelson, Bearman, Caldwell & Berkowitz
ATTN: Chip Leyens
201 St. Charles Ave., Ste. 3600
New Orleans, LA 70170

4. Applicant's Phone:

504-566-8628

5. Applicant's Email:

jleyens@bakerdonelson.com

6. Physical Address
Of Request:

1276 St. Charles St.
Houma, LA 70360

7. Interest in Ownership:

Lessee

7. Date of
Application:

4/29/21

8. Explanation of
Request:

Review and approval of height of telecommunications tower located in C-3 Neighborhood Commercial District where telecommunications towers are a permitting use. Applicant is proposing a height of 100' for its monopole tower.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.


Signature of Applicant or Agent

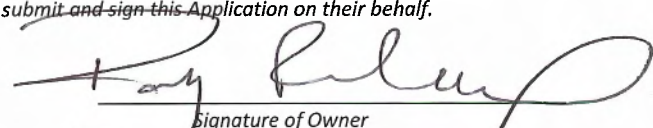
Jon Leyens on behalf of Cellco Partnership
d/b/a Verizon Wireless
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:




1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.


Signature of Owner

Randy Robichaux
Printed Name of Owner

4/26/21
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

CLIENT / MATTER	DATE	AMOUNT	ATTY NO.		
300000-001361 Verizon/Argyle Application Fee – BOA Special Exception Check #28154	4/29/2021	\$26.83	014896 (RSM)		

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

LAW OFFICES
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ
A PROFESSIONAL CORPORATION
201 ST. CHARLES AVENUE
SUITE 3600
NEW ORLEANS, LOUISIANA 70170
GENERAL DISBURSEMENT ACCOUNT

87-434
642

NO. 28154

DATE

4/29/2021

TWENTY-SIX DOLLARS AND 83/100

\$26.83

AMOUNT

PAY
TO
THE
ORDER
OF

Terrebonne Parish Consolidated Government

FIRST TENNESSEE BANK - GREENVILLE, TN.

AMOUNT IN EXCESS OF \$2500.00 REQUIRES TWO SIGNATURES

VOID AFTER 90 DAYS



028154 064204347 47063094

EXHIBIT A

Terrebonne Parish Recording Page

Theresa A. Robichaux
Clerk Of Court
P.O. Box 1569
Houma, LA 70361-1569
(985) 868-5660

Received From :

Attn: CHRIS ROBERTSON
ROGERS LEWIS JACKSON MANN & QUINN LLC
P O BOX 11803
COLUMBIA, SC 29211-1803

First VENDOR

BLANCHARD & ROBICHAUX INC

First VENDEE

CELLCO PARTNERSHIP

Index Type : CONVEYANCES

File # : 1600072

Type of Document : LEASE

Book : 2599

Page : 861

Recording Pages : 8

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Terrebonne Parish, Louisiana.

Theresa A. Robichaux

Clerk of Court

CLERK OF COURT
THERESAA. ROBICHAUX
Parish of Terrebonne

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 03/13/2020 at 10:49:46
Recorded in Book 2599 Page 861
File Number 1600072



On (Recorded Date) : 03/13/2020

At (Recorded Time) : 10:49:46AM



Doc ID - 014988980008

Lisa B. Lape

Deputy Clerk

Return To : Attn: CHRIS ROBERTSON
ROGERS LEWIS JACKSON MANN & QUINN LLC
P O BOX 11803
COLUMBIA, SC 29211-1803

Lessee Site Name: Argyle / 397396

Upon Recording, Return to:

Rogers Lewis Jackson Mann & Quinn, LLC
P.O. Box 11803
Columbia, SC 29211

STATE OF LOUISIANA)
)
PARISH OF TERREBONNE)

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is made this 4th day of March, 2020 between **Blanchard & Robichaux, Inc.**, with a mailing address of P.O. Box 577, 307 Congress Street, Napoleonville, LA 70390, hereinafter referred to as "LESSOR", and **Celco Partnership d/b/a Verizon Wireless**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on March 4, 2020 for an initial term of 5 years, commencing on the Commencement Date. The Agreement shall automatically be extended for 4 additional 5 year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term.
2. In accordance with the Agreement, LESSOR grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LESSOR at 1276 St. Charles Street, Houma, LA 70360, as shown on the Tax Map of Terrebonne Parish, Louisiana as Property ID 10605 and being further described in Book 1538, Page 453 as recorded in the official records of Terrebonne Parish, Louisiana (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and are approximately 1,600

square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof.

In addition, LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in the Agreement).

3. The Commencement Date of the Agreement, of which this is a Memorandum, is the earlier of (i) the first day of the month after LESSEE begins installation of LESSEE's communications equipment; or (ii) the first day of the month after the date that is 90 days after the Effective Date.
4. If at any time after the Effective Date of the Agreement, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in the Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms, as further described in the Agreement.
5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

[Signatures to Follow]

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

WITNESSES:

By: Jennifer D. Legendre
Name: Jennifer D. Legendre

LESSOR:

Blanchard & Robichaux, Inc.

By: Henry M. Robichaux, Jr.
Name: Henry M. Robichaux, Jr.
Title: President
Date: 3/4/2020

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: Nancy Dale
Print Name: Nancy Dale

By: Sandra Loughridge
Name: Sandra Loughridge
Title: Director - Network Field Engineering
Date: 2/14/2020

STATE OF LOUISIANA)
)
COUNTY/PARISH OF LAFOURCHE)

ACKNOWLEDGEMENT

I, Robert N. Cavell, a Notary Public for said County/Parish and State, do hereby certify that Henry M. Robichaux, Jr. to me personally known, who, being by me duly sworn, did say that he is President of **Blanchard & Robichaux, Inc.**, and that he, being authorized to do so, executed the foregoing instrument on behalf of **Blanchard & Robichaux, Inc.**

Sworn to and subscribed before me
this 4th day of March, 2020

Robert N. Cavell
Notary Public

Robert N. Cavell, #37630

STATE OF TEXAS :
 :
COUNTY OF Harris :

ACKNOWLEDGEMENT

I, Lisa L. Wood, a Notary Public for Montgomery County and State of Texas, do hereby certify that Sandra Loughridge, to me personally known, who, being by me duly sworn, did say that she is Director – Network Field Engineering of **Cellco Partnership d/b/a Verizon Wireless**, and that she, being authorized to do so, executed the foregoing instrument on behalf of **Cellco Partnership d/b/a Verizon Wireless**.

Sworn to and subscribed before me
this 14 day of February, 2020

Lisa L. Wood
Notary Public

My Commission Expires: 10/29/2023

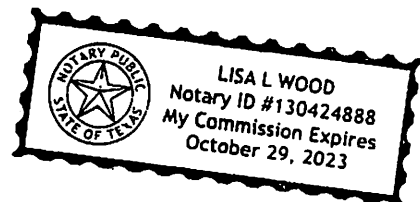


EXHIBIT A

DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana, located in Section 102, T17S, R17E, being more particularly described as follows:

COMMENCING at a point S $51^{\circ} 52' 38''$ W, a distance of 5,973.76 feet from U.S.C. & G.S. triangulation station "Houma", said plat being the northeasterly corner of Tract "C", which is the point of beginning;

THENCE, S $59^{\circ} 44' 06''$ E, a distance of 248.05 feet to a point on the northwesterly right-of-way line of the St. Charles Street Extension;

THENCE, S $26^{\circ} 18' 19''$ W, on and along said right-of-way line a distance of 175.61 feet to a point;

THENCE, N $59^{\circ} 44' 06''$ W, a distance of 248.05 feet to a point;

THENCE, N $26^{\circ} 18' 19''$ E, a distance of 175.61 feet to the point of beginning and containing 1.00 acre, more or less, all as more fully shown on a plat of survey by T. Baker Smith & Son, Inc., dated May 12, 1975 and titled, "Valhi, Inc. Proposed Sale of Lots Located in Section 102, T17S-R17E, Terrebonne Parish, Louisiana", a copy of which is attached to that Act of Cash Sale recorded at Entry No. 488726 of the records of Terrebonne Parish, Louisiana.

Being the same property acquired by vendors herein by Act of Cash Sale from Thomas Waldrip, et al dated April 17, 1996, duly recorded at COB 1505, under Entry No. 974290 of the Conveyance Records of Terrebonne Parish, Louisiana.

DESCRIPTION OF PREMISES AND EASEMENT WITHIN PROPERTY: See attached drawings.

NOTE: (i) LESSEE's Premises may be referred to therein as "Land Space"; (ii) LESSEE's Easement may be referred to therein as "Access and Utility Right of Way".

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 102, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITY OF HOUMA, PARISH OF TERRIBONNE, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 102, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITY OF HOUMA, PARISH OF TERREBONNE, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LOCATED IN SECTION 102, T17S, R17E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THENCE S89°44'06"E DISTANCE OF 248.65 FEET TO A POINT ON THE THURMONTHERLY RIGHT-OF-WAY LINE OF THE ST. CHARLES STREET EXTENSION; "THENCE N72°18'19"E DISTANCE OF 175.61 FEET ALONG AN ARCHITECTURAL CURVE WITH RADIUS OF 175.61 FEET TO A POINT; "THENCE N59°44'06"W A DISTANCE OF 248.65 FEET TO A POINT; "THENCE N26°18'19"E DISTANCE OF 175.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE MORE OR LESS, ALL AS MORE FULLY SHOWN ON A PLAT OF SURVEY BEARING DATE OF THIS DAY OF MARCH, 1995, BY JOHN W. GIBSON, JR., LICENSED PROFESSIONAL LAND SURVEYOR NO. 118, STATE OF LOUISIANA." PROPOSED SALE OF LOTS LOCATED IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA," A COPY OF WHICH IS ATTACHED TO THAT ACT OF CASH SALE.

"IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT ENTRY NO. 458722 OF THE RECORDS OF TERREBONNE PARISH, LOUISIANA,

USING THE SAME PROPERTY ACQUIRED BY VENDORS HEREIN BY ACT OF CASH SALE FROM THOMAS WALDRIP, ET AL DATED APRIL 17, 1996, DULY RECORDED AT COB 1505, UNDER ENTRY NO. 974290 OF THE CONVEYANCE RECORDS OF TERREBOUNE PARISH, LOUISIANA.

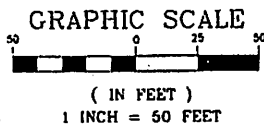
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WE HAVE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
B.M. = BENCHMARK, E.L. = ELEVATION
REFERENCE BENCHMARKS = LSI C&G NETWORK, CONTINUOUS OPERATING REFERENCE STATIONS (CORS);
SITE BENCHMARK ELEVATION DETERMINED BY GPS OBSERVATIONS.

SITE BENCH MARK = 600 NAIL IN THE NORTH FACE OF A POWER POLE. POLE IS LOCATED 20'± EAST OF THE SOUTHWEST CORNER OF THE PARENT TRACT.
EL. = 13.84' M.A.S.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
POSTED SPEED LIMIT: 33 M.P.H.

6/6/91/10	POWERED FOR RILE REPORT		SAT
11/12/10	PRELIMINARY PTSC		OLD
FILE	DELETION		REVISED
	REVISIONS		



CENTERLINE (

LAT: 29°35'13.6"N
LONG: 090°44'42.3"W
GROUND ELEVATION: 10.9 FT.

U/C CABLE
SIX

10-1-15

BOUND

~~SECRET~~

8/

7



12

1492

6

5-

3

1

WINTER SU

13732 E. 7th Ave.
FONCHATO
Phone: (916) 486-1111

Turnercurve

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description immediately above and there is no representation that all applicable Servitudes and Restrictions are known herein. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. L. A. ZONE: "C"
BASE FLOOD ELEVATION: NONE SHOWN
COMMUNITY PANEL NO. 220220 0003 C
EFFECTIVE DATE: MAY 18, 1981

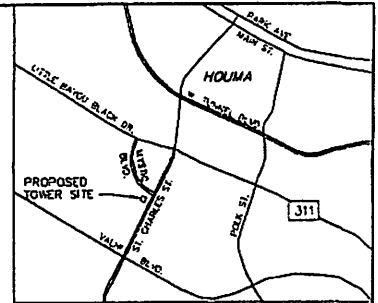
NOTE:
HURRICANE RITA ADVISORY BASE FLOOD ELEVATION MAP LA-0102 SHOWS THIS LOCATION OUT OF THE
ADVISORY AREA. PLEASE CONTACT PARISH OFFICIALS FOR ADDITIONAL ELEVATION REQUIREMENTS.

Stanley K. Lucas

STANLEY K. TURNER, P.L.S., LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR























DATE: 11/12/16	DRAWN BY: DLC	JOB NO.	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: DLC	16-0766A	

15732 E. HOFFMAN ROAD
POMCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)326-2339
Turnersurveys@turnersurveys.com



VICINITY MAP

LEGEND

	FIRE HYDRANT	 P	POWER POLE
	WATER VALVE	 F	FENCE
	GAS METER		1/2" IRON ROD SET UNLESS OTHERWISE STATED
	GAS VALVE		800 LB MAG NAIL SET UNLESS OTHERWISE STATED
	TEL. PEDESTAL	(REF)	FROM REFERENCE SURVEY
	TREE	(MEAS)	MEASURED
	WATER METER		MAN BOX
	GAS PIPELINE SIGN		FIBER OPTIC SIGN
	DRAIN INLET		LIGHT POLE
LAT.	LATITUDE		METER POLE
LONG.	LONGITUDE	P.O.C.	POINT OF COMMENCEMENT
T.B.M.	TEMPORARY BENCHMARK	P.O.B.	POINT OF BEGINNING
A.C.	ACRES	C.L.	CENTER LINE
	CROSS CUT IN CONCRETE	SQ. FT.	SQUARE FEET
S	SOUTH	C.M.P.	CONCRETE METAL PIPE
E	EAST	INV.	INVERT
LAT.	LATITUDE	SQ. FT.	SQUARE FEET
LONG.	LONGITUDE	SEC.	SECTION
N	NORTH	R	RANGE
R/W	RIGHT OF WAY	T	TOWNSHIP
	SEWER CLEANOUT		CATCH BASIN
	SEWER MANHOLE		QUARRY POST

TITLE REPORT NOTES

TURNER SURVEYS, LLC HAS REVIEWED THE ABSTRACT OF TITLE BY ADVANCED ABSTRACTS LLC, REFERENCE 75419.0002 / "ARGYLE TOWER SITE", DATED 12/14/2016. THE LESSEE LAND SPACE IS 40' X 40' AND IS SERVED BY A 30' WIDE ACCESS AND UTILITY EASEMENT. THE LAND SPACE AND ACCESS & UTILITY EASEMENT ARE LOCATED ON TRACT C, VALMI INC. PROPERTY IN SECTION 102, TOWNSHIP 17 SOUTH, RANGE 17 EAST, TERREBONNE PARISH, LOUISIANA, NOW OR FORMERLY, OWNED BY BLANCHARD & ROBICHAUX INC, A LOUISIANA CORPORATION.

THE SURVEYOR MAKES NOTE OF THE FOLLOWING ITEMS IN THIS REPORT:

(SPECIAL EXCEPTIONS)

1. SURFACE LEASE BY AND BETWEEN BLANCHARD & ROBICHAUX, INC. AND LANCE DUPRE, DATED MAY 15, 1998 AS COB 1605, FOLIO 58, INSTRUMENT NO. 1020568, THE PARENT TRACT IS SUBJECT TO THIS SURFACE LEASE. THERE IS NO SUCH STRUCTURE THAT AFFECTS THE LESSEE LAND SPACE OR ACCESS & UTILITY EASEMENT.

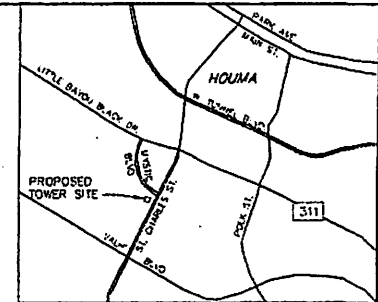
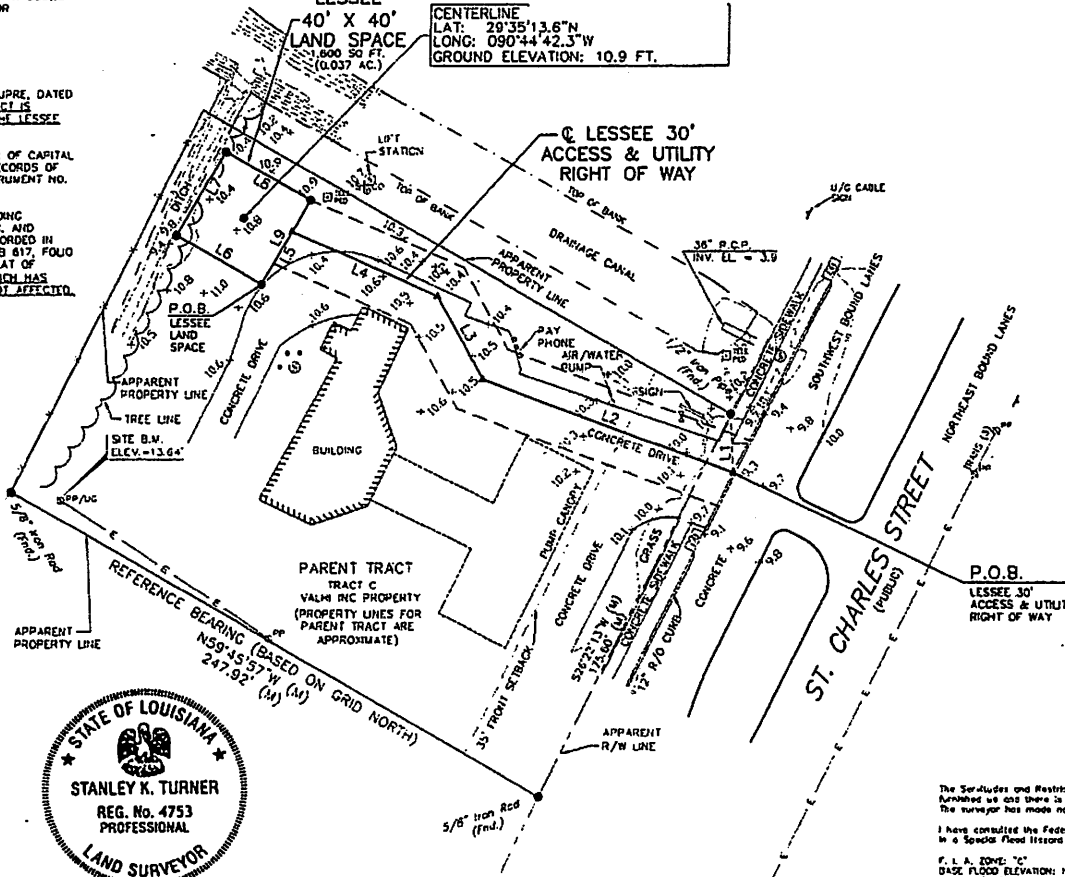
2. MULTIPLE INDEBTEDNESS MORTGAGE BY BLANCHARD & ROBICHAUX, INC. IN FAVOR OF CAPITAL ONE NATIONAL ASSOCIATION, DATED APRIL 8, 2014, RECORDED IN THE OFFICIAL RECORDS OF TERREBONNE PARISH, LOUISIANA ON APRIL 11, 2014 AS MOB 2646, FOLIO 377, INSTRUMENT NO. 1431117, THE PARENT TRACT IS SUBJECT TO THIS MORTGAGE.

3. RESERVATION OF MINERALS AND RESTRICTIONS REGARDING SUBDIVISION AND BUILDING SETBACKS AS SET FORTH IN CASH SALE OF PROPERTY BY AND BETWEEN VALMI, INC. AND FRANCOIS DAGATE WALDRUP AND THOMAS SCOTT WALDRUP, DATED MAY 20, 1975, RECORDED IN THE OFFICIAL RECORDS OF TERREBONNE PARISH, LOUISIANA ON MAY 21, 1975 AS COB 617, FOLIO 163, INSTRUMENT NO. 488728, TOGETHER WITH ALL MATTERS SET FORTH ON THE PLAT OF SURVEY ATTACHED HERETO. THE ONLY ITEM NOTED IS THE 30' FRONT SET BACK WHICH HAS BEEN PLOTTED. THE LESSEE LAND SPACE AND ACCESS & UTILITY EASEMENT ARE NOT AFFECTED.

SECTION 102
TOWNSHIP 17 SOUTH, RANGE 17 EAST
CITY OF HOUMA
TERREBONNE PARISH, LOUISIANA

LESSEE
40' X 40'
LAND SPACE
1600 SQ. FT.
(0.037 AC.)

CENTERLINE
LAT: 29°35'13.6"N
LONG: 090°44'42.3"W
GROUND ELEVATION: 10.9 FT.



VICINITY MAP
NOT TO SCALE

LEGEND

—●—	FIRE HYDRANT	—●—	POWER POLE
—X—	WATER VALVE	—X—	FENCE
—○—	GAS METER	—○—	1/2" IRON ROD SET UNLESS OTHERWISE STATED
—△—	GAS VALVE	—△—	600 OR 1/2" IRON ROD SET UNLESS OTHERWISE STATED
—□—	TEL. PEDESTAL	(RD)	FROM REFERENCE SURVEY
—(M)—	TREE	(MEAS)	MEASURED
—○—	WATER METER	—□—	MAIL BOX
—X—	GAS PIPELINE SIGN	— —	FIBER OPTIC SIGN
—□—	DRAIN INLET	—○—	LIGHT POLE
—LAT—	LATITUDE	—LONG—	METER POLE
—LONG—	LONGITUDE	—P.O.C.—	POINT OF COMMENCEMENT
—T.B.M.—	TEMPORARY BENCHMARK	—P.O.B.—	POINT OF BEGINNING
—A.C.—	ACRES	—C.—	CENTER LINE
—+—	CROSS CUT IN CONCRETE	—S.F.—	SQUARE FEET
—S—	SOUTH	—C.M.P.—	CORRUGATED METAL PIPE
—E—	EAST	—INV.—	INVERT
—LAT.—	LATITUDE	—S.F.—	SQUARE FEET
—LONG.—	LONGITUDE	—SEC.—	SECTION
—N—	NORTH	—R.—	RANGE
—R/W—	RIGHT OF WAY	—T.—	TOWNSHIP
—S.C.—	SEWER CLEANOUT	—(C.B.S.)—	CATCH BASIN
—(S)—	SEWER MANHOLE	—(C.P.)—	CURB POST

The Surveys and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that any applicable Surveys and Restrictions are shown hereon. The surveyor has made no title search or public record search in conducting the title for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. L. A. ZONE: "C"
BASE FLOOD ELEVATION: NONE SHOWN
COMMUNITY FLOOD MAP NO. 220220 0005 C
EFFECTIVE DATE: MAY 18, 1981

NOTE:
HURRICANE RITA ADVISORY BASE FLOOD ELEVATION MAP LA-0102 SHOWS THIS LOCATION OUT OF THE ADVISORY AREA. PLEASE CONTACT PARISH OFFICIALS FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
U.M. = BENCH MARK, E.L. = ELEVATION
REFERENCE BENCH MARKS = LSL C&G NETWORK, CONTINUOUS OPERATING REFERENCE STATIONS (COPS).
SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATIONS.

SITE BENCH MARK = 600 MAIL IN THE NORTH FACE OF A POWER POLE. POLE IS LOCATED 20.3 EAST OF THE SOUTHWEST CORNER OF THE PARENT TRACT.
U.M. = 13.84' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.

POSTED SPEED LIMIT: 35 M.P.H.



LINE	BEARING	DISTANCE
L1	S02°25'21"E	24.39'
L2	N69°14'24"W	108.73'
L3	N28°24'39"W	38.78'
L4	N85°49'55"W	64.61'
L5	S30°14'03"W	25.00'
L6	N59°45'57"W	40.00'
L7	N30°14'03"E	40.00'
L8	S59°45'57"E	40.00'
L9	S30°14'03"W	40.00'

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

TURNER SURVEYS, LLC

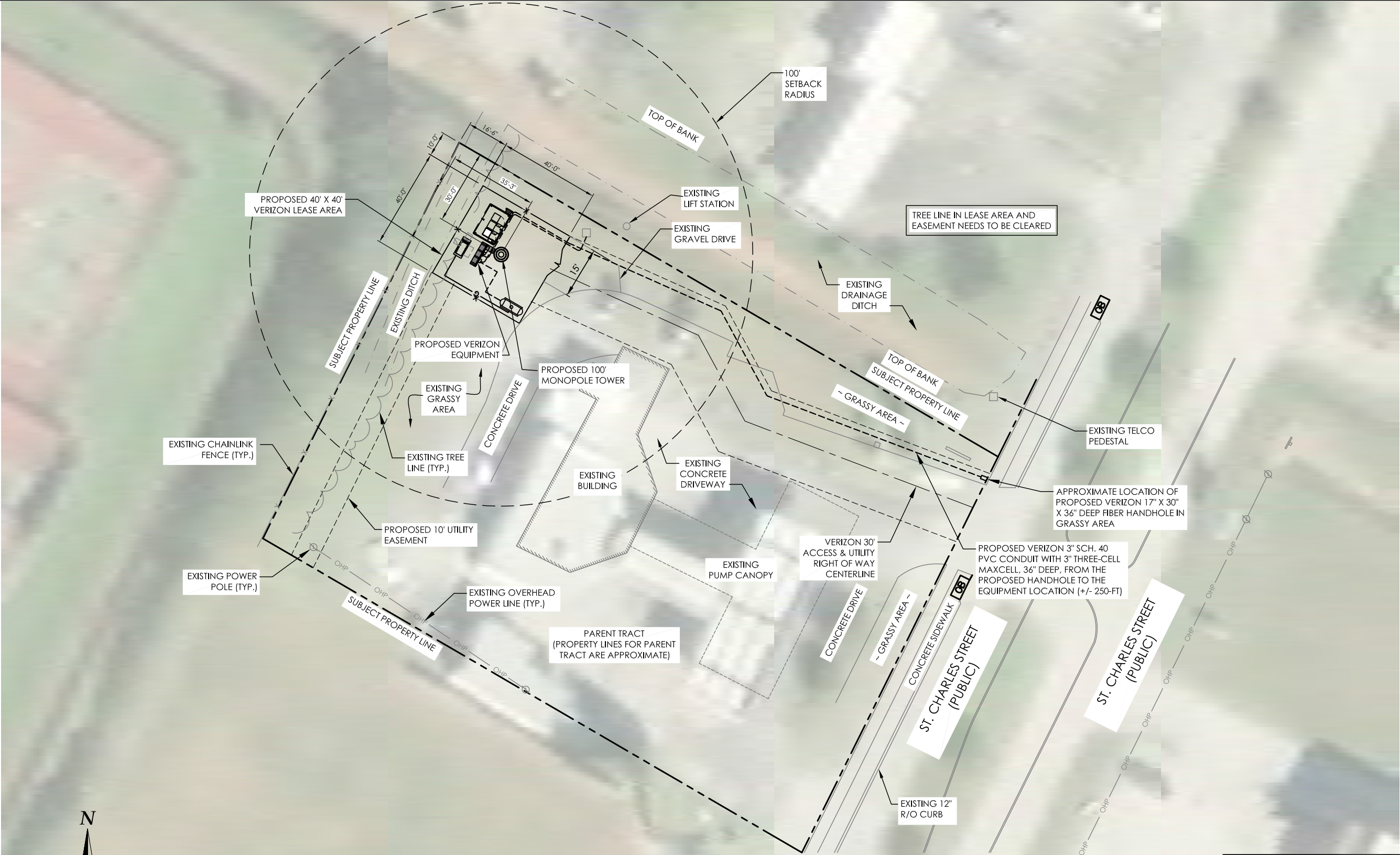
15732 E. HOUTMAN ROAD
POMCHATOULA, LA 70454
Phone: (855)386-2358
Fax: (855)386-2359
Turnersurveys@turnersurveys.net

Stanley K. Turner
STANLEY K. TURNER, P.L.S., LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY OF
ARGYLE TOWER SITE
HOUMA, LOUISIANA
SECTION 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DATE: 11/15/18	DRAWN BY: DLG	JOB NO. 16-08848	DRAWING NO. 2
SCALE: 1" = 40'	CHECKED BY: DLG		

EXHIBIT B



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

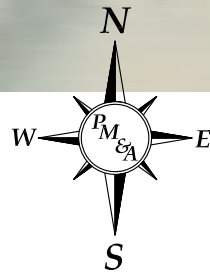
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING
7	03/27/20	FINAL CD
8	03/24/21	UPDATED PER ZONING COMMENTS

DESIGNED: RR
DRAWN: JY
CHECKED: PWM

JOB #:
VWT16-349

OVERALL
SITE PLAN

C-2A



GRAPHIC SCALES



SCALE: 1" = 40'

FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE
DATA AS PER FEMA MAP 2202200005C DATED
05/19/1981.
FEMA ADVISORY BFE RECOMMENDS A MIN 2'
PLATFORM.

PROPOSED MONOPOLE TOWER:
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)
GROUND ELEV: 10.9' (NAVD 88)

OVERALL SITE PLAN

SCALE: 1" = 40'

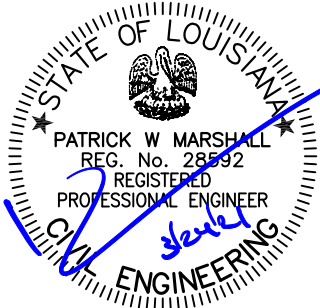
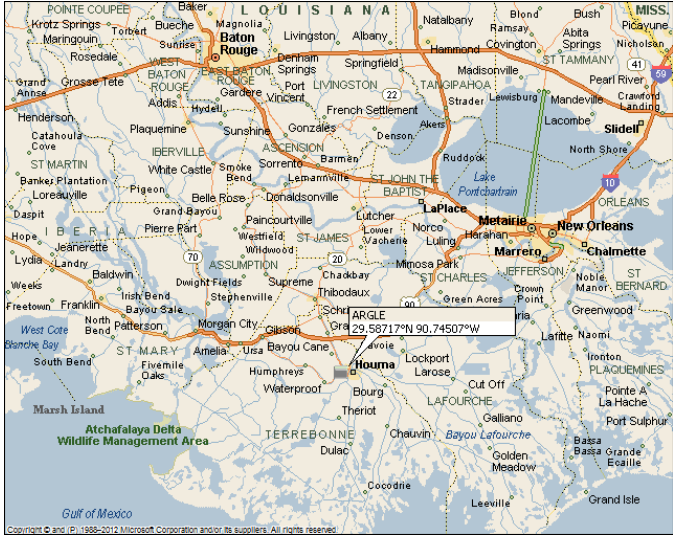
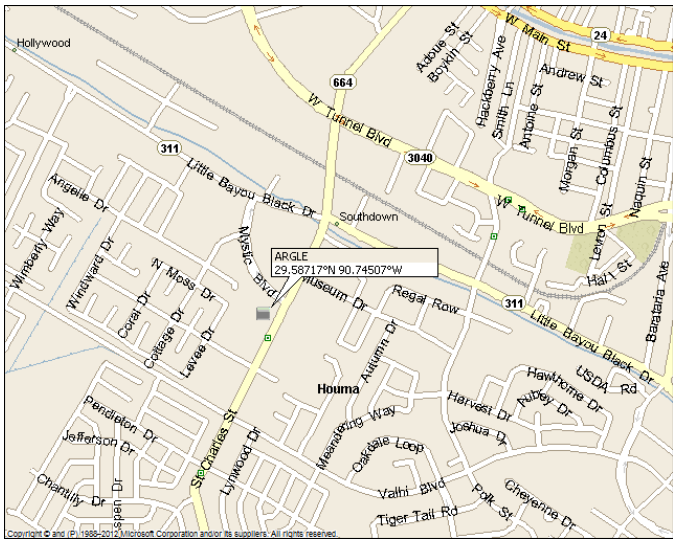


EXHIBIT C

LOCATION MAP



VICINITY MAP



POWER & TELCO COORDINATION:

- POWER COMPANY: TPCG
- MAIN CONTACT #: 985-873-6465
- PWR. CO. ENGINEER: DENISE N TURNER
- ENGINEER CONTACT #: TBD
- ENGINEER EMAIL: DTURNER@TPCG.ORG
- ESID #: TBD
- POWER ACCOUNT #: TBD
- TELEPHONE COMPANY: AT&T
- CONTACT #: 866-620-6900

DRIVING DIRECTIONS:

SITE DIRECTIONS FROM SWITCH:

START AT 8182 AIRLINE HWY 00:00:00 0.00 MI. GO STRAIGHT (SSE) ON US 61 (US 190/AIRLINE HWY) 00:00:00 0.00 MI IN 2.90 MI KEEP RIGHT (WSW) ON TO I-12 W RAMP 00:06:55 2.90 MI IN 2.13 MI KEEP RIGHT (SE) ON TO I-10 E RAMP 1A 00:10:00 5.04 MI IN 27.64 MI KEEP RIGHT (SE) ON TO US 61 RAMP 187 00:40:24 32.68 MI IN 9.58 MI. TURN RIGHT (SSE) ON TO SR 641 (SR 3213) 00:53:18 45.26 MI IN 0.23 MI KEEP LEFT (S) ON TO SR 3213 00:53:55 42.49 MI IN 6.61 MI TURN RIGHT (WSW) ON TO SR 3127 01:06:43 49.11 MI IN 2.29 MI TURN LEFT (SSW) ON TO SR 20 (HIGHWAY 20) 01:10:35 51.40 MI IN 21.11 MI GO STRAIGHT (SW) ON TO RAMP 01:52:44 72.50 MI IN 1.77 MI KEEP RIGHT (S) ON TO <UNNAMED> 01:57:10 75.13 MI IN 0.03 MI KEEP RIGHT (SSE) ON TO SR 311 01:57:13 75.16 MI IN 10.96 MI TURN RIGHT (SSE) ON TO MYSTIC BLVD 02:16:42 86.12 MI IN 0.34 MI TURN RIGHT (SSW) ON TO SAINT CHARLES ST 02:18:04 86.46 MI IN 0.05 MI FINISH AT FINISH 02:18:16 86.51 MI TOTAL TIME 02:18:16 TOTAL DISTANCE: 86.51 MI

NOTE:
THE PROPOSED EQUIPMENT WILL
NOT BE USED FOR EMERGENCY
RESPONSE EQUIPMENT.

SITE NAME:

ARGYLE

LOCATION CODE:

397396

TOWER TYPE:

PROPOSED 100 FT MONOPOLE TOWER

(TOWER HEIGHT - 101' AGL; OVERALL APPURTENANCE HEIGHT - 111' AGL)

PREPARED FOR:

verizon

PREPARED BY:



6801 PORTWEST Dr.
SUITE 100
HOUSTON, TX 77024
713-677-0964

PROJECT INFORMATION

SITE ADDRESS: 1280 ST. CHARLES STREET
HOUMA, LA 70360

LATITUDE: 29° 35' 13.60" (NAD 83)
LONGITUDE: -90° 44' 42.30" (NAD 83)
ELEVATION: 10.9' AMSL (NAVD 88)
JURISDICTION: TERREBONNE PARISH
ZONING: C-3

LAND OWNER: BLANCHARD & ROBICHAUX, INC.
PO BOX 577, NAPOLEONVILLE, LA 70390
307 CONGRESS ST, NAPOLEONVILLE, LA 70390
RANDY ROBICHAUX, 985-665-2706

DEVELOPER: VERIZON WIRELESS
14123 CICERO ROAD
HOUSTON, TX 77095
COREY CANTRELL, 713-725-0095

ENGINEER: P. MARSHALL & ASSOCIATES
1000 HOLCOMB WOODS PKWY
SUITE 210
ROSWELL, GA 30076
PATRICK W MARSHALL, P.E.
678-280-2325

DRAWING INDEX

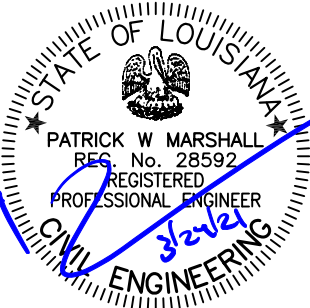
- T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
C-1 GENERAL NOTES
C-2 OVERALL SITE PLAN
C-2A OVERALL SITE PLAN
C-3 DETAILED SITE PLAN
C-4 TOWER ELEVATION
C-5 ANTENNA ORIENTATION
C-6 GRADING, SEDIMENT & EROSION CONTROL PLAN
C-7 GRADING, SEDIMENT & EROSION CONTROL DETAILS
C-8 GRADING, SEDIMENT & EROSION CONTROL NOTES
C-9 EQUIPMENT LAYOUT & CONDUIT STUB-UP PLAN
C-9A EQUIPMENT ELEVATION DETAILS
C-9B EQUIPMENT ELEVATION DETAILS
C-9C ICE BRIDGE DETAILS
C-10 GENERATOR SPECIFICATIONS
C-10A GENERATOR SPECIFICATIONS
C-10B GENERATOR SPECIFICATIONS
C-11 ICE BRIDGE DETAILS
C-12 FENCE DETAILS
C-13 FOUNDATION DETAILS & NOTES
- N-1 GENERAL NOTES
N-2 GENERAL NOTES
S-1 FRAMING PLAN
S-2 ELEVATION
S-3 FRAMING DETAILS
S-4 FRAMING DETAILS
S-5 FRAMING DETAILS
S-6 FOUNDATION PLAN
S-7 FOUNDATION DETAILS

- E-1 GENERAL ELECTRICAL & GROUNDING NOTES
E-2 GROUNDING PLAN
E-3 ONE-LINE DIAGRAM
E-4 GROUNDING DETAILS
P-1 SITE PHOTOS



CALL BEFORE YOU DIG
LOUISIANA ONE-CALL
811 or 1-800-272-3020

<http://www.laonecall.com/>



verizon



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING
7	03/27/20	FINAL CD
8	03/24/21	UPDATED PER ZONING COMMENTS

DESIGNED: RR
DRAWN: JY
CHECKED: PWM

JOB #:
VWT16-349

TITLE SHEET &
PROJECT
INFORMATION

T-1

GENERAL NOTES:

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.
10. CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
11. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND TOWER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.
12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
15. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
16. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
17. PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
18. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
19. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

EXCAVATION & GRADING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
6. BACK FILL SHALL BE:

- APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;

- FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;

- IN LAYERS AND COMPACTED.

7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT ± 2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.

8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.

9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STAW BALE SEDIMENT BARRIERS AND CHECK DAMS.

10. FILL PREPARATION:

REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAT 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.

11. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACE TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OF OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.

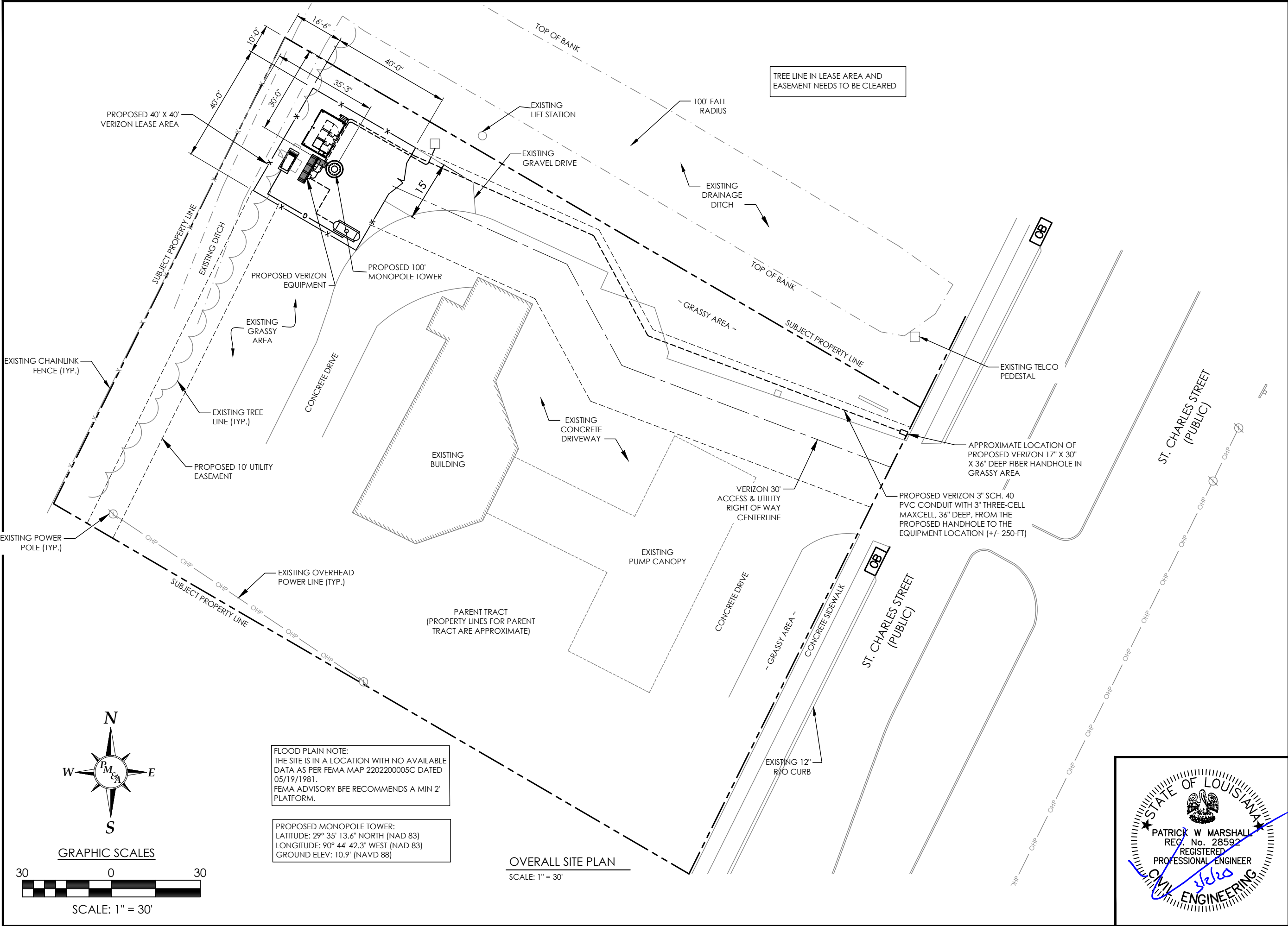
12. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.

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

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

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

16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.
-
-
- P. MARSHALL &
ASSOCIATES
- ARGYLE
- 1280 ST. CHARLES STREET
HOUMA, LA 70360
- LOCATION CODE:
- 397396
- | NO. | DATE | DESCRIPTION: |
|-----|----------|-------------------|
| 0 | 12/19/16 | ISSUED FOR REVIEW |
| 1 | 8/31/17 | ISSUED FOR REVIEW |
| 2 | 5/31/19 | REVISED LE |
| 3 | 06/18/19 | PRELIMINARY CD |
| 4 | 07/25/19 | PRELIMINARY CD |
| 5 | 12/12/19 | ZONING DRAWING |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
- DESIGNED: RR
DRAWN: RR
CHECKED: PWM
- JOB #:
VWT16-349
- GENERAL
NOTES
- C-1
-



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

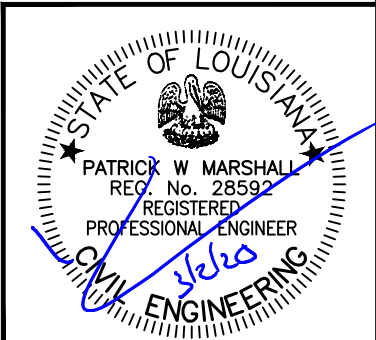
LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

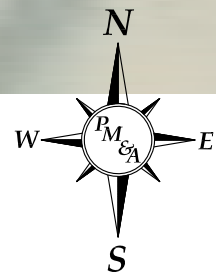
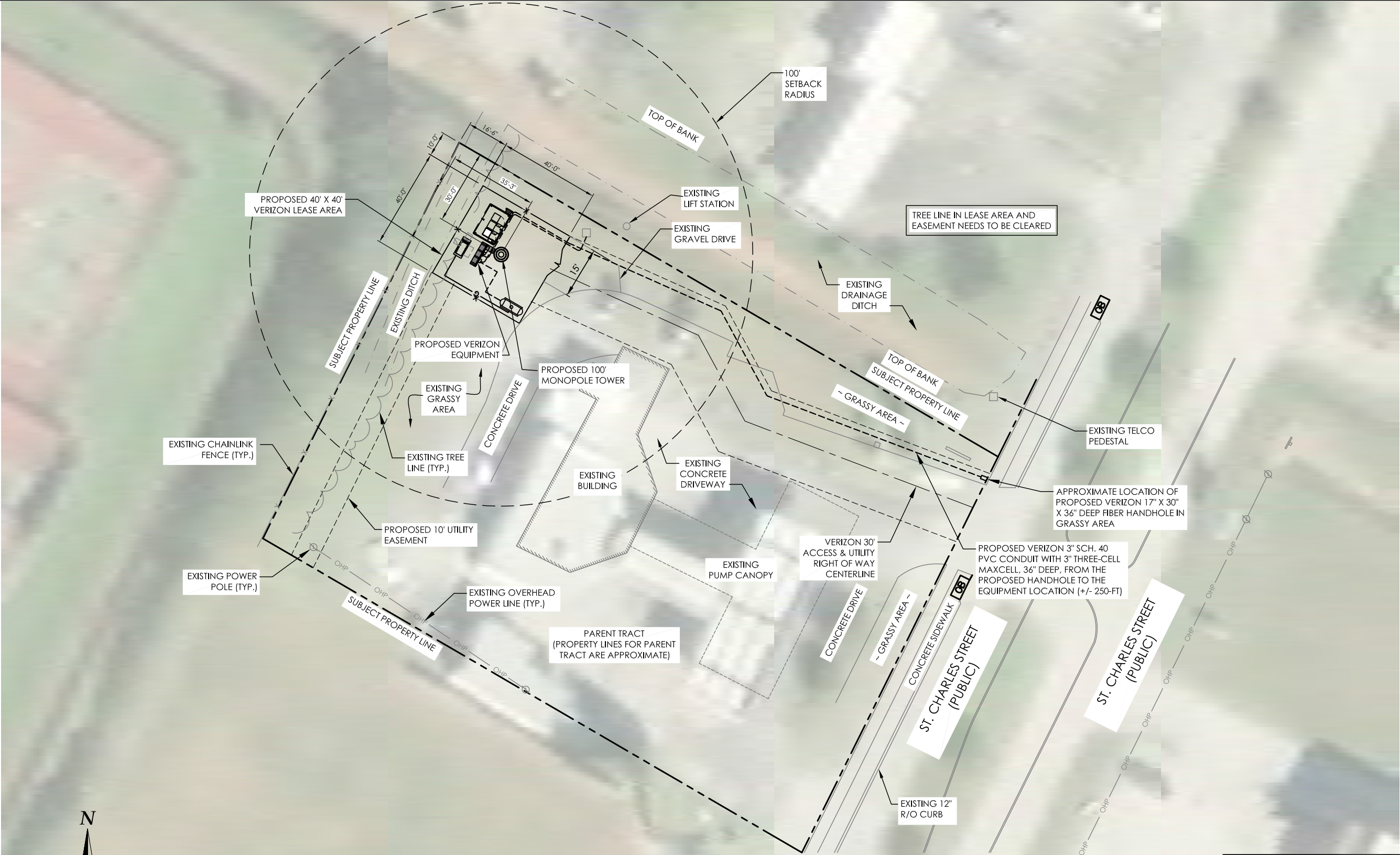
DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

OVERALL
SITE PLAN



C-2



GRAPHIC SCALES



SCALE: 1" = 40'

FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE
DATA AS PER FEMA MAP 2202200005C DATED
05/19/1981.
FEMA ADVISORY BFE RECOMMENDS A MIN 2'
PLATFORM.

PROPOSED MONOPOLE TOWER:
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)
GROUND ELEV: 10.9' (NAVD 88)

OVERALL SITE PLAN

SCALE: 1" = 40'



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

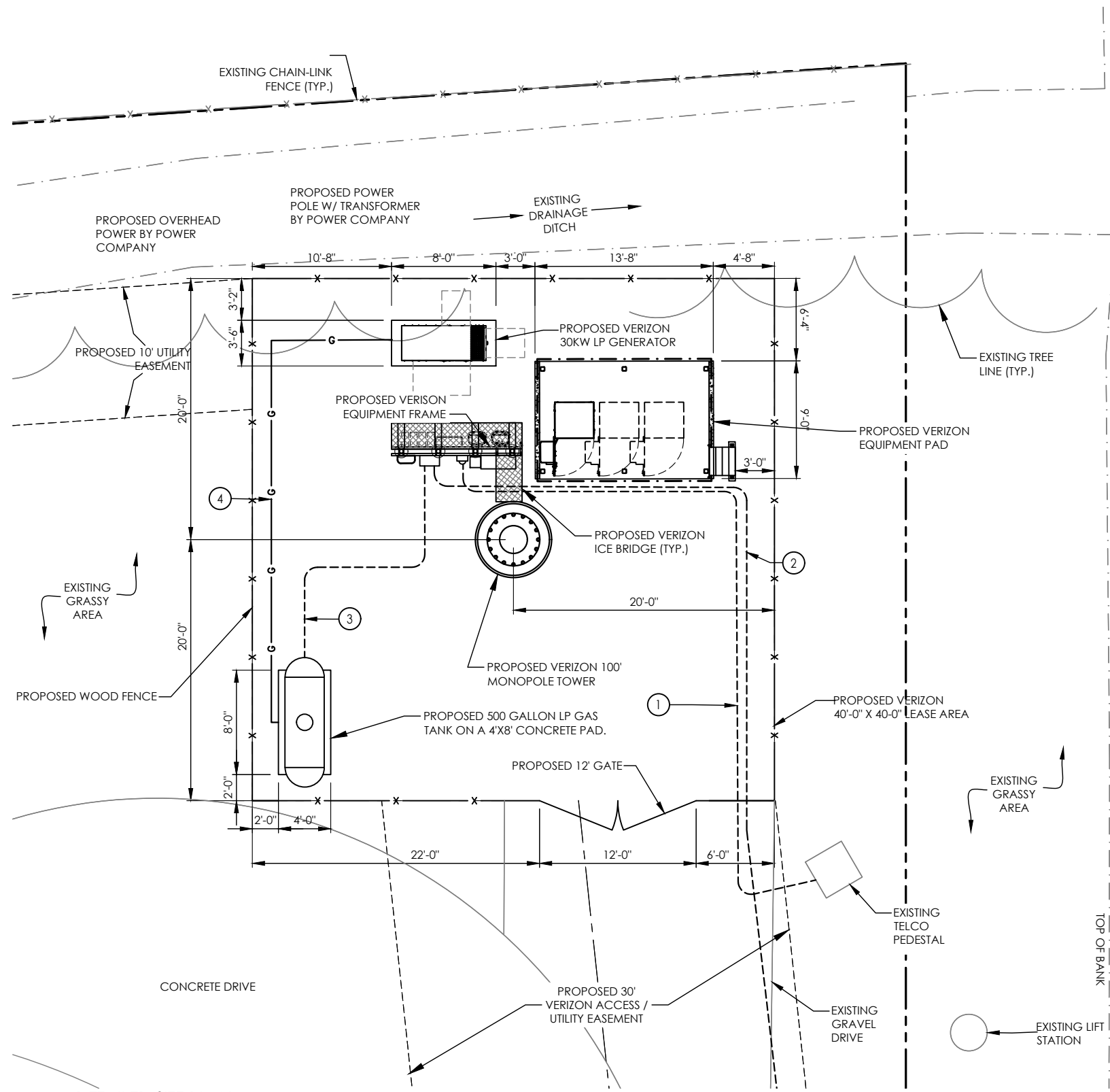
LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING
7	03/27/20	FINAL CD
8	03/24/21	UPDATED PER ZONING COMMENTS

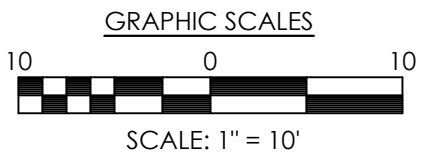
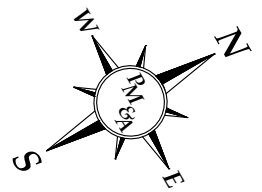
DESIGNED: RR	JOB #:
DRAWN: JY	VWT16-349
CHECKED: PWM	

OVERALL
SITE PLAN

C-2A

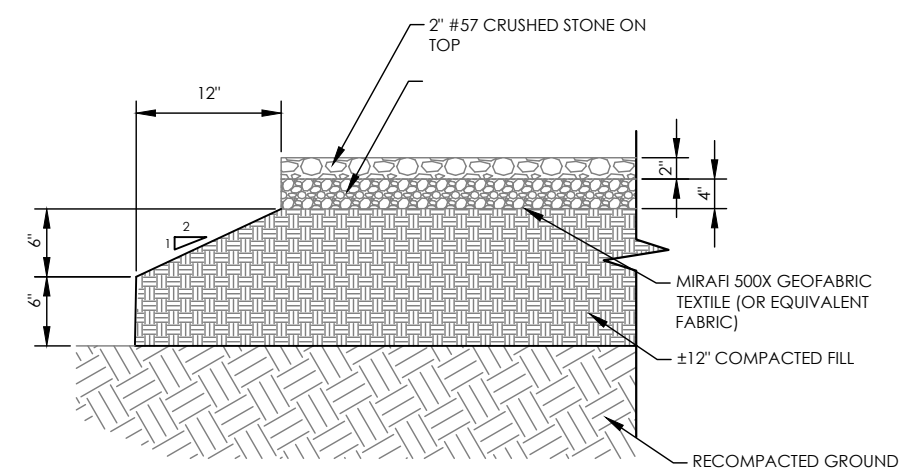


DETAILED SITE PLAN
SCALE: 1" = 10'



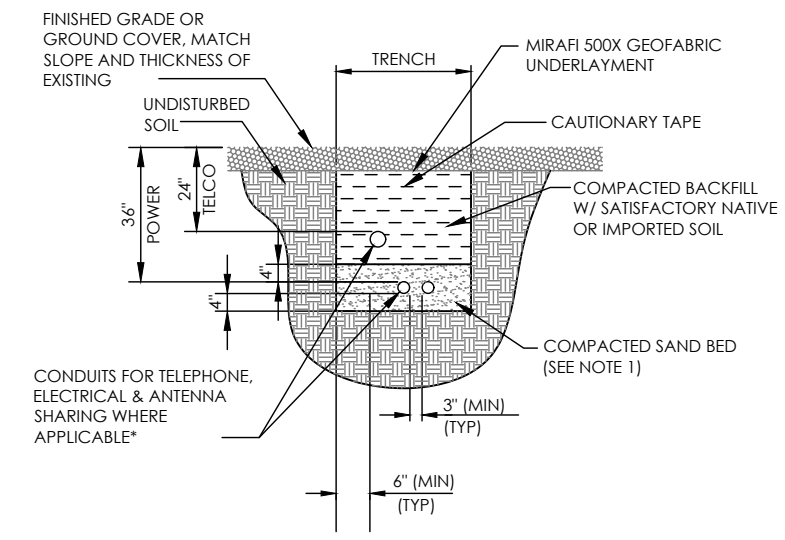
ELECTRICAL KEY NOTES:

- 1 PROPOSED 3" SCH. 40 CONDUIT FROM THE VERIZON METER TO EXISTING TELCO PEDESTAL (± 60')
- 2 PROPOSED VERIZON 3" SCHEDULE 40 PVC CONDUIT WITH 3" THREE-CELL MAXCELL, 36" DEEP, FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (± 247')
- 3 PROPOSED CONTROL WIRING IN 3/4" CONDUIT FROM THE ALARM BLOCK TO THE PROPOSED LP GAS TANK. COORDINATE WIRING WITH VERIZON GENERAL MANAGER. (±25 FT)
- 4 3/4" SCHEDULE 80 BLACKPIPE GAS SUPPLY LINE. LP INSTALLER TO VERIFY GENERATOR REQUIRED FLOW RATE PRIOR TO INSTALLATION. SUPPLY LINE SHALL BE BURIED 3' MIN. BELOW GRADE AND MARKED WITH BURIED FLAGGING AT 3' O.C. 12" BELOW GRADE. (±40 FT)



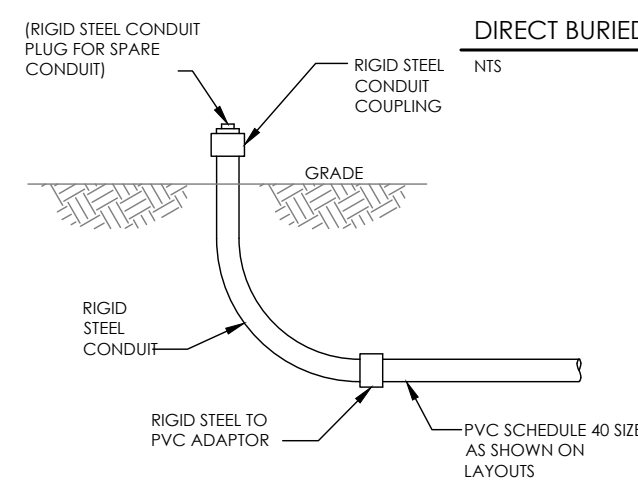
EQUIPMENT COMPOUND DETAILS
NTS

NOTES: 1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

EXISTING DRAINAGE DITCH



DIRECT BURIED CONDUIT
NTS

UNDERGROUND CONDUIT STUB-UP
NTS



ARGYLE

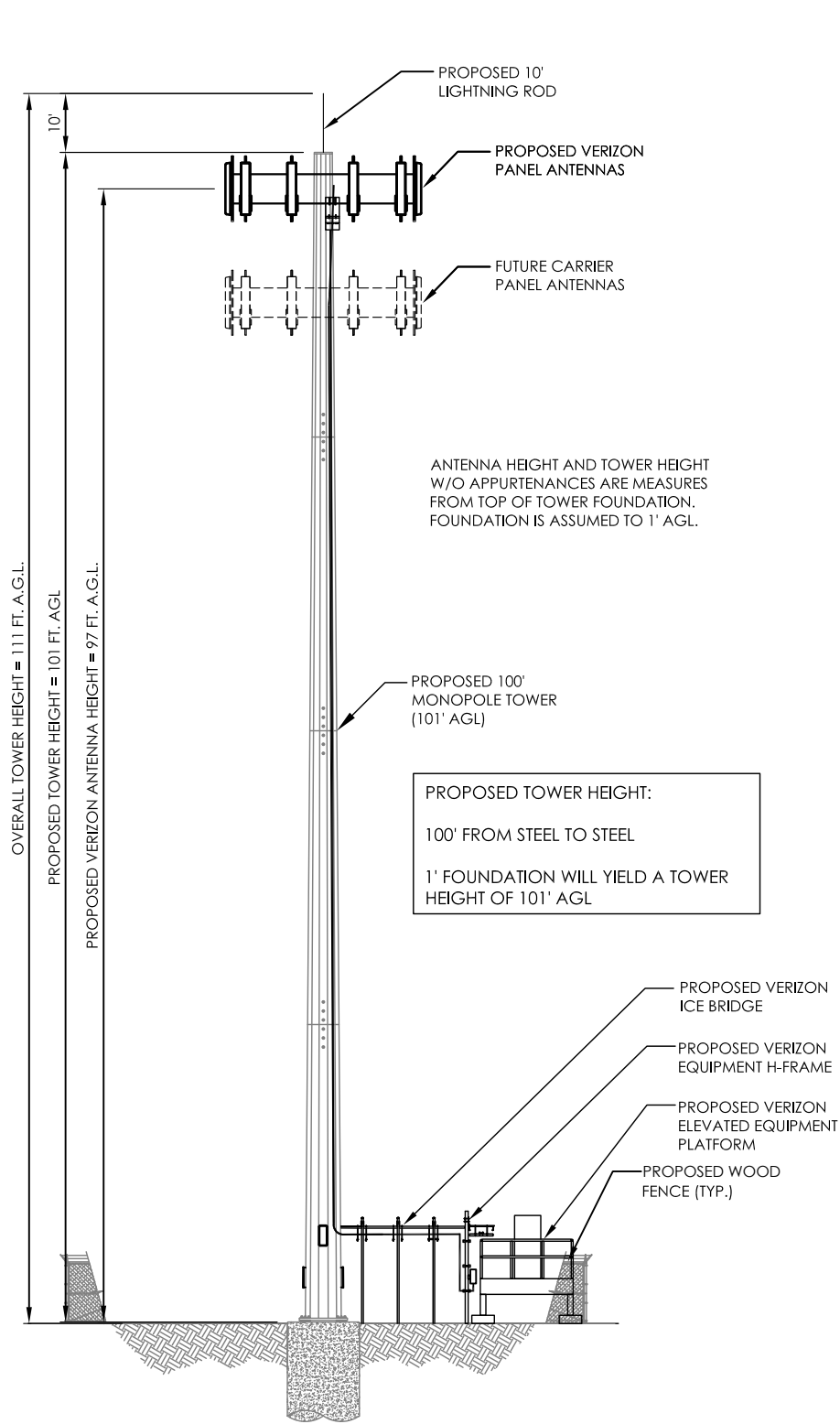
1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

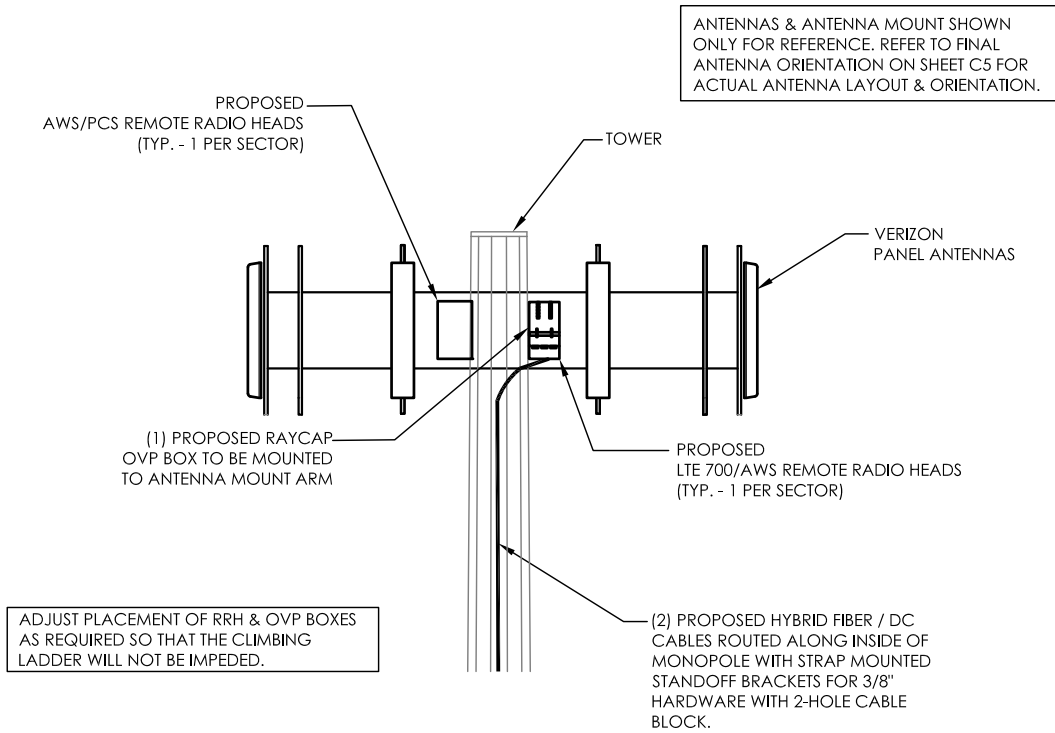
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

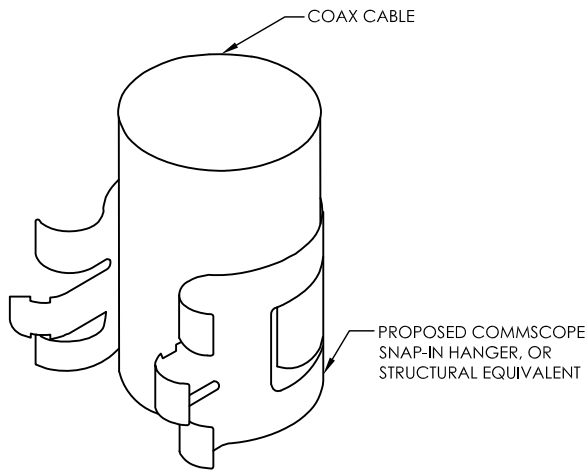
DETAILED
SITE PLAN



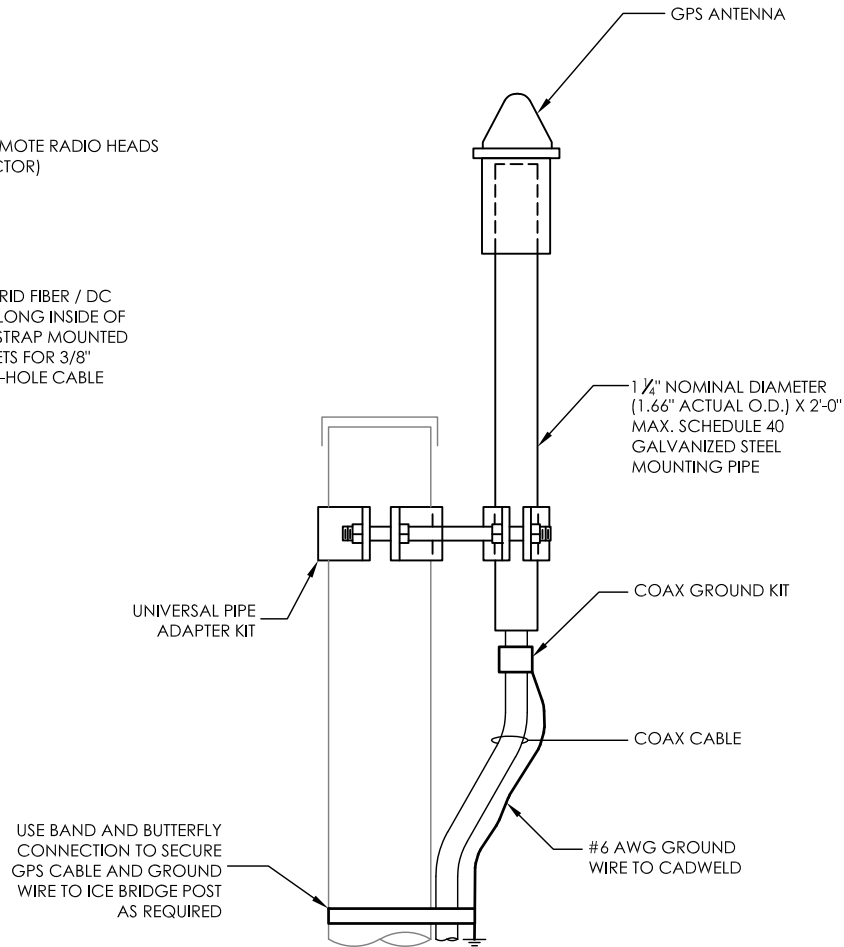
TOWER ELEVATION
NTS



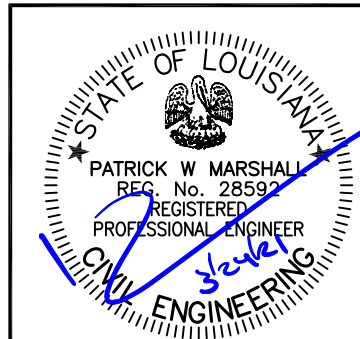
RRH & OVP MOUNTING DETAIL
NOT TO SCALE



SNAP-IN HANGER
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL
NOT TO SCALE



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING
7	03/27/20	FINAL CD
8	03/24/21	UPDATED PER ZONING COMMENTS

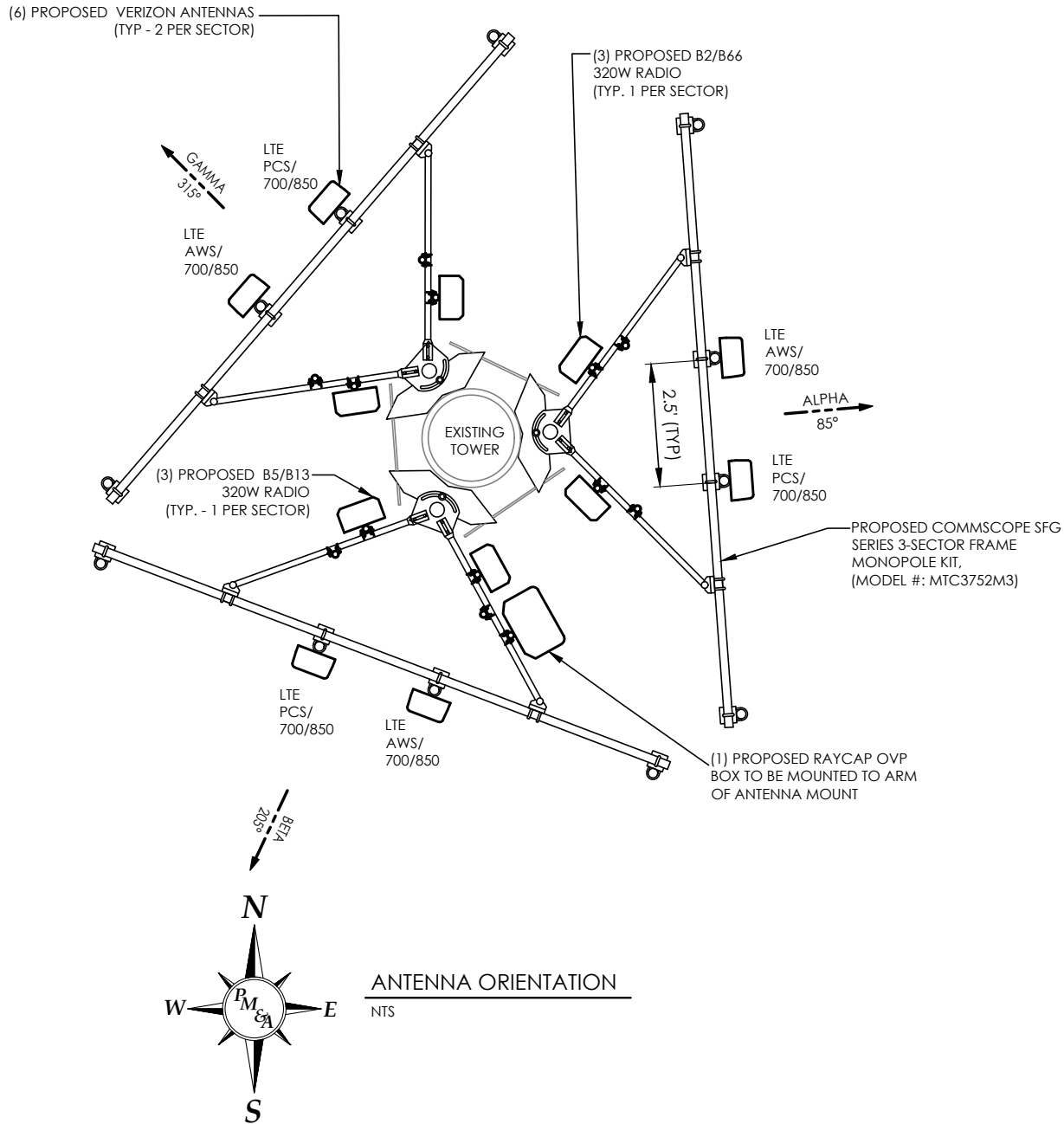
DESIGNED: RR
DRAWN: JY
CHECKED: PWM

JOB #:
VWT16-349

TOWER ELEVATION

C-4

FINAL ANTENNA & CABLE CONFIGURATION								
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	AWS (2100 MHZ) ANTENNAS	MECHANICAL DOWNTILT	6x12 HYBRID CABLE	1x2 HYBRID CABLE LENGTH	
97'	1	85	SHARED	SHARED W/ 700 LTE & 850 LTE	0	(1) 6x12 HYBRID FIBER / DC CABLE LENGTH OF CABLE * LENGTH: ±130' *	(1) 1x2 CABLE +/-11'	
	2	200	SHARED	SHARED W/ 700 LTE & 850 LTE	0		(1) 1x2 CABLE +/-12'	
	3	315	SHARED	SHARED W/ 700 LTE & 850 LTE	0		(1) 1x2 CABLE +/-7'	
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	LTE (700 MHZ) ANTENNAS	MECHANICAL DOWNTILT			1x2 HYBRID CABLE LENGTH
97'	1	85	1	PROPOSED COMMSCOPE NHH-65C-R2B	0			(SHARED) (1X2) HYBRID DC/ FIBER JUMPERS
	2	200	1	PROPOSED COMMSCOPE NHH-65C-R2B	0			
	3	315	1	PROPOSED COMMSCOPE NHH-65C-R2B	0			
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	PCS (1900 MHZ) ANTENNAS	MECHANICAL DOWNTILT			1x2 HYBRID CABLE LENGTH
97'	1	85	SHARED	SHARED W/ 700 LTE & 850 LTE	0			(SHARED) (1X2) HYBRID DC/ FIBER JUMPERS
	2	200	SHARED	SHARED W/ 700 LTE & 850 LTE	0			
	3	315	SHARED	SHARED W/ 700 LTE & 850 LTE	0			
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	850 LTE ANTENNAS	MECHANICAL DOWNTILT			1x2 HYBRID CABLE LENGTH
97'	1	85	1	PROPOSED COMMSCOPE NHH-65C-R2B	0			(1) 1x2 CABLE +/-11'
	2	215	1	PROPOSED COMMSCOPE NHH-65C-R2B	0			(1) 1x2 CABLE +/-12'
	3	315	1	PROPOSED COMMSCOPE NHH-65C-R2B	0		(1) 1x2 CABLE +/-7'	
		QUANTITY	OVPs				CONTRACTOR TO MATCH THE LENGTHS OF 1x2 HYBRID JUMPERS WITH THE CORRECT SECTORS AS REQUIRED. RRH'S & OVP'S TO BE MOUNTED IN A MANNER NOT TO INTERFERE WITH THE TOWER CLIMBING APPARATUS	
		1	PROPOSED 12-CIRCUIT RAYCAP RCMD-6627-PF-48 OVP (ANTENNA LEVEL)					
		1	PROPOSED 12-CIRCUIT RAYCAP RCMD-6627-PF-48 OVP (GROUND LEVEL)					
		QUANTITY	RRHs					
		3	PROPOSED NOKIA AHBCC AIRSCALE DUAL RRH 4T4R B5/B13 320W					
		3	PROPOSED NOKIA AHBCC AIRSCALE DUAL RRH 4T4R B2/B66A 320W					



verizon



P. MARSHALL & ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

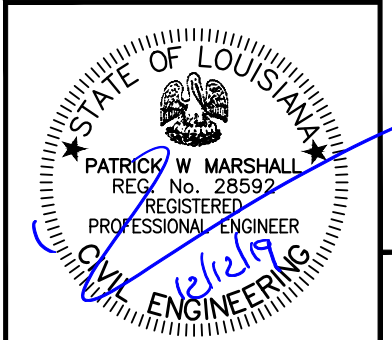
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

ANTENNA
ORIENTATION

C-5



CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.

DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.

DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

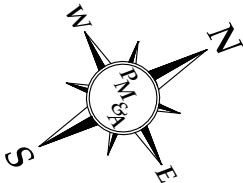
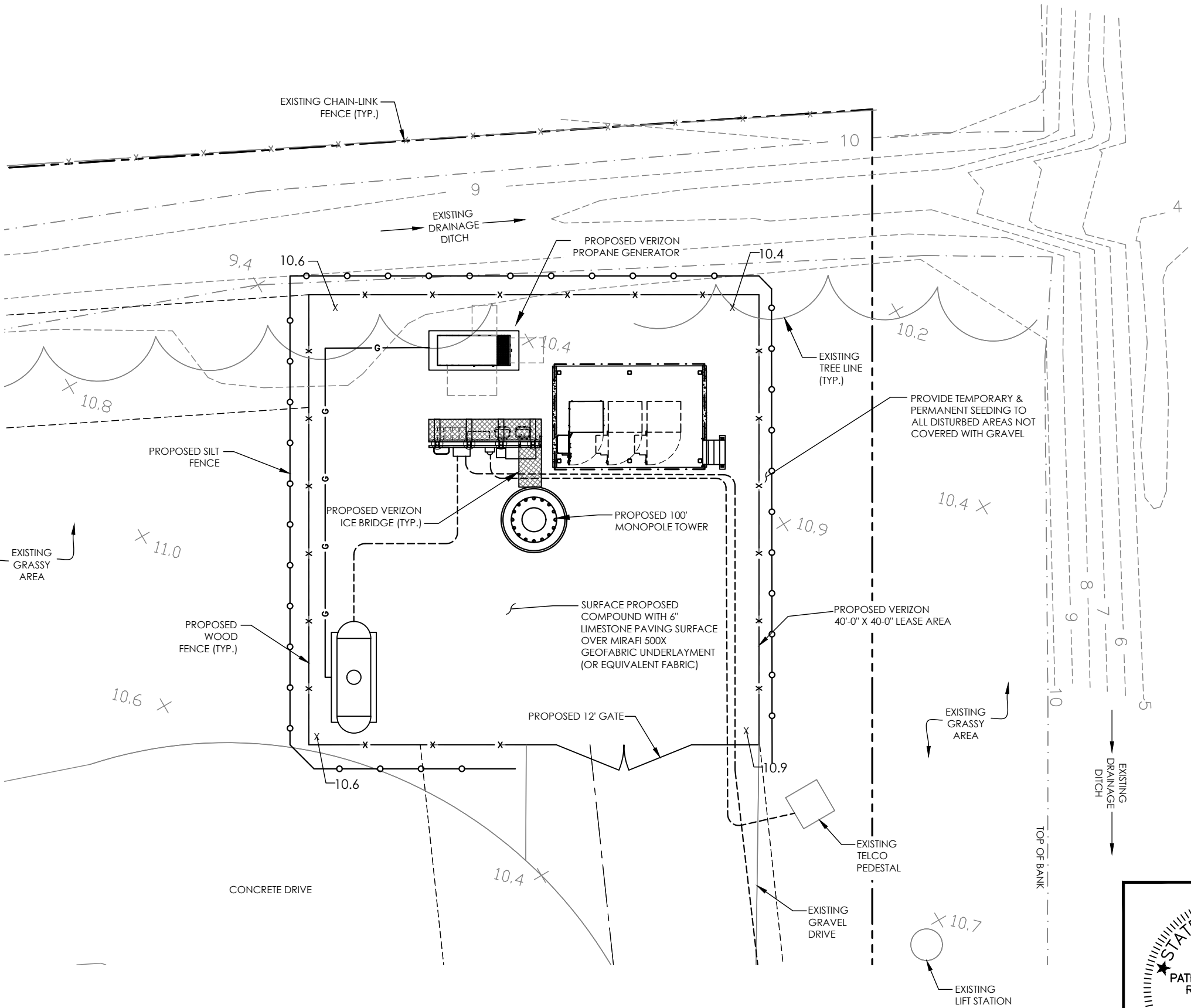
DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR

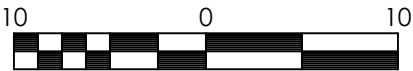
ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION

FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE DATA AS PER 2202200005C DATED 05/19/1981

PROPOSED MONOPOLE TOWER:
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)
GROUND ELEV: 10.9' (NAVD 88)



GRAPHIC SCALES



SCALE: 1" = 10'

GRADING & EROSION CONTROL PLAN
SCALE: 1" = 10'

verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

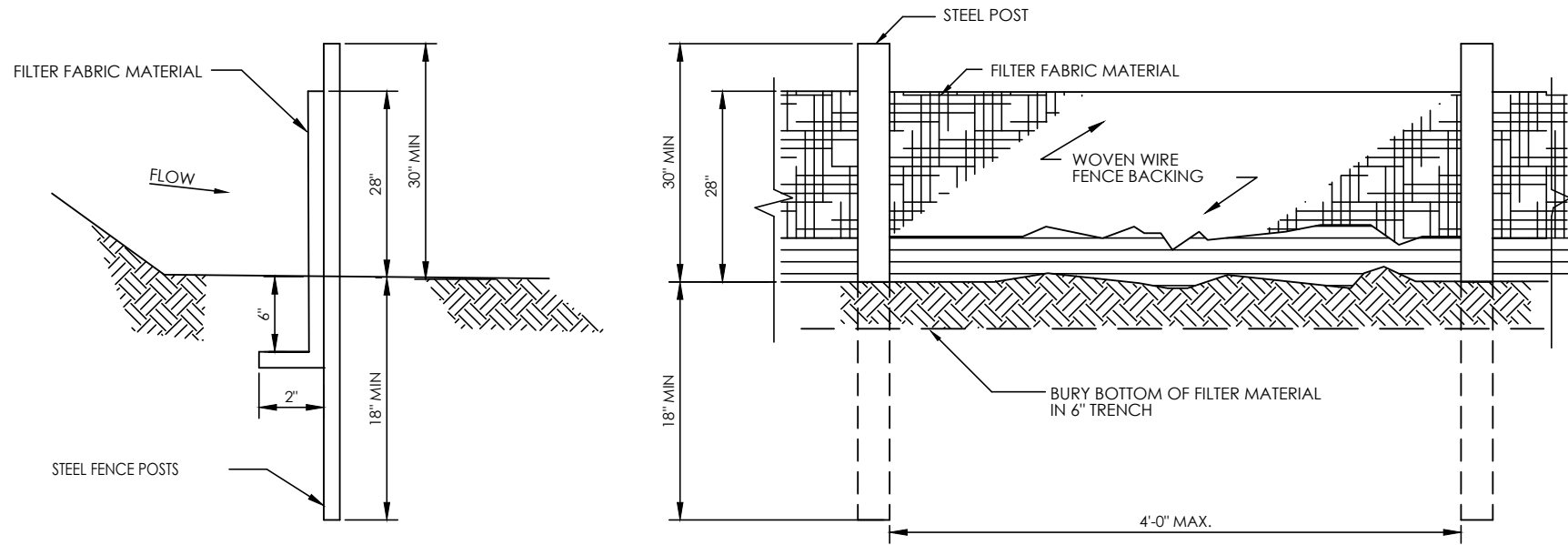
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

**GRADING,
EROSION &
SEDIMENT PLAN**

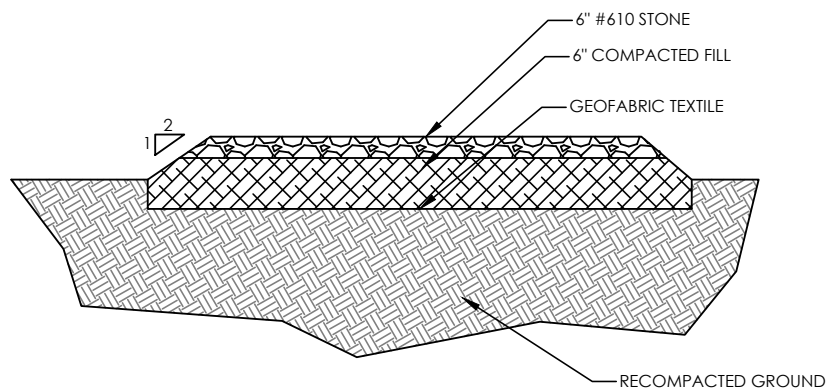


C-6

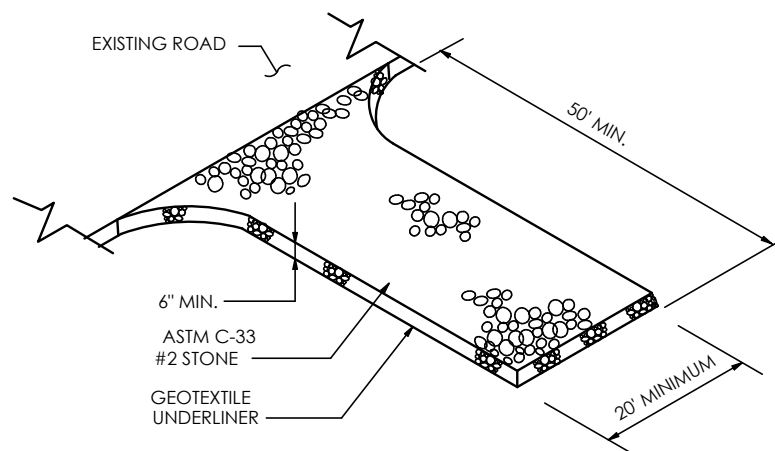


NOTE: USE 36" DOT APPROVED FABRIC
USE STEEL POSTS

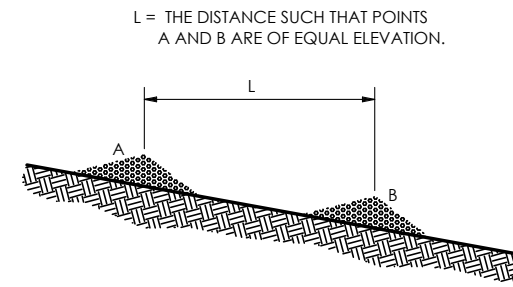
SILT FENCE, TYPE-C



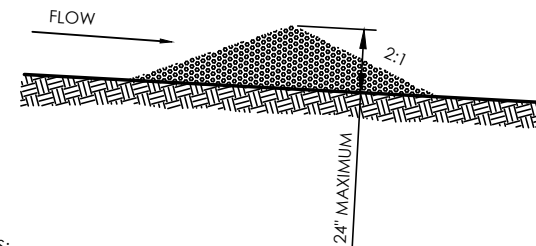
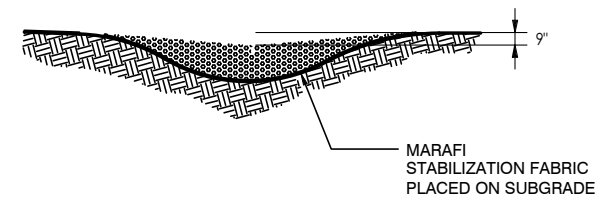
TYPICAL ACCESS ROAD DETAILS
NOT TO SCALE



CONSTRUCTION EXIT



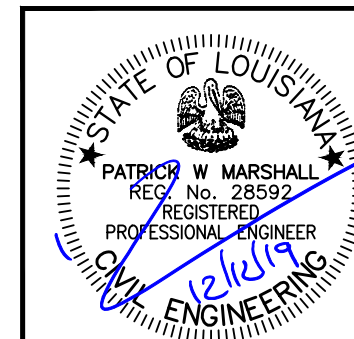
STONE CHECK DAM



NOTES:

- CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
- SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT AND TREAT RESULTING DISTURBED AREAS AS REQUIRED.

CHECK DAM
NOT TO SCALE



verizon

PMA
P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

**GRADING,
EROSION &
SEDIMENT DETAILS**

C-7

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. JANUARY	RYE GRASS	40-50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

¹ USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.

² USE EITHER COMMON SERALA OR INTERSTATE SERICEA LESPEDEZA.

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 FERTILIZER, 5-10-15 MULCH (STRAW OR HAY) OR WOOD CELLULOSE FIBER MULCH	4000 LBS./ACRE 1500 LBS./ACRE 5000 LBS./ACRE 1000 LBS./ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICEA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1 - 6/15
FESCUE SERICEA LESPEDEZA, UNSCARIFIED	40 LBS. 60 LBS.	9/1 - 10/31
FESCUE SERICEA LESPEDEZA, UNSCARIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS./ACRE

C. SECOND-YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS./ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #75 FERTILIZER, 5-10-15 MULCH (STRAW OR HAY)	4000 LBS./ACRE 1500 LBS./ACRE 5000 LBS./ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS.	3/1 - 6/15
FESCUE	50 LBS.	9/1 - 10/31
FESCUE RYE GRASS	50 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

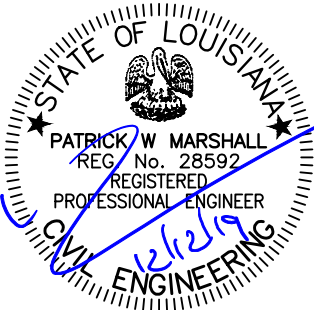
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS./ACRE

C. SECOND-YEAR TREATMENT:

FERTILIZER (5-10-15 OR EQUIVALENT) 800 LBS./ACRE

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

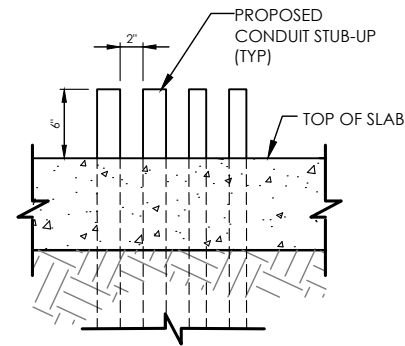
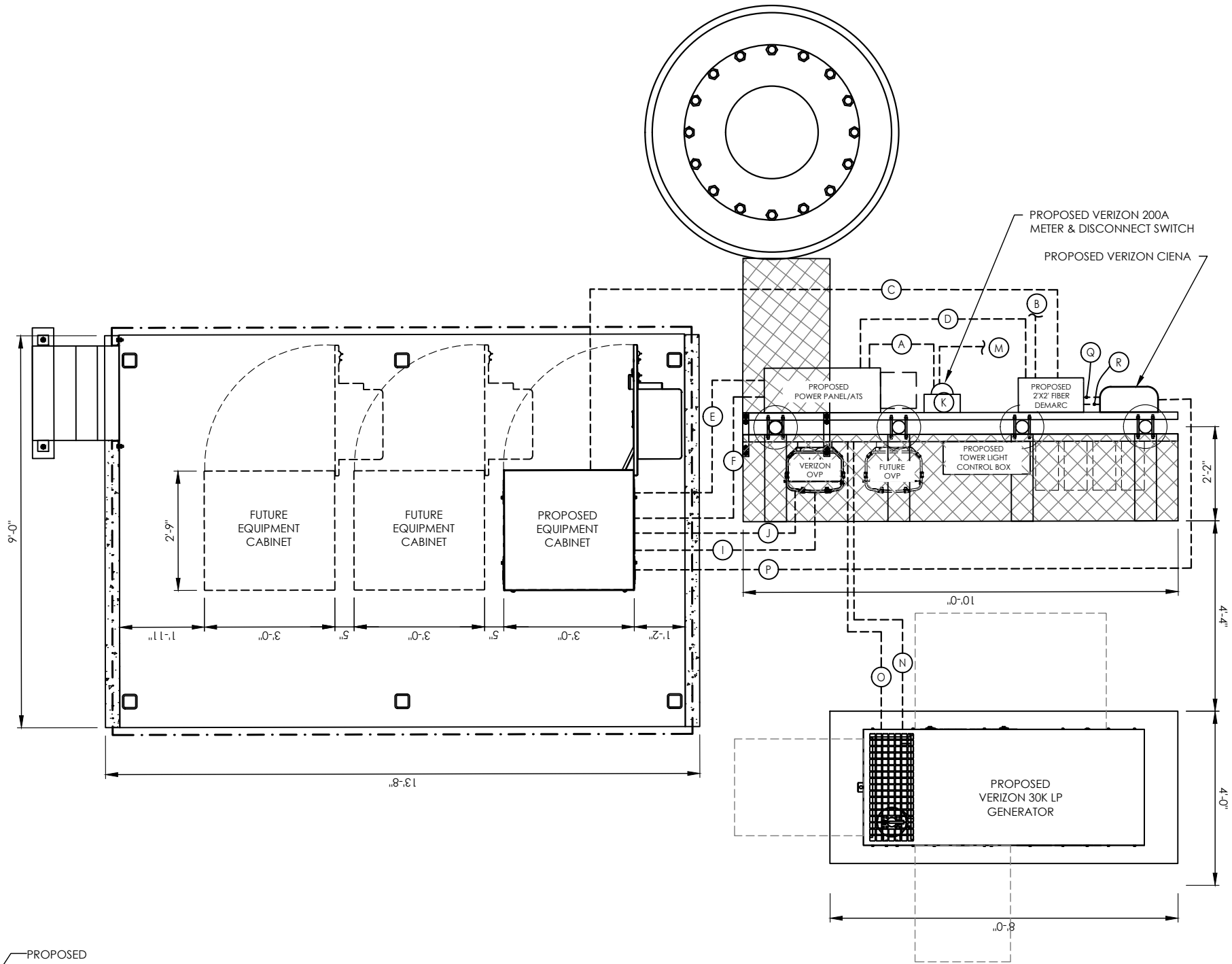
DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

GRADING,
EROSION &
SEDIMENT NOTES

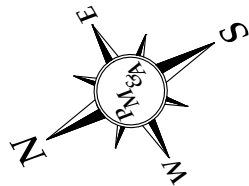
C-8

CONDUIT SCHEDULE			
NO.	SIZE	FROM	TO
A	2"	DISCONNECT SWITCH	ATS
B	3"	FIBER PROVIDER	TELCO DEMARC BOX
C	1"	TELCO DEMARC BOX	GEN. EQUIP. CABINET
D	3/4"	TELCO DEMARC BOX	AC PANEL/ATS
E	1"	GEN. EQUIP. CABINET	AC PANEL/ATS
F	1"	GEN. EQUIP. CABINET	AC PANEL/ATS
G	1/2"	EXT. LIGHTS (X4)	AC PANEL/ATS
H	1/2"	GFCI RECEPT. (X2)	AC PANEL/ATS
I	2"	OVP	GEN. EQUIP. CABINET
J	1-1/2"	OVP	GEN. EQUIP. CABINET
K	2"	METER	DISCONNECT SWITCH
L	-	N/A	N/A
M	2"	DISCONNECT SWITCH	POWER SOURCE
N	2"	GENERATOR	AC PANEL/ATS
O	3/4"	GENERATOR	AC PANEL/ATS
P	1-1/4"	EQUIPMENT CABINET	CIENA (N.I.U)
Q	1-1/4"	TELCO DEMARC BOX	CIENA (N.I.U)
R	1-1/4"	TELCO DEMARC BOX	CIENA (N.I.U)

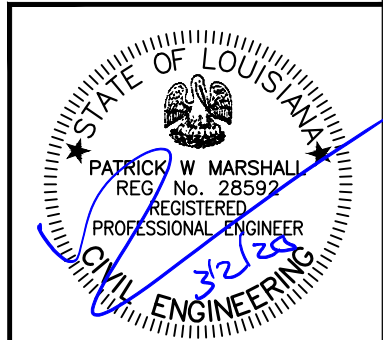


CONDUIT STUB-UP DETAIL

NTS



GRAPHIC SCALES



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/17	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

EQUIPMENT
LAYOUT & CONDUIT
STUB-UP PLAN

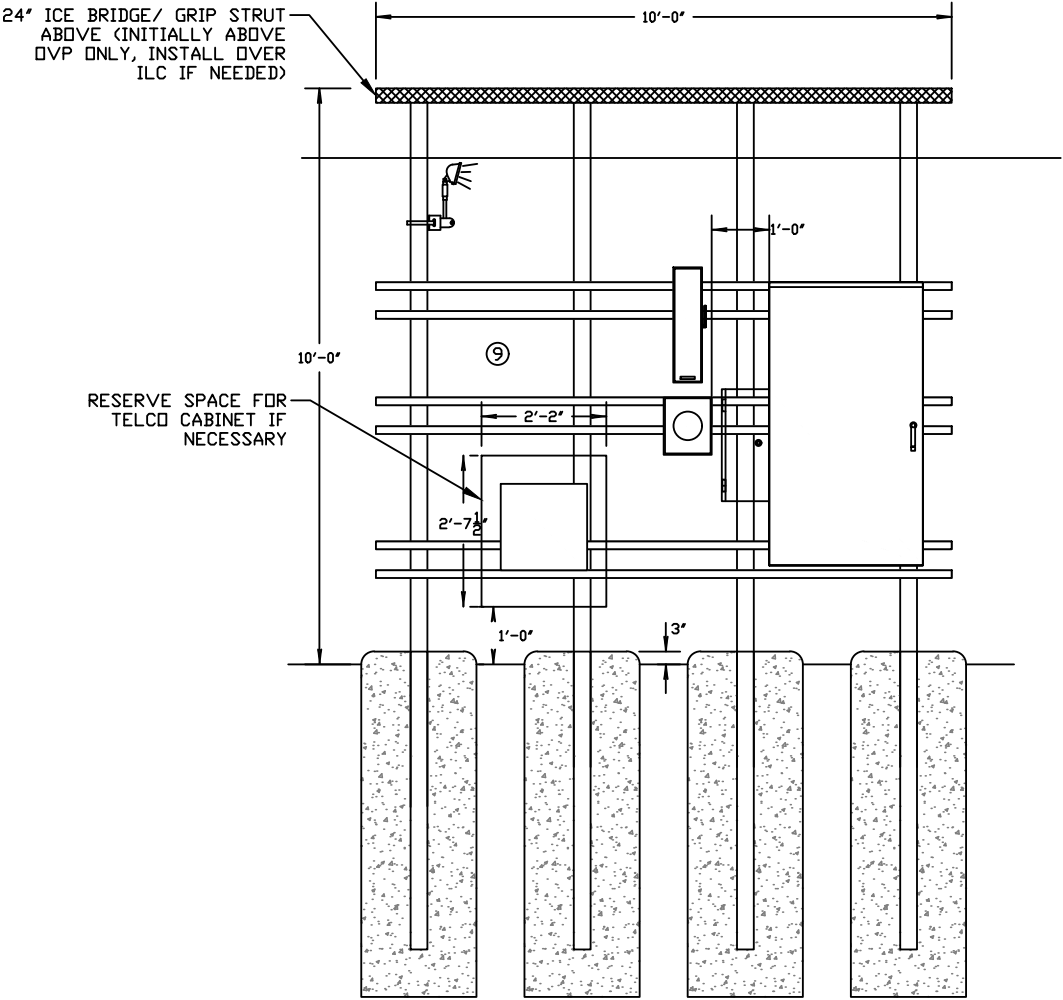
C-9

- LEGEND**
- ① PRIMARY CABINET
 - ② (NOT USED)
 - ③ (NOT USED)
 - ④ OVP-12 (PROPOSED AND FUTURE AS NEEDED)
 - ⑤ RADIO MOUNTING AREA. FOLLOW OEM SPECS.
 - ⑥ ILC CABINET (WITH CAMLOCK IF NEEDED)
 - ⑦ DARK FIBER JUNCTION BOX (RESERVE SPACE FOR TELCO CABINET IF NECESSARY)
 - ⑧ METER & DISCONNECT (UNLESS METER IS LOCATED AT A CENTRAL METER BANK/RACK)
 - ⑨ RESERVED DIPLEXER AREA

NOTE:
EACH CABINET SIZE ON THE DRAWINGS HAVING RANGES OF 30"- 36"W X 72"- 84"H X 39"- 46"D (WITH COOLING SYSTEM)

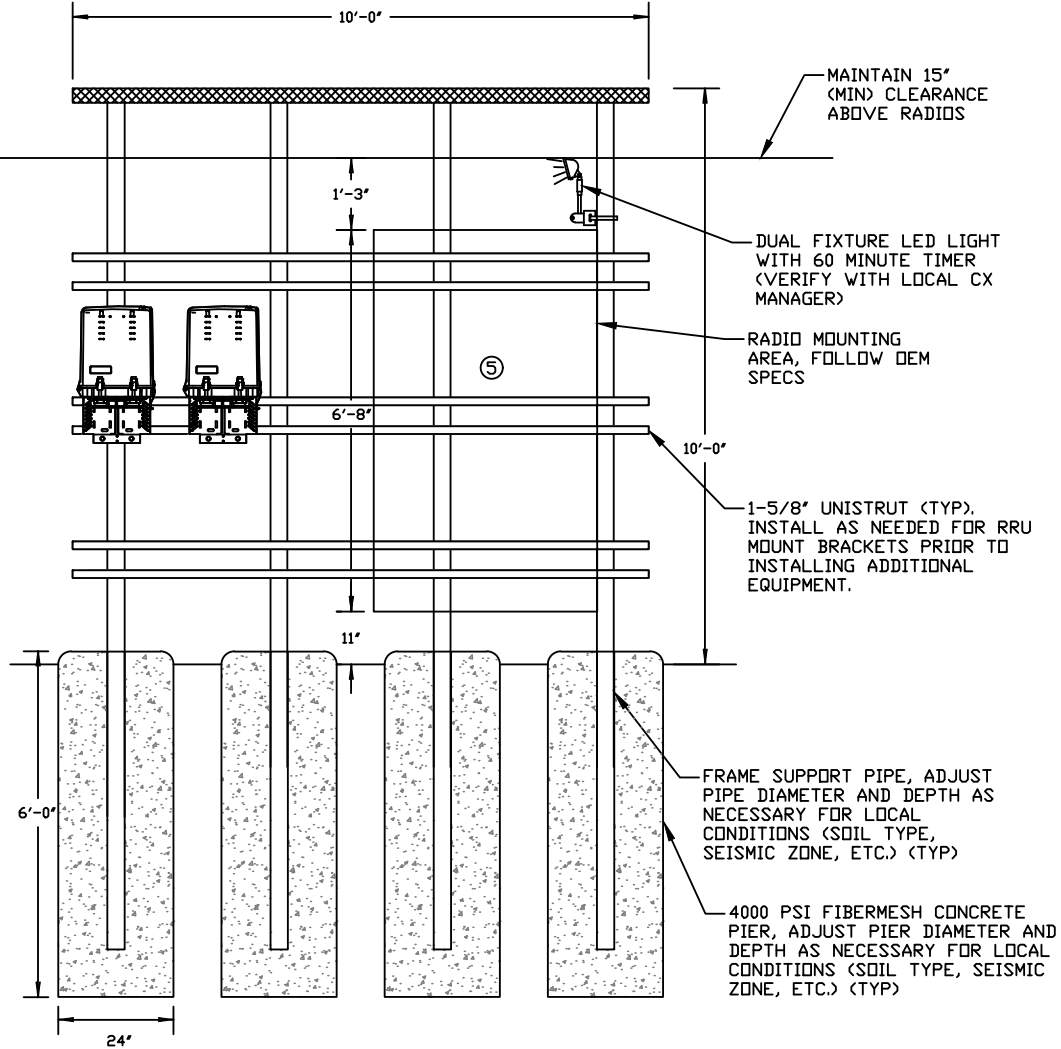
NOTE:
WHEN H-FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRADE

NOTE:
SEE STRUCTURAL DRAWINGS FOR PLATFORM DETAILS



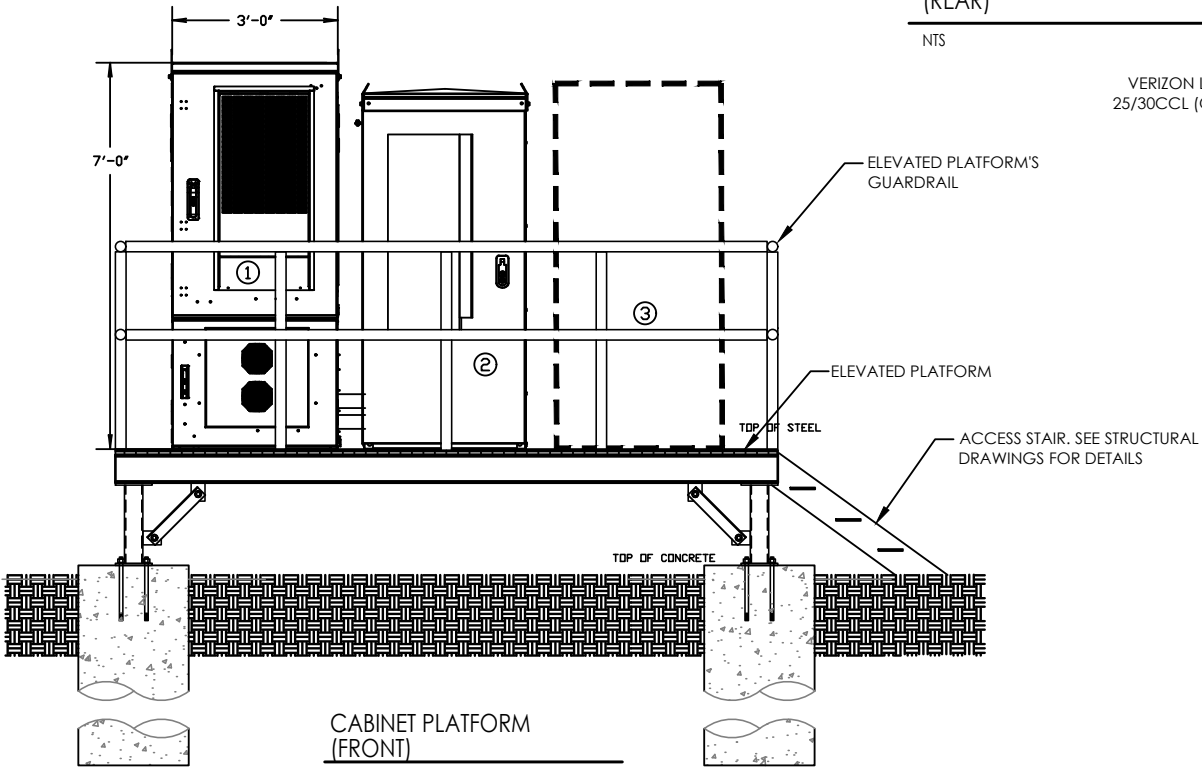
H-FRAME ELEVATION VIEW (REAR)

NTS



H-FRAME ELEVATION VIEW (FRONT)

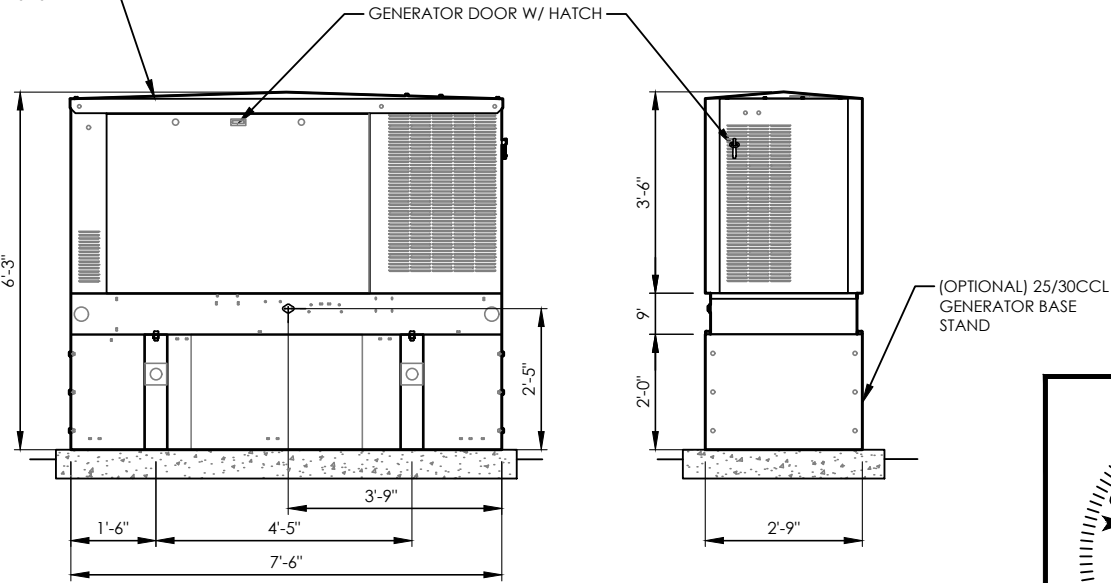
NTS



CABINET PLATFORM (FRONT)

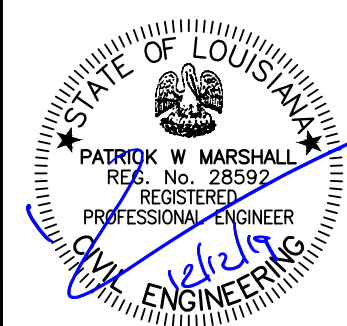
NTS

VERIZON LP GAS GENERATOR W/ 25/30CCL (OPTIONAL) BASE STAND



GENERATOR (WITHOUT ENCLOSURE)

NTS



verizon

PMA & A

P. MARSHALL & ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

EQUIPMENT
LAYOUT & CONDUIT
STUB-UP PLAN

C-9A

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

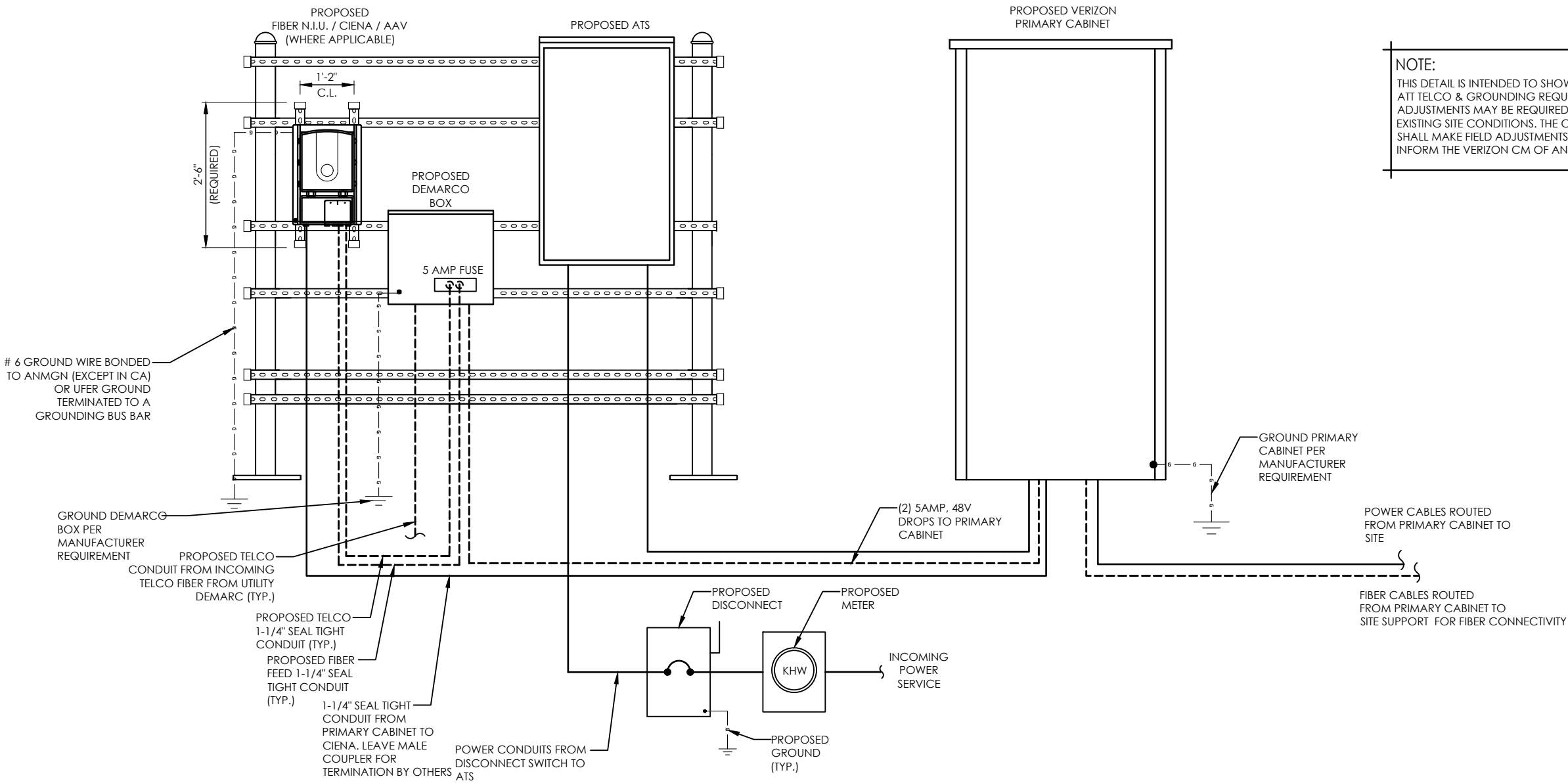
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

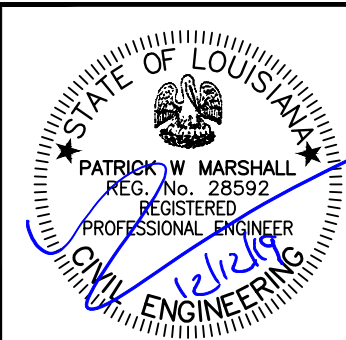
JOB #:
VWT16-349

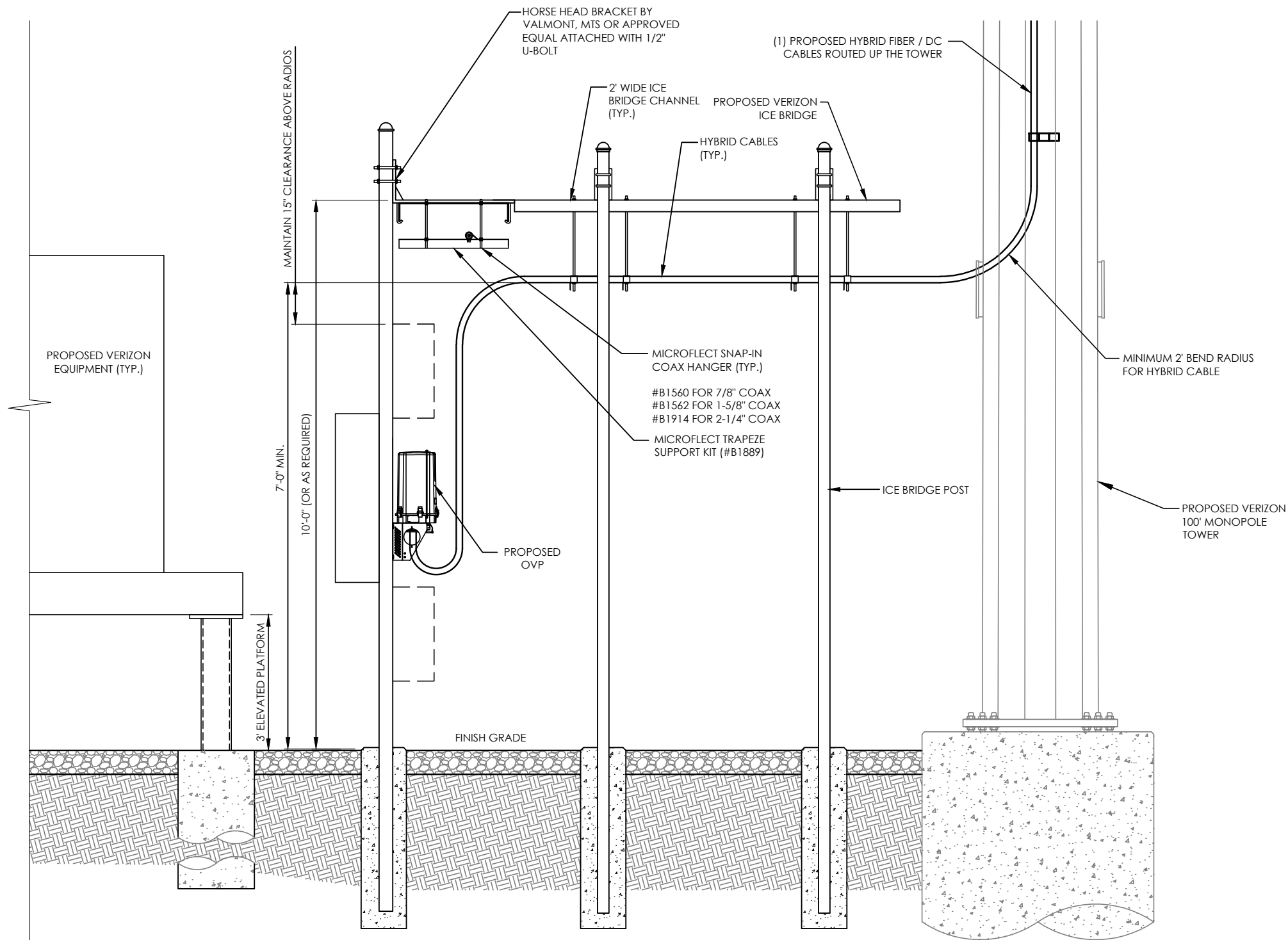
FIBER
EQUIPMENT
SCHEMATICS

C-9B

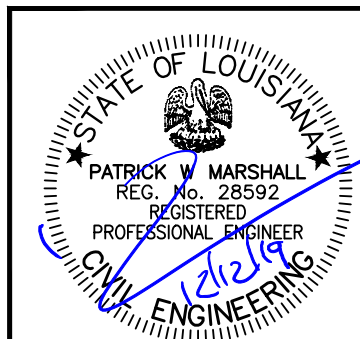


EQUIPMENT POWER, TELCO
& GROUNDING SCHEMATIC
NOT TO SCALE





ICE BRIDGE ELEVATION
SCALE: NTS



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

ICE BRIDGE
DETAILS

C-9C

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

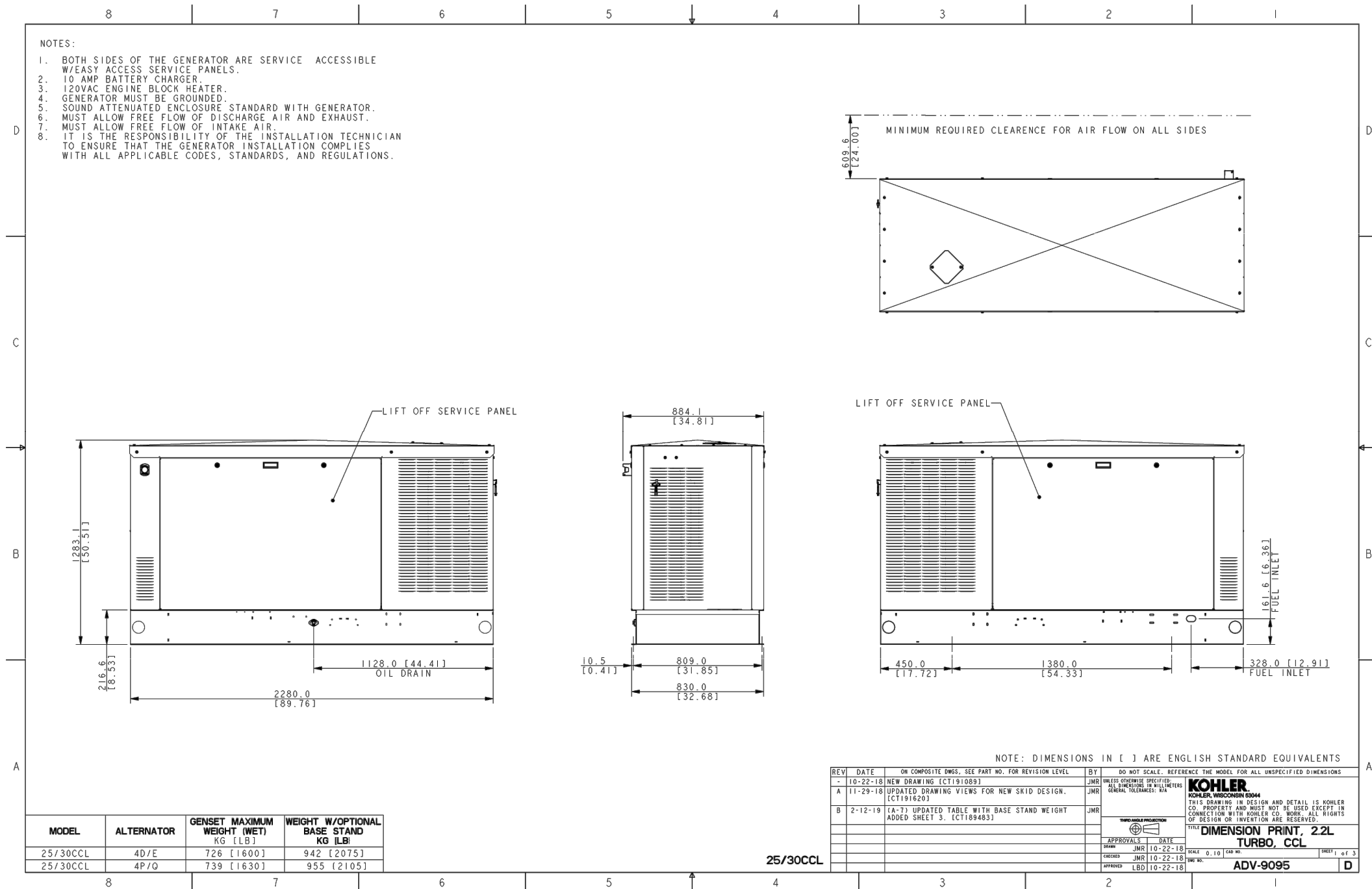
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

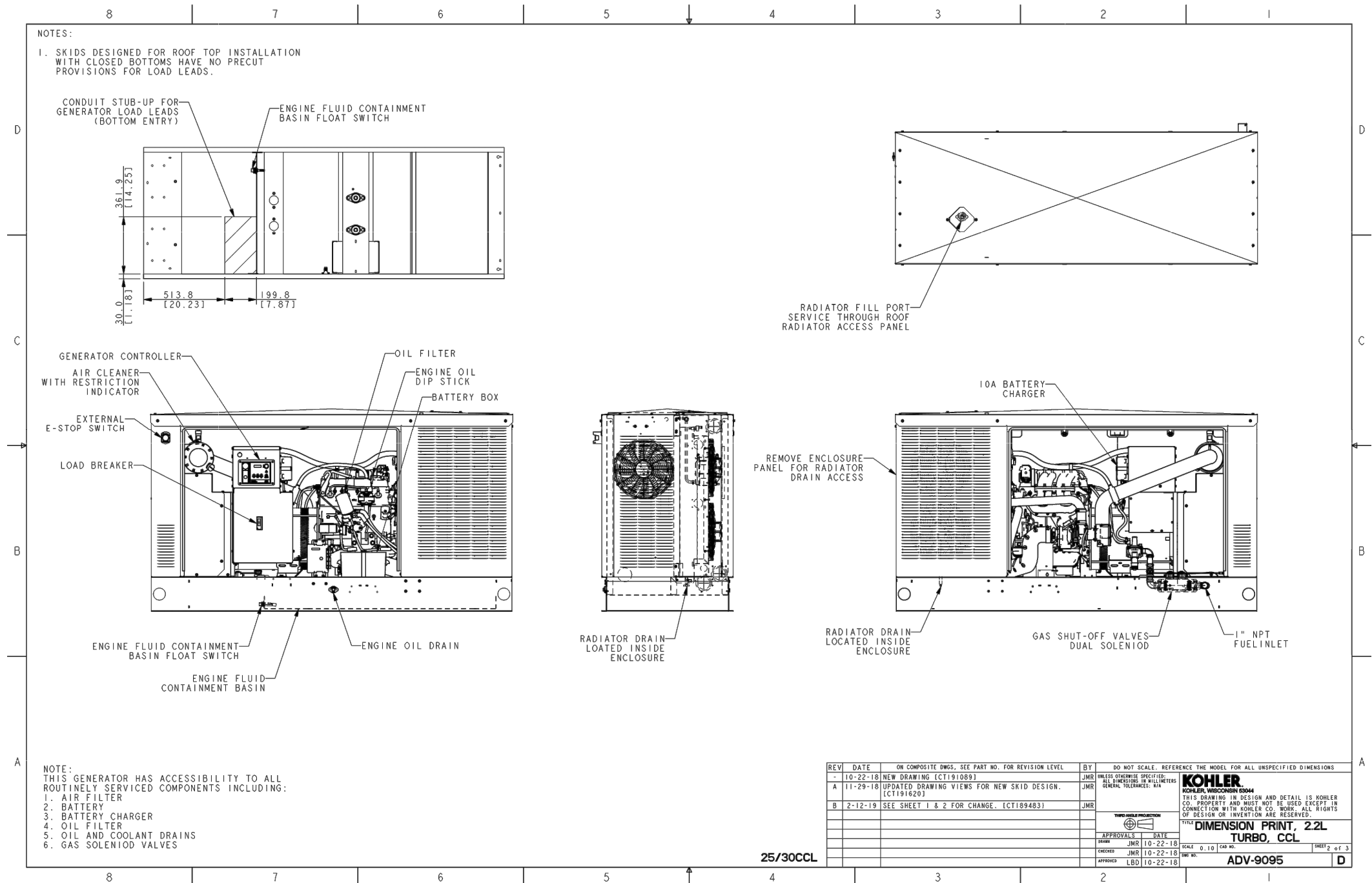
DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
/WT16-349

GENERATOR SPECIFICATIONS

C-10







P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

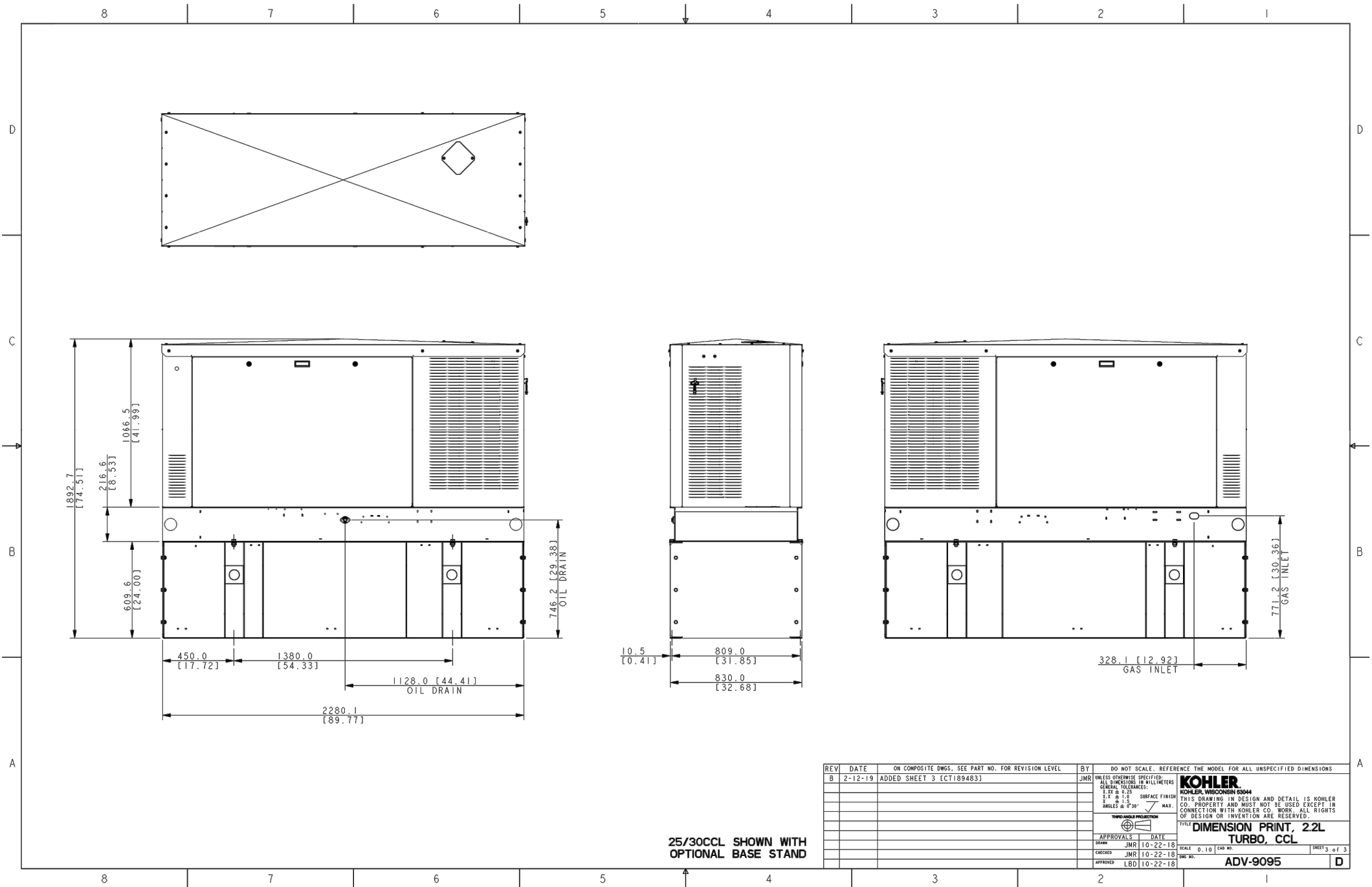
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

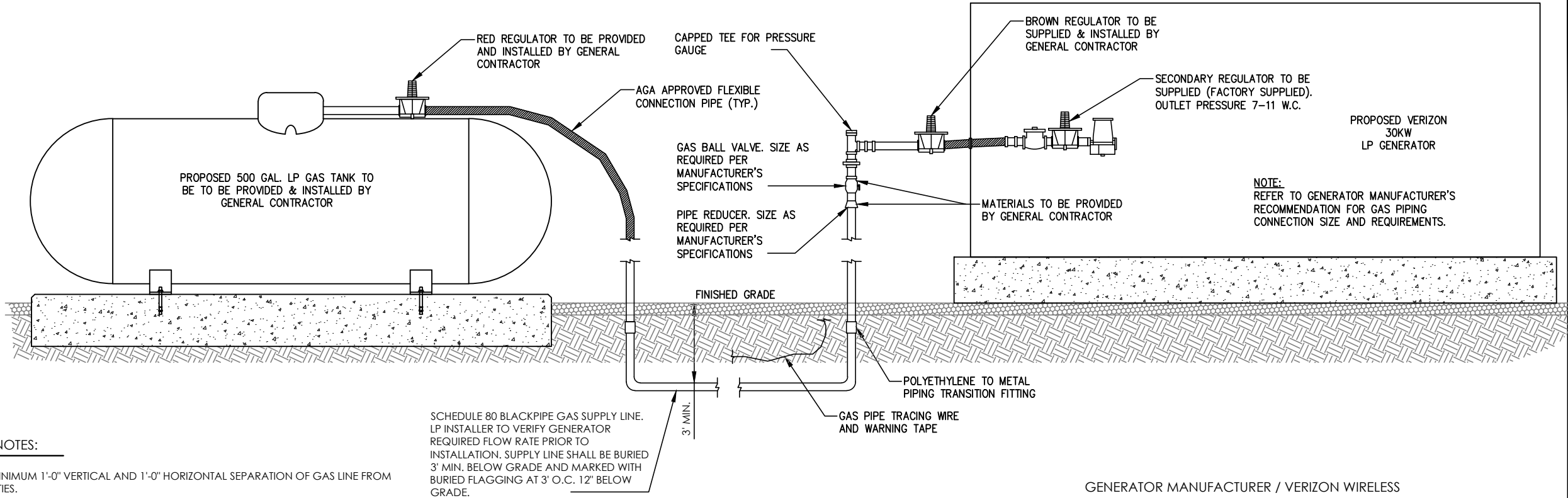
DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

GENERATOR
SPECIFICATIONS

C-10B





GENERAL NOTES:

1. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATION OF GAS LINE FROM OTHER UTILITIES.
2. CONNECTION POINT MAY VARY WITH GENERATOR MANUFACTURER.
3. MAINTAIN 3' SERVICE CLEARANCE ON ALL SIDES OF GENERATOR.
4. GENERAL CONTRACTOR SHALL ANCHOR GENERATOR BASE4 TO SLAB OR PLATFORM WITH HOLES PROVIDED.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EQUIPMENT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL COORDINATE INSTALLATION WITH GAS COMPANY & OTHER DISCIPLINES.
7. CONTRACTOR SHALL ADHERE TO APPLICABLE STATE & LOCAL CODES.
8. COORDINATE LOCATION OF GAS PIPE WITH OTHER UTILITIES.
9. FLEXIBLE CONNECTION TO BE SAME SIZE AS PIPING TIE-IN THAT IS PROVIDED BY THE GENERATOR SUPPLIER.
10. CONTRACTOR TO VERIFY GAS PRESSURE PER NOTE ON "GAS PIPE SIZING SCHEDULE".
11. GENERATOR TO BE LOCATED A SUITABLE DISTANCE FROM ANY ROOF PENETRATIONS IN ACCORDANCE WITH NFPA.
12. CONTRACTOR TO PROVIDE LOW POINT DRAINS AND HIGH POINT VENTS PER NFPA AND AGA CODES.
13. LP TANK TO BE FILLED BY GENERAL CONTRACTOR UPON COMPLETION OF THE JOB.

SPECIFICATIONS:

1. PIPE (ABOVE GROUND): STEEL PIPE; ASTM A53, TYPE OR S, ELECTRIC-RESISTANCE WELDED OR SEAMLESS, GRADE A OR B, SCHEDULE 40 GALVANIZED STEEL, PAINTED YELLOW.
2. PIPE FITTINGS (ABOVE GROUND):
 - A. GRAY-IRON THREAD FITTINGS: ASME B16.4, CLASS 125, GALVANIZED STANDARD PATTERN.
 - B. UNIONS: ASME B16.39, CLASS 150, BLACK MALLEABLE IRON, FEMALE PATTERN, BRASS TO IRON SEAT, GROUND JOINT.
 - C. TRANSITION FITTINGS: TYPE, MATERIAL, AND END CONNECTIONS TO MATCH PIPING BEING JOINED.
 - D. PROVIDE DI-ELECTRIC UNIONS WHERE REQUIRED BETWEEN DIFFERENT METALLIC PIPE MATERIALS.
3. PIPE (UNDERGROUND): POLYETHYLENE PIPE; ASTM D 2513, SDR 11 OR IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
4. POLYETHYLENE FITTINGS (UNDERGROUND): ASTM D 2683, SOCKET TYPE OR ASTM D 3261, BUTT TYPE WITH DIMENSIONS MATCHING ASTM D 2513, SDR 11, POLYETHYLENE PIPE.
5. TRANSITION FITTINGS: MANUFACTURED PIPE FITTING FOR CONNECTION TO POLYETHYLENE PIPE AND WITH ONE ASTM A 533 / A 53M, SCHEDULE 40, GALVANIZED STEEL PIPE END FOR THREADED CONNECTION TO GALVANIZED STEEL PIPE.
6. SERVICE-LINE RISER: MANUFACTURED PIPE FITTING WITH POLYETHYLENE PIPE INLET FOR CONNECTION TO UNDERGROUND POLYETHYLENE PIPE RISER SECTION WITH PROTECTIVE-COATED, ANODES, STEEL CASING AND THREADED OUTLET FOR THREADED CONNECTION TO ABOVE GROUND STEEL PIPING.

LP FUEL SYSTEM FOR BACKUP GENERATOR
NOT TO SCALE

GENERATOR INSTALLATION RESPONSIBILITIES:

BTS ENGINEER:

1. DELIVERY AND SET UP OF GENERATOR AND PROPANE TANK.

GENERAL CONTRACTOR:

1. INSTALL ATS.
2. SECURE GENERATOR USING RUBBER ISOLATORS UNDER GENERATOR SUPPORT FRAME PROPANE TANK TO THE SLAB. (BOLT IN HOLES PROVIDED).
3. INSTALLS "SHIP LOOSE" ITEMS TO PROPANE TANK TO INCLUDE THE COVER AND LOW FUEL SWITCH.
4. INSURE REGULATOR DRAINS ARE "FACE DOWN" (REGULATORS ARE TO BE OUTSIDE OF GENERATOR AND PROPANE TANK COVER).
5. RUNS STUB-UPS FOR NATURAL GAS AND PROPANE TO GENERATOR.
6. COORDINATE DELIVERY OF NATURAL GAS LINE AND GAS METER TO THE SITE.
7. PULLS ALARM WIRES, START CIRCUIT WIRES, CONTROL CIRCUIT WIRES, AND LINE VOLTAGE WIRES FROM THE PPC TO THE ATS AND TO THE GENERATOR. HOME RUNS WIRES BACK TO THE ATS.
8. GROUNDS FOR GENERATOR AND PROPANE TANK.

GENERATOR MANUFACTURER CERTIFIED ELECTRICIAN:

1. COMPLETES FUEL CONNECTIONS.
2. TERMINATES ALARMS AND CONTROL CIRCUITS TO THE GENERATOR.
3. FILL PROPANE TANK.
4. INSTALL FUEL REGULATORS.
5. FINAL INSPECTION AND START UP.
6. NOTIFY OPERATIONS (CELL TECHS) TWO DAYS PRIOR TO START-UP SCHEDULE, PLAN ON CELL TECH ARRIVAL EARLY AFTERNOON. IF START-UP PROBLEMS OCCUR, NOTIFY CELL TECH OF DELAY BEFORE NOON.
7. RUN LOAD TEST (ADDITIONAL COST TO VERIZON) AS REQUIRED, MOSTLY IN CORE.
8. EMAIL COPY OF START-UP CHECK OFF LIST TO VERIZON.

CELL TECH:

1. CELL TECH TO PUNCH DOWN ALL ALARMS IN CROSS CONNECT AND BTS.
2. CELL TECH TO VERIFY START-UP AND SIGN OFF ACCEPTING GENERATOR.
3. CELL TECH TO NOTIFY VIA TEXT MESSAGING OF ACCEPTANCE.

GENERATOR MANUFACTURER / VERIZON WIRELESS
START-UP PROCEDURES:

NOTE: BEFORE RUNNING GENERATOR OR INTERRUPTING POWER, NOTIFY THE NETWORK OPERATIONS CENTER (NOC) AND APPROPRIATE CELL TECH.

1. INSPECT ALL CONNECTING CIRCUITS (GROUND LEADS - START LEADS - BLOCK HEATER - BATTERY CHARGER - POWER OUTLET LEADS) AND ANCHORING OF THE GENERATOR.
2. VERIFY ALL CIRCUITS ARE TERMINATED CORRECTLY AND CORRECT WIRE SIZES ARE USED, THE BATTERY IS CONNECTED, THE CHARGER ACTIVATED AND THE BATTERY IS CHARGING.
3. CHECK ALL LIQUID LEVELS.
4. PLACE ATS IN THE MANUAL MODE AND PROGRAMMED TO SET THE EXERCISER CLOCK TO OPERATE EVERY TWO WEEKS FOR ONE HOUR UNDER LOAD.
5. FUEL SYSTEM IS INSPECTED AND CHECKED FOR LEAKS. VERIFY CORRECT PRESSURE (4 TO 6 OUNCES) AND VERIFY PIPE SIZE.
6. DOCUMENT THE MODEL AND SERIAL NUMBER (SEND INFORMATION TO OPS AND BTS ENGINEER).
7. PREPARE FOR A NO LOAD (MANUAL) START-UP - IF REQUIRED.
8. VERIFY ATS IS IN MANUAL CONTROL POSITION.
9. START UP GENERATOR MANUALLY AND VERIFY VOLTAGE AND FREQUANCY. SET VOLTAGE FOR 230 VOLTS AND FREQUANCY FOR 60 HERTZ.
10. VERIFY ENGINE RUN ALARM IS ACTIVATED AND THERE IS CONTINUITY TO TELCO BOX.
11. INDUCE LOW OIL PRESSURE, HIGH WATER TEMP, OVER/UNDER VOLTAGE/FREQUANCY FAULTS SEPARATELY AND VERIFY THE ALARM IS ACTIVATED AND HAS CONTINUITY TO TELCO BOX.
12. PLACE ATS CONTROLS IN AUTOMATIC.
13. MANUALLY DISCONNECT COMMERCIAL POWER AND VERIFY GENERATOR TRANSFER.
14. ALLOW GENERATOR TO RUN UNDER LOAD FOR ONE HOUR - IF REQUIRED AND RECORD LOAD, COOLANT TEMPERATURE AND VOLTAGE (SEND INFORMATION TO OPS).
15. RESTORE COMMERCIAL POWER AND CHECK FOR TRANSFER, GENERATOR WILL REMAIN RUNNING FOR APPROXIMATELY 5 MINUTES FOR COOL DOWN.
16. COMPLETE ALL REQUIRED START-UP DOCUMENTATION LOCATED IN THE MANUAL, SCAN INTO JOB FILE AND EMAIL COPY TO KATOLIGHT AND OPS.
17. CONTACT OPS TWO DAYS PRIOR TO TESTING.

REFER TO SHEET C-2 FOR
TRENCH DETAIL FOR GAS
LINE

THIS TABLE IS TO BE USED FOR AN INLET PRESSURE OF LESS THAN 11" W.C. AND A PRESSURE DROP OF 0.5" W.C. AND A 30 HZ GENERATOR

GAS PIPE SIZING SCHEDULE							
GENERATOR SIZE	L.P. CFH	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"
UP TO 30 KW	159	418	787	1,620	2,420	4,660	7,430
- IF UNIT SUPPLIED DOES NOT MATCH SCHEDULED UNIT, ADJUSTMENTS IN THE SIZING MAY BE NECESSARY.							
- 40' DISTANCE INDICATED IS BETWEEN GENERATOR AND LIQUID PROPANE TANK. SIZING IS BASED ON 11" W.C. IF PIPING ROUTE IS CHANGED DURING CONSTRUCTION, SIZING ADJUSTMENTS WILL NEED TO BE MADE TO GAS PIPE SCHEDULE.							

verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

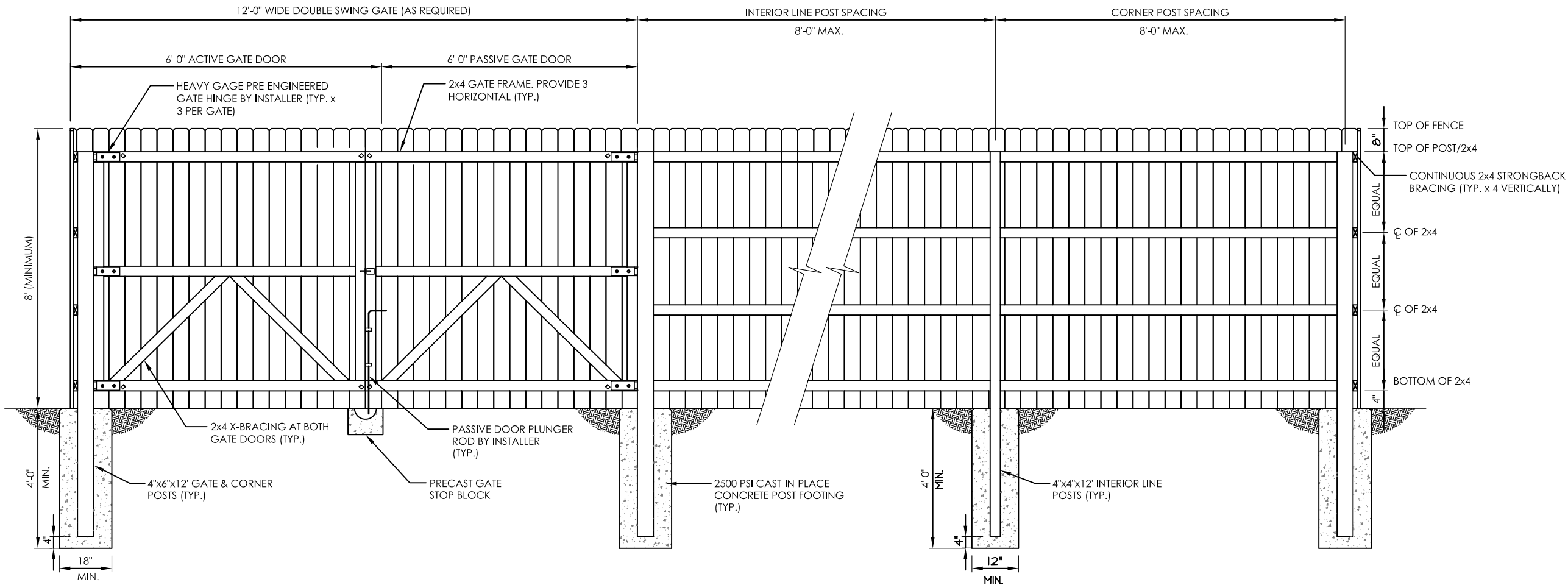
DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

LP GAS TANK
DETAILS



C-11



DETAILS VIEWED FROM INTERIOR

DOG-EARED STYLE WOOD FENCE DETAILS

NOT TO SCALE

FENCE NOTES:

- ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 8'-0" WITH CHAMFERED EDGE.
- ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
- ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH N8, N10 OR 8D GALVANIZED RIBBED SHANK NAILS - 2 MINIMUM PER CONNECTION.
- LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 8'-0" ON CENTER.
- FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
- INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR POWERTEL LOCK COMBINATION.
- ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
- REFER TO SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
- REFER TO SITE PLAN FOR GATE LOCATION.
- FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
- SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITIONS ARE FOUND TO EXIST.

verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

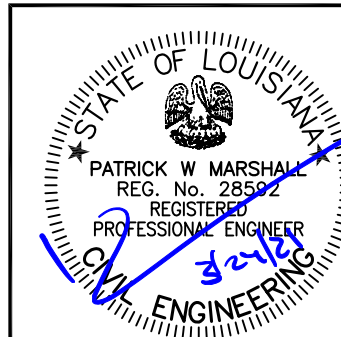
1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

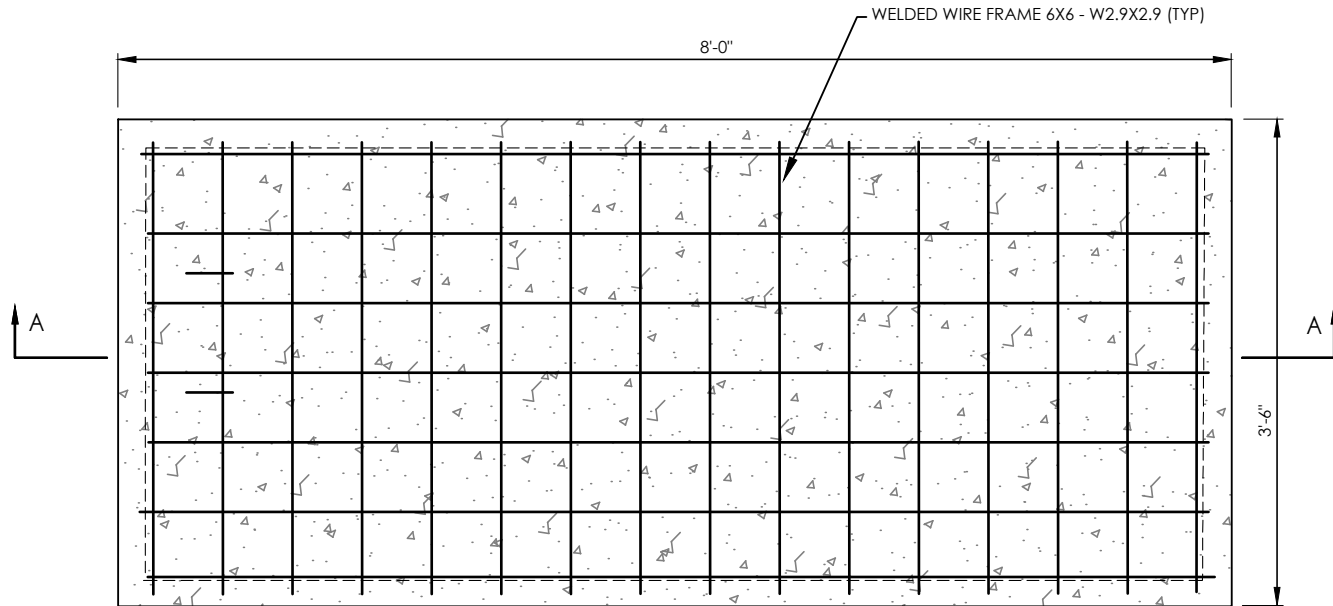
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING
7	03/27/20	FINAL CD
8	03/24/21	UPDATED PER ZONING COMMENTS

DESIGNED: RR	JOB #:
DRAWN: JY	VWT16-349
CHECKED: PWM	

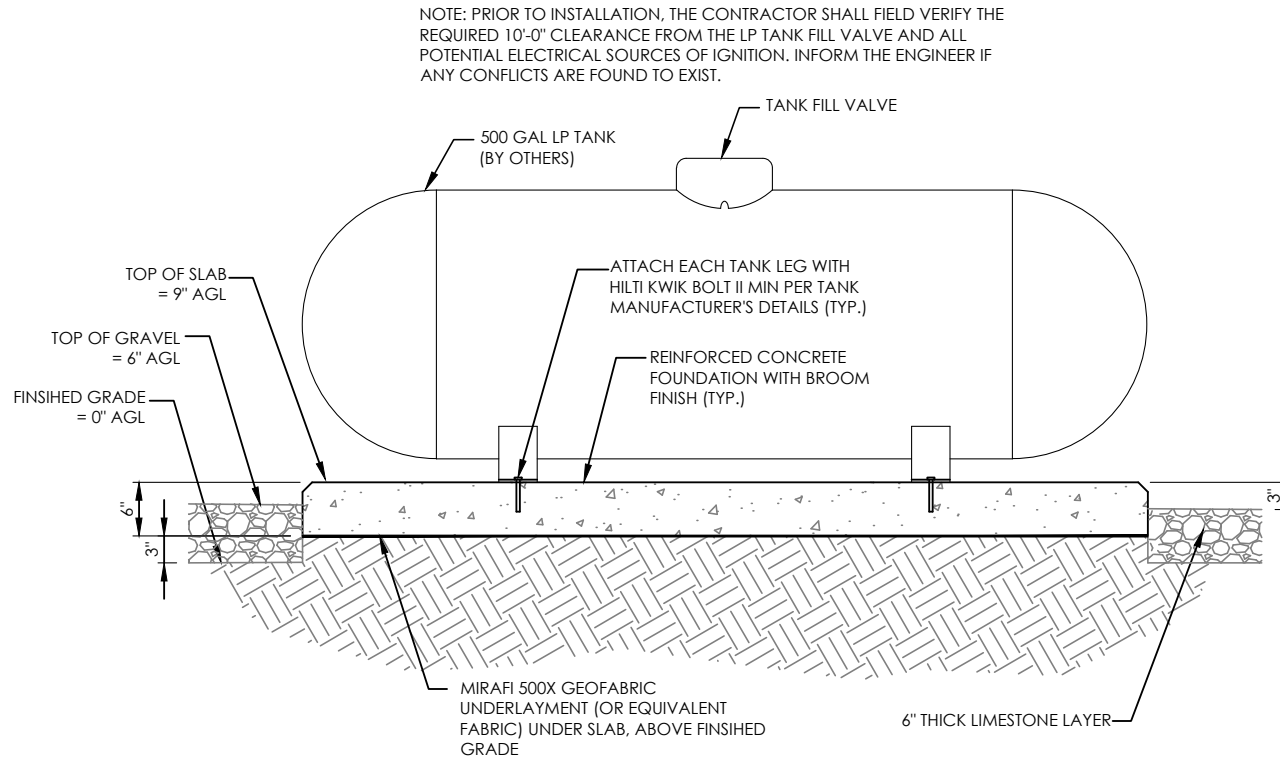


FENCE
DETAILS

C-12

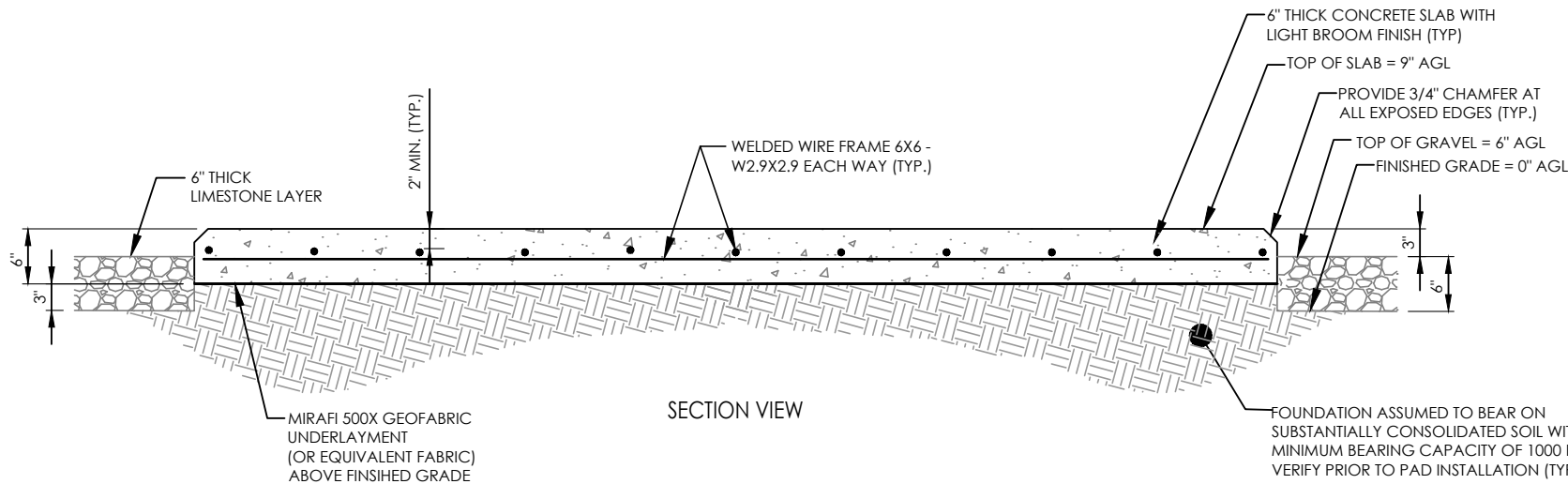


GENERATOR SLAB DETAIL
NOT TO SCALE



NOTE: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COORDINATE LP TANK MODELS WITH THE FOUNDATION DETAILS SHOWN HEREIN TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS. PAD SIZES MAY BE ADJUSTED AS NEEDED. CONSULT THE ENGINEER WITH ANY ISSUES THAT CANNOT BE REASONABLY RESOLVED IN THE FIELD.

LP TANK FOUNDATION DETAIL (SECTION)
SCALE: NTS



GENERATOR SLAB (SECTION A-A)
SCALE: NTS

LIFTING NOTE:
THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF EMBEDDED HOISTING HOOKS OR REBAR AS REQUIRED PRIOR TO FABRICATION.



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

FOUNDATION
DETAILS & NOTES

C-13

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-3PS-EG00-00001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
10. EACH INTERIOR BTS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH # 2 AWG SOLID TIN-PLATED COPPER WIRE.
11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM VERIZON MARKET REPRESENTATIVE.
13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTORS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BTS EQUIPMENT AND STRUCTURAL STEEL.
16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

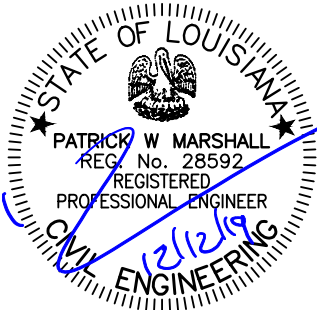
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED:	RR	JOB #:
DRAWN:	RR	VWT16-349
CHECKED:	PWM	

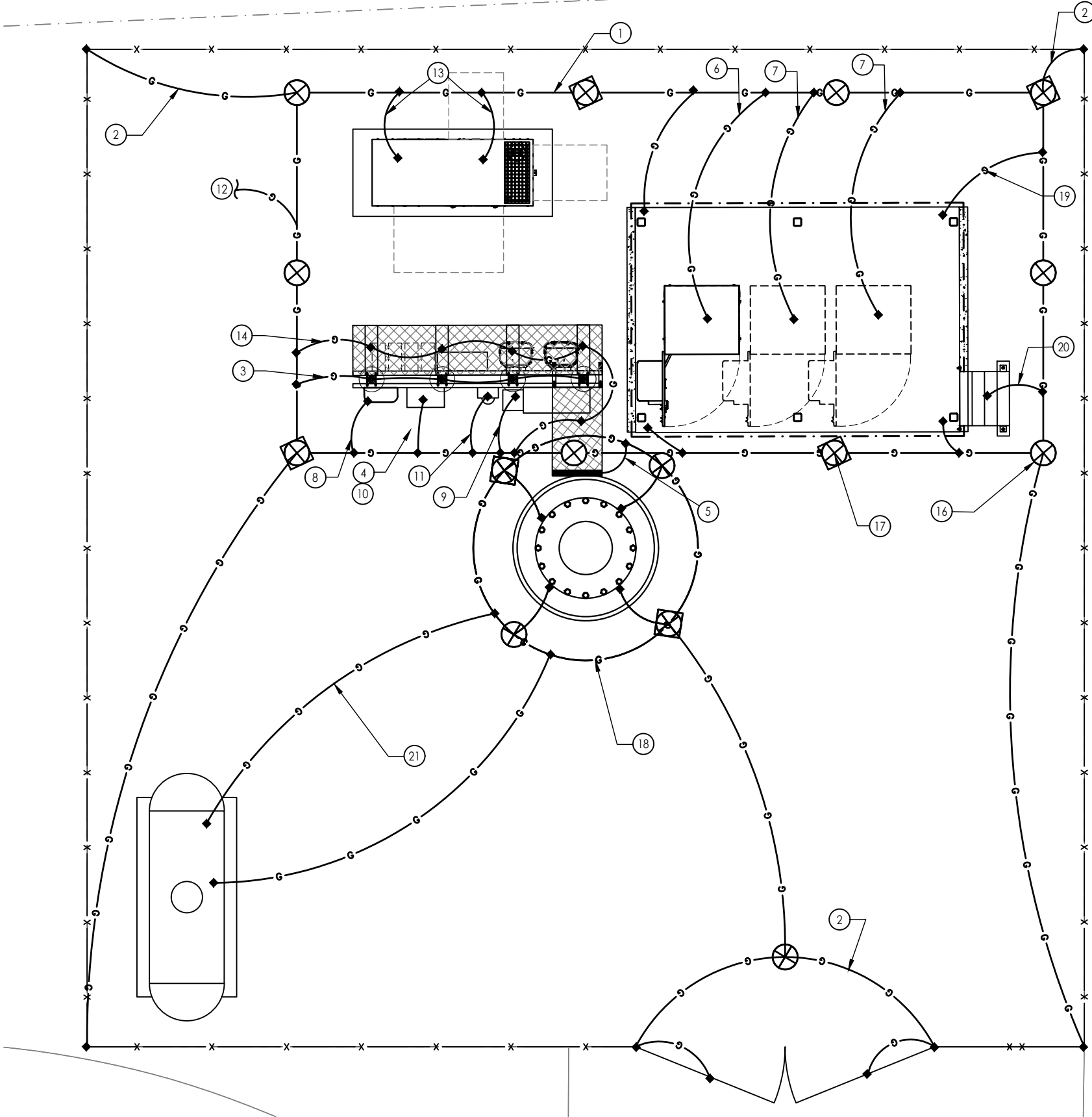
ELECTRICAL &
GROUNDING
NOTES

E-1



CODED DRAWING NOTES

- 1 #2 AWG BARE TINNED SOLID COPPER GROUND RING BURIED 30" BELOW GRADE (TYP)
- 2 BOND FENCE POSTS TO GROUND RING WITH CADWELD CONNECTION (TYP)
- 3 BOND ALL H-FRAME POSTS TO GROUND RING
- 4 BOND TELCO BUSS BAR TO GROUND RING
- 5 BOND TOWER MOUNTED GROUND BAR TO TOWER GROUND RING (TYP-2)
- 6 GROUND BATTERY CABINET PER MANUFACTURER'S SPECIFICATIONS.
- 7 GROUND EQUIPMENT CABINET PER MANUFACTURER'S SPECIFICATIONS.
- 8 GROUND CIENA (NIU) TO GROUND RING WITH # 6 GROUND WIRE
- 9 GROUND AC PANEL / ATS TO GROUND RING PER MANUFACTURER'S SPECIFICATIONS.
- 10 GROUND TELCO CABINET & BUSS BAR TO GROUND RING PER MANUFACTURER'S SPECS.
- 11 GROUND DISCONNECT SWITCH TO GROUND RING PER MANUFACTURER'S SPECS.
- 12 1-#3/0 GROUNDING CONDUCTOR IN 1" PVC CONDUIT TO GROUND RING.
- 13 PROPOSED #2 AWG BARE TINNED SOLID COPPER WIRE: 2-HOLE LUG CONNECTION TO GENERATOR BASE FRAME, CADWELD CONNECTION TO EXISTING GROUND RING (TYP.)
- 14 BOND EACH ICE BRIDGE SECTION TOGETHER WITH JUMPERS. BOND FIRST AND LAST SECTION TO GROUND RING.
- 15 BOND COAX GROUND BAR TO GROUND RING WITH #2 AWG SOLID BARE TINNED COPPER WIRE (TYP - 2 PLACES)
- 16 PROPOSED GROUND ROD (TYP).
- 17 PROPOSED GROUND ROD WITH INSPECTION WELL.
- 18 BOND TOWER BASE PLATE TO GROUND RING.
- 19 BOND EQUIPMENT PLATFORM TO GROUND RING
- 20 GROUND ACCESS STAIRS TO GROUND RING
- 21 GROUND BOND PROPOSED LP GAS TANK TO GROUND RING



GROUNDING PLAN
SCALE: NTS

verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

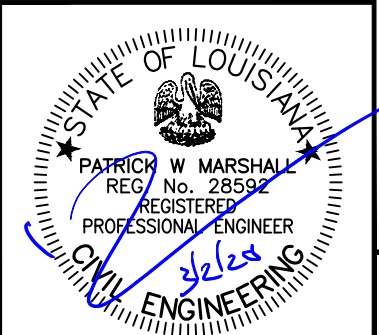
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

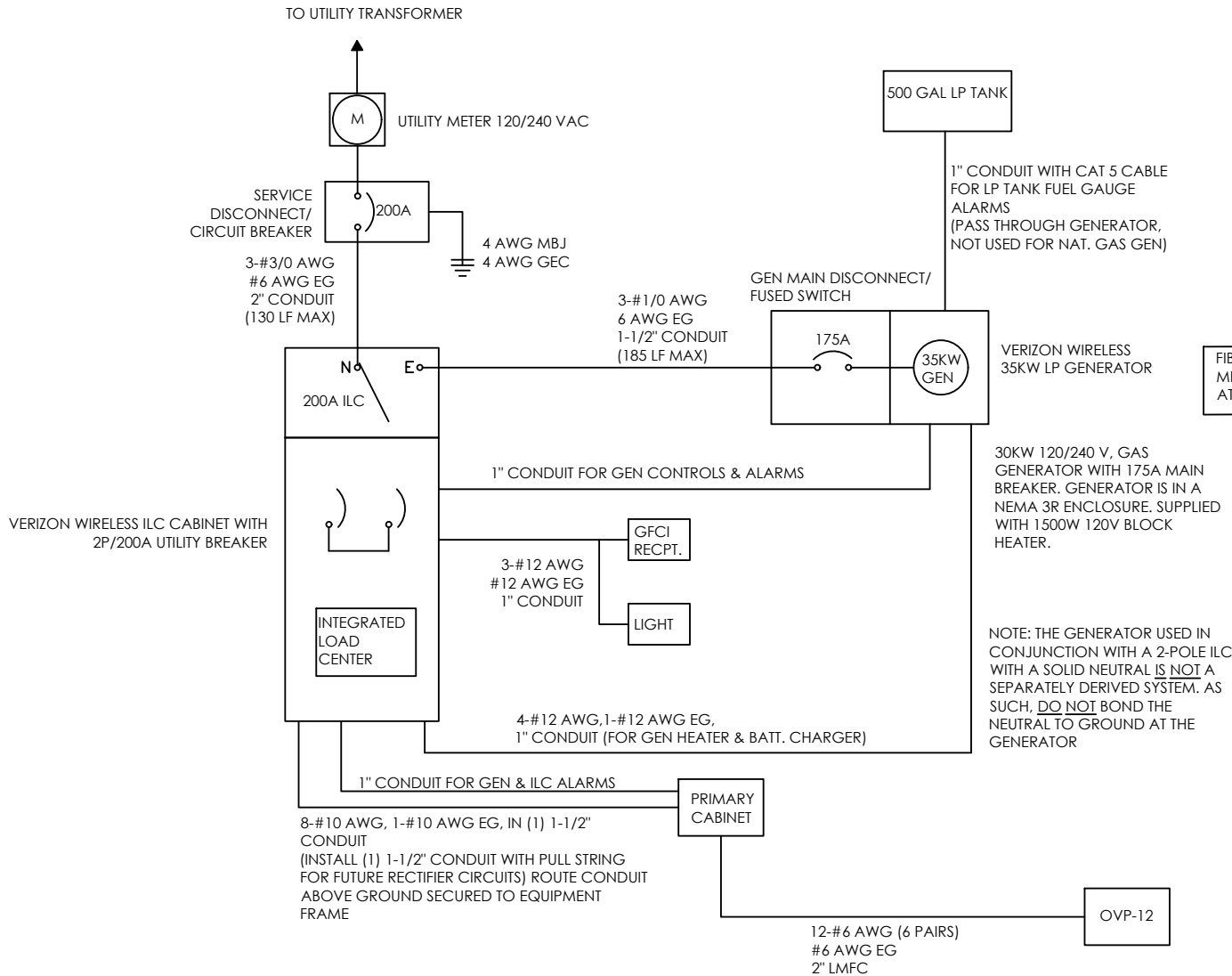
GROUNDING
SITE PLAN

E-2



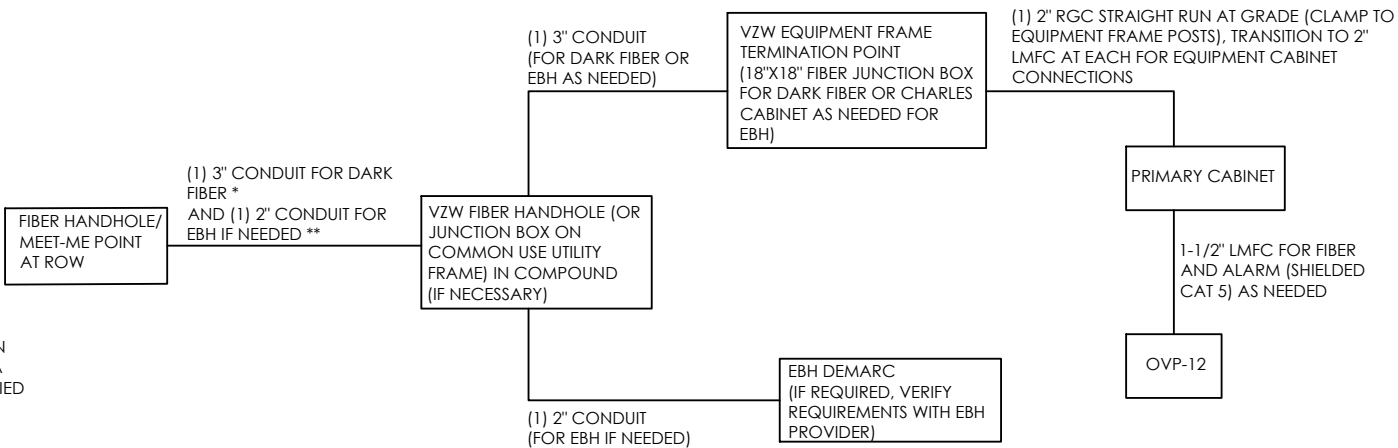
COMMON VZW DC PLANT RECTIFIER REQUIREMENTS			
RECTIFIER	INPUT FLA CURRENT AT 240 VAC (EACH RECTIFIER)	2 RECT / BRANCH CIRCUIT (PREFERRED APPROACH)	1 RECT / BRANCH CIRCUIT (ALT APPROACH)
GE 75A (NE075AC48xxxx or sim)	22 AMPS (MAX)	60A/2P #6 THHN	30A/2P #10 THHN

PANEL NAME			LOCATION:		VOLTAGE: 240 / 120V 1 Ø						MOUNTING / ENCLOSURE: SURFACE / EXISTING					
VZ-1			ARGYLE		MAIN C/B: 200 AMPS						AVAIL. FAULT CURRENT:					
8/31/2017					BUS RATING: 200 AMPS						SHORT CIRCUIT RATING: 35,000					
AMPS	POLES	TYPE	CIRCUIT DESCRIPTION		KVA	CKT	A		B	CKT	KVA	CIRCUIT DESCRIPTION		TYPE	POLES	AMPS
20	1	L	LIGHTS		0.15	1	0.33			2	0.18	GFCI/RECEP/LIGHT		R	1	20
30	2	R	RECTIFIER #2		2.00	3			4.00	4	2.00	RECTIFIER #1		R	2	30
		R			2.00	5	4.00			6	2.00					
30	2	R	RECTIFIER #4		2.00	7			4.00	8	2.00	RECTIFIER #3		R	2	30
		R			2.00	9	4.00			10	2.00					
30	2	R	RECTIFIER #6		2.00	11			4.00	12	2.00	RECTIFIER #5		R	2	30
		H			2.00	13	4.00			14	2.00					
30	2	R	RECTIFIER #8		2.00	15			4.00	16	2.00	RECTIFIER #7		R	2	30
		H			2.00	17	4.00			18	2.00					
20	1		Block Heater		0.18	19			0.18	20						
20	1		Battery Charger		0.18	21	0.18			22						
						23				24						
						25				26						
						27				28						
						29				30						
						31				32						
						33				34						
						35				36						
						37				38						
						39				40						
						41				42						
PHASE TOTAL					16.5				16.2	KVA						
* HACR TYPE BREAKER (P) PROPOSED (EX) EXISTING					SUB FEED LOADS						TOTAL CONNECTED LOAD		33 KVA		136 A	
** GROUND FAULT CIRCUIT INTERRUPTER BREAKER					0 0 0						TOTAL DEMAND LOAD		26 KVA		107 A	
*** ARC FAULT CIRCUIT INTERRUPTER BREAKER																



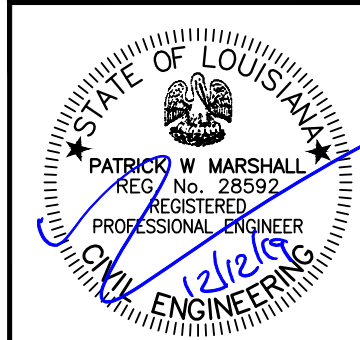
ELECTRICAL SINGLE LINE DIAGRAM
SCALE: NTS

- NOTES:
- ALL EQUIPMENT SHALL BE NEMA 3R RATED.
 - ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND VERIZON WIRELESS STANDARDS.
 - CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
 - WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
 - BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.



FIBER SINGLE LINE DIAGRAM
SCALE: NTS

- NOTES:
- * ADD (1) ADDITIONAL 2" CONDUIT FOR DARK FIBER (2 TOTAL) IF REQUIRED BY LOCAL MARKET FACILITIES. VERIFY PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)
 - ** VERIFY EBH REQUIREMENTS WITH TELCO PROVIDER PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)



P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

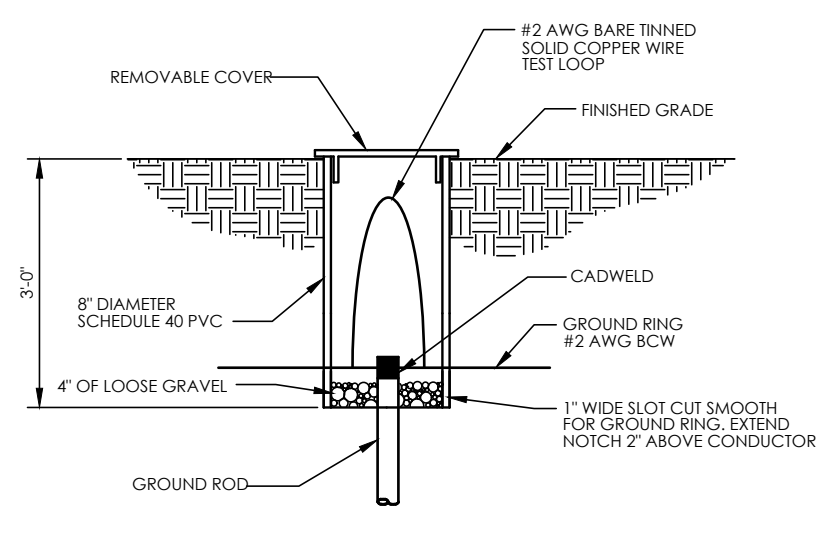
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

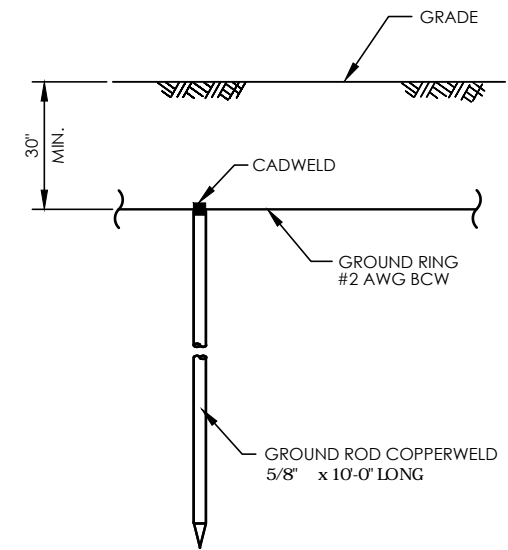
DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

ONE-LINE
DIAGRAM

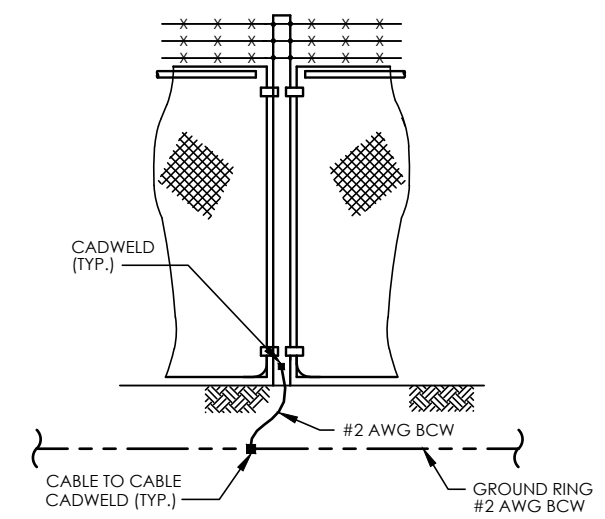
E-3



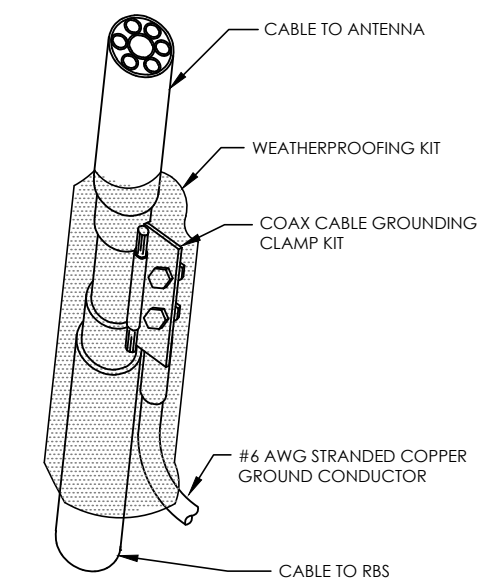
GROUND ROD INSPECTION WELL
NOT TO SCALE



GROUND ROD DETAIL
NOT TO SCALE

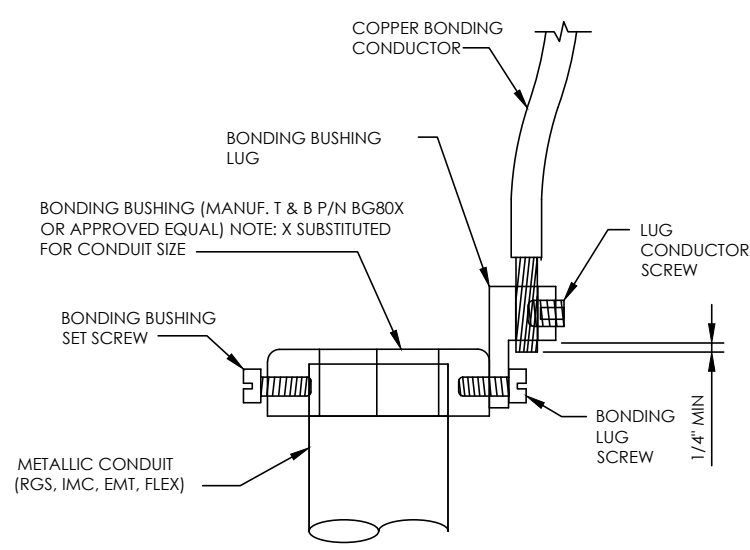


FENCE GROUNDING
NOT TO SCALE



- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND.
 2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
 3. GROUNDING KIT & WEATHER PROOFING KIT SHALL BE TYPE & PART # AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

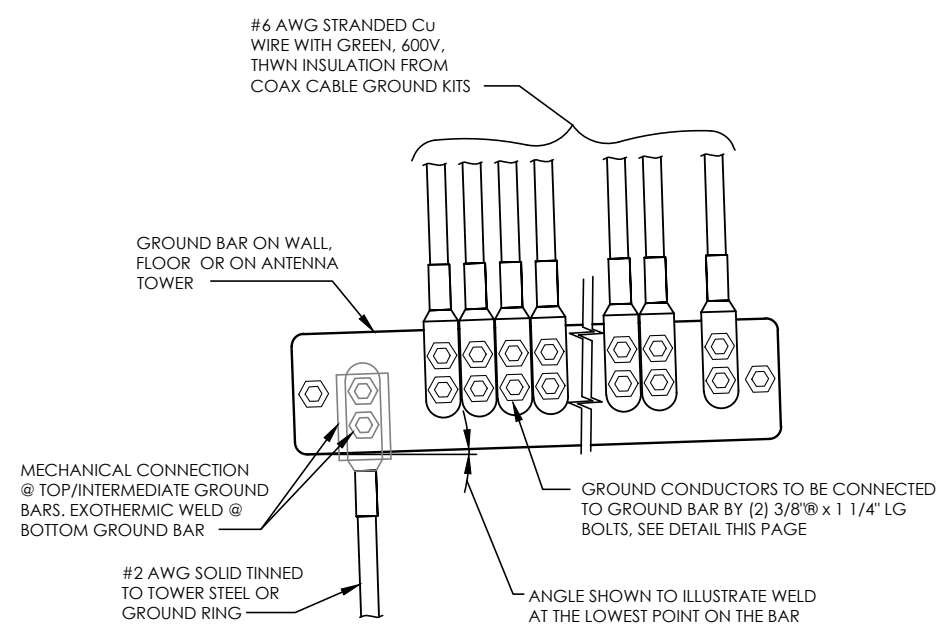
COAX CABLE GROUND KIT
NOT TO SCALE



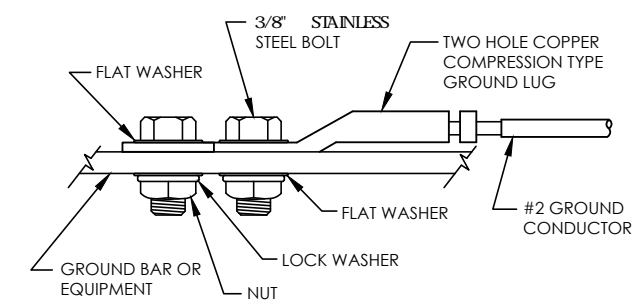
- DIRECTIONS:
1. MOUNT BONDING BUSHING ONTO CONDUIT
 2. TIGHTEN BOND BUSHING SET SCREW
 3. INSERT COPPER CONDUCTOR INTO LUG
 4. TIGHTEN LUG CONDUCTOR SCREW
 5. TIGHTEN BONDING LUG SCREW

NOTE: BONDING BUSHING, SET SCREW, LUG, LUG SCREW, COND. LUG SCREW, SHOWN AS COMPLETE UNIT.

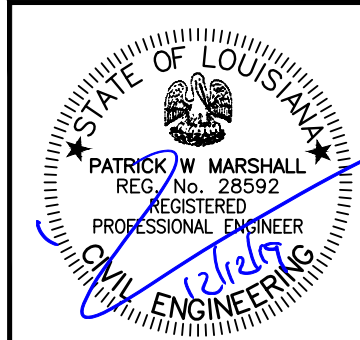
CONDUIT BOND/GROUND BUSHING
NTS



INSTALLATION OF GROUND WIRE TO COAX CABLE GROUND BAR
NTS



MECHANICAL GROUND CONNECTION
NOT TO SCALE



ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

GROUNDING DETAILS



PROPOSED HANDHOLE LOCATION & CONDUIT ROUTE
NOT TO SCALE



PROPOSED EQUIPMENT AREA & CONDUIT ROUTE
NOT TO SCALE



PROPOSED VERIZON LEASE AREA
NOT TO SCALE



EXISTING UTILITY POLE
NOT TO SCALE

verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

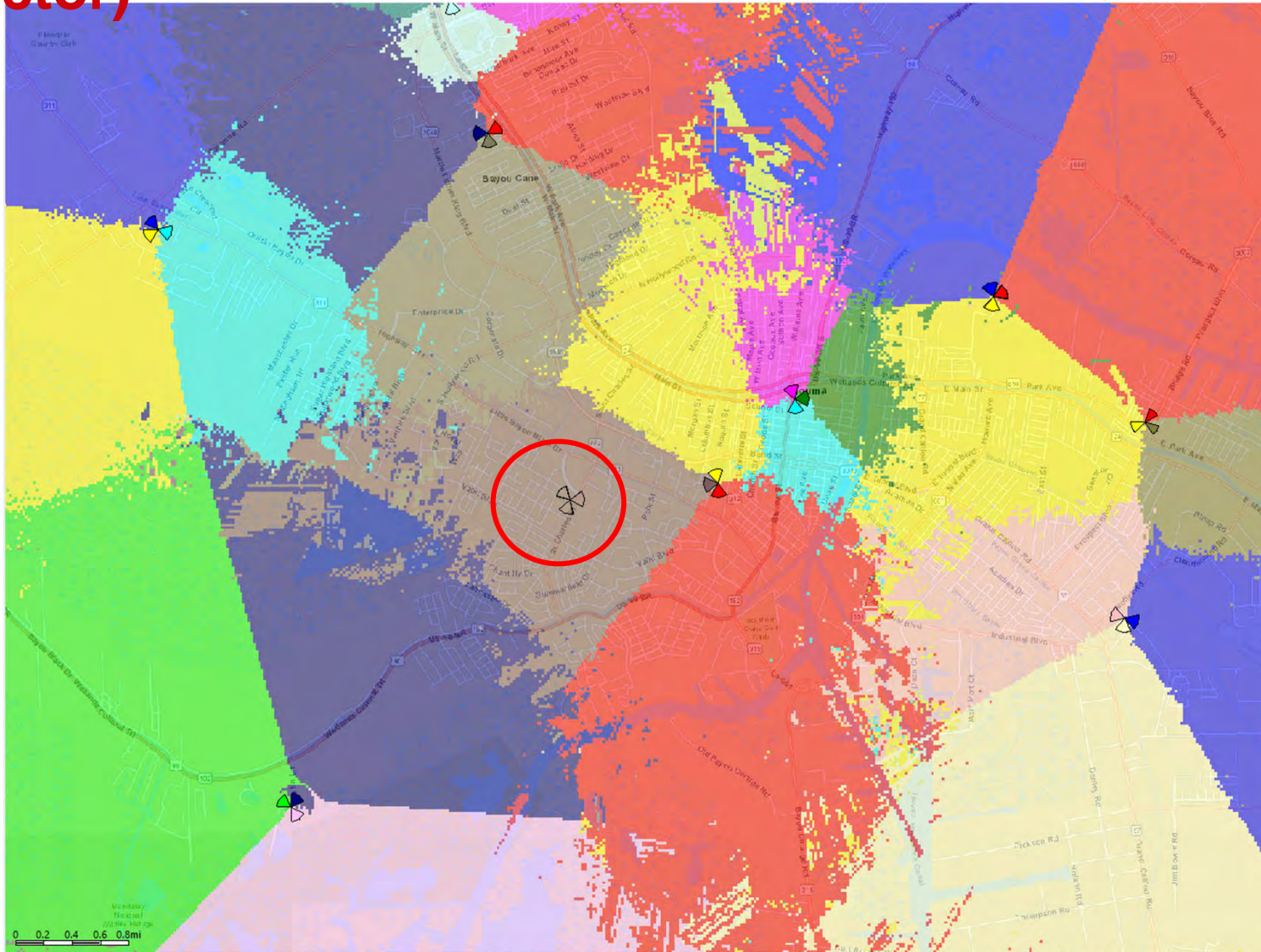
DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

SITE
PHOTOS

P-1

EXHIBIT D

Capacity Coverage without Argyle (Coverage by Sector)



Capacity Coverage with Argyle (Coverage by Sector) and changes to site to the east (Southdown).

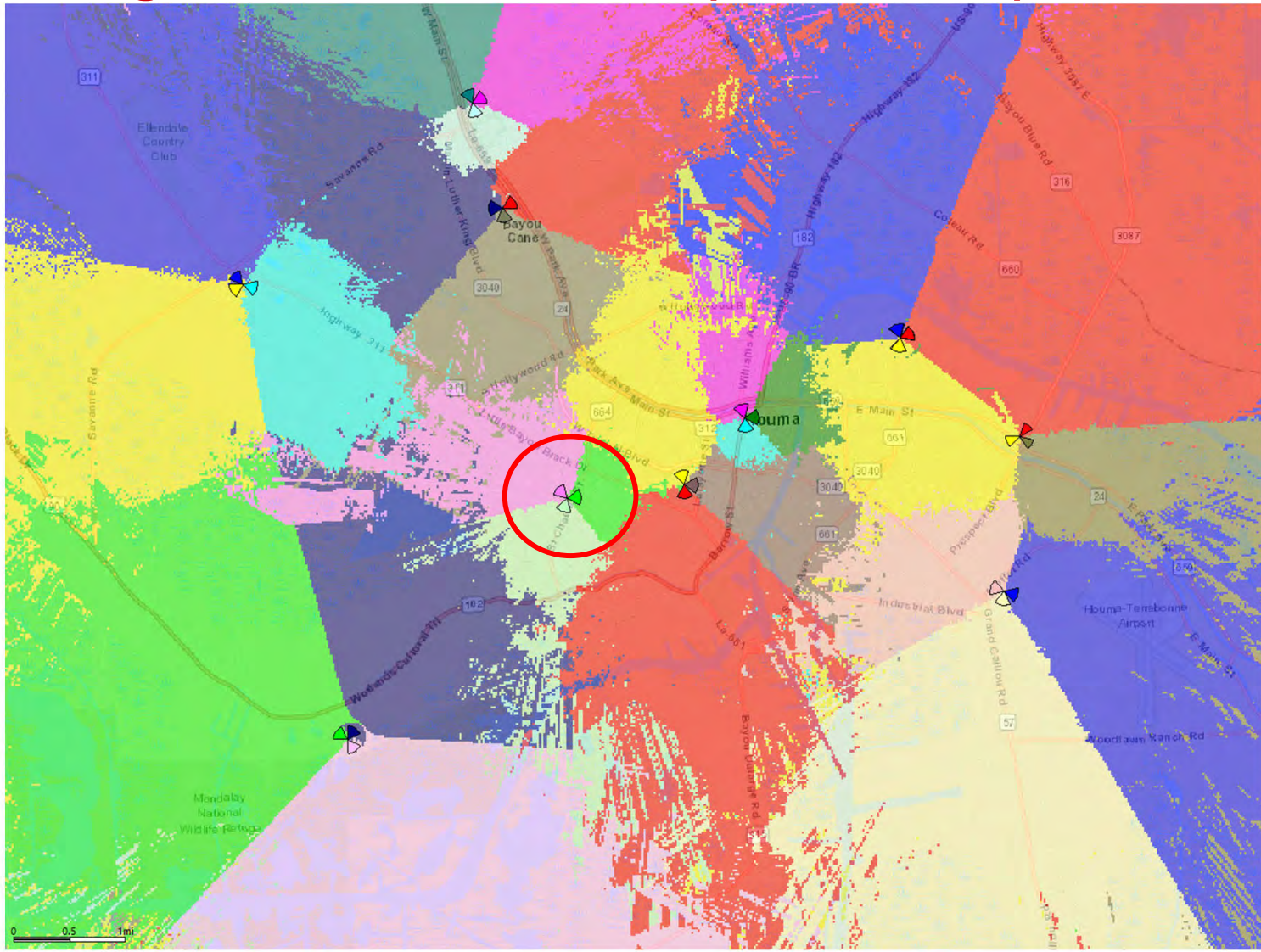


EXHIBIT E



April 1, 2021

Alex McDonald
PM&A
6801 Portwest Dr Suite 100
Houston TX 77024
amcdonald@pmass.com

**Ref: Design and Failure Modes for a 101' AGL Tapered Monopole
Quality of Steel and Fabrication of a Monopole Structure
Valmont Project No. 473556-P2
Site: ARGYLE (397396), LA
Pole Designed with a 0-ft Theoretical Fall Zone**

Tapered Monopole Design Standards and Failure Modes:

- Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE-7, which has dealt with the design of antenna support structures for over 40 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. At its core philosophy is it's first and foremost priority to safeguard and maintain the health and welfare of the public.
- The TIA standard designates a minimum wind loading for each county in the United States. Valmont uses the wind loading listed in the TIA standard unless a greater value is specified by our customer. Structures are also designed for radial ice at a code specified reduced design wind loading. Code designated coefficients are used to ensure that the structure will survive the designed wind speed. The structure can usually survive even a greater wind load than the basic design wind speed because of these conservative coefficients.
- Design and loading assumptions that are used for the analyses of these structures are very conservative in nature when compared to other codes, which makes structural failure highly improbable.
- Failure of a steel monopole occurs when a point is reached where the induced stresses exceed the yield strength of the material. At this point, the deflections induced in the material are no longer temporary. Hence, a permanent deflection in the monopole would exist.
- The term failure above refers to local buckling at a designated point on the pole. Local buckling does not cause a free falling pole; rather it relieves the stresses from the pole at this location. Monopoles are flexible, forgiving structures, which are not generally susceptible to damage by impact loads such as wind gust or earthquake shocks.
- When local buckling occurs, a relatively small portion of the shaft distorts and "kinks" the steel. When the pole begins to bend the exposure area is reduced and therefore, the force due to wind is decreased as well. Even though buckling exists, the cross section of the pole is capable of carrying the entire vertical load. Consequently, wind induced loads could not conceivably bring this type of structure to the ground due to the excellent ductile properties, design criteria, and failure mode. Therefore, in the unlikely event of a failure, under all foreseeable circumstances (i.e. ANSI/TIA-222-G Addendum 2 design requirements), the pole is effectually designed to collapse within a theoretical 0 ft radius.
- Valmont's communication poles have proven to be very reliable products. Valmont has provided structures that have performed well during earthquakes in California, hurricanes in the South (including Hugo, Andrew, Opal and Katrina), and a number of tornadoes. In over 25 years of engineering and fabricating thousands of monopoles, to our knowledge Valmont has never experienced an in service failure of a communication pole due to weather induced overloading, even though, as in the cases of Hurricanes Hugo, Andrew and Katrina, the wind speeds exceeded the design wind speed. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

valmont

STRUCTURES

Valmont Quality of Steel and Manufacturing:

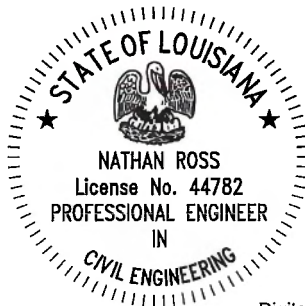
- Monopoles are fabricated from ASTM A572 Grade 65 material with a controlled silicon content of 0.06% maximum to ensure a uniform galvanized coating. The base material is fabricated from Grade 50 material. All plate material meets a V-Notch toughness requirement of 15 ft-lbs. @ -20 degrees Fahrenheit. By meeting the strict toughness requirement, monopoles are best suited to resist the cyclic/fatigue type loading (i.e. wind induced loading) these structures exhibit.
- Valmont's anchor bolts are fabricated from A615 Grade 75 material. The bolts are typically 2 ¼ in diameter, made from #18J bar stock. Anchor bolts come complete with five (5) A194 Grade 2H hex nuts.
- For the past 40 years, our company has always guaranteed the quality of the steel used in building our structures. Material Certifications are available on all material at the time of fabrication. Fabrication of the monopole is performed in accordance with the provisions of the AISC Manual of Steel Construction and ASCE's Design of Steel Transmission Pole Structures. All welding and inspection is in accordance with the American Welding Society's Specification D1.1-latest revision. Testing and inspection reports are available upon request at the time of fabrication.

In addition, this monopole has been designed to theoretically fail at approximately 0' AGL by purposely over designing the pole sections below this point. In the unlikely event the pole were to fail at this point, the significant loading reduction caused by the removal of the tower wind area and weight above would greatly reduce any chance that the remaining tower would have any structural damage, the tower would not fall but rather buckle at 76' AGL, thereby having an effective fall radius of 0'.

I hope these comments address any issues that you might encounter relative to the anticipated performance of monopole structures and quality of steel fabrication. If you have additional questions or comments, I may be reached at Aishwarya.Mahapatra@Valmont.com.

Sincerely,

Aishwarya Mahapatra
Engineer – Design



Digitally signed by Nathan A
Ross
Date: 2021-04-01 11:23:07:00