

**APPLICATION FOR CONDITIONAL USE
Public/Quasi-Public Facilities and Utilities
(Cell Tower)**

Name and Address of Applicant: Madison Gulf/ALC032	Street Address of Property (if different address): North of 528 Catlett Road
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
7-1-2022	A-1	See (Exhibit A)	082C-07 -001/02.01	X	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Mark Lydon

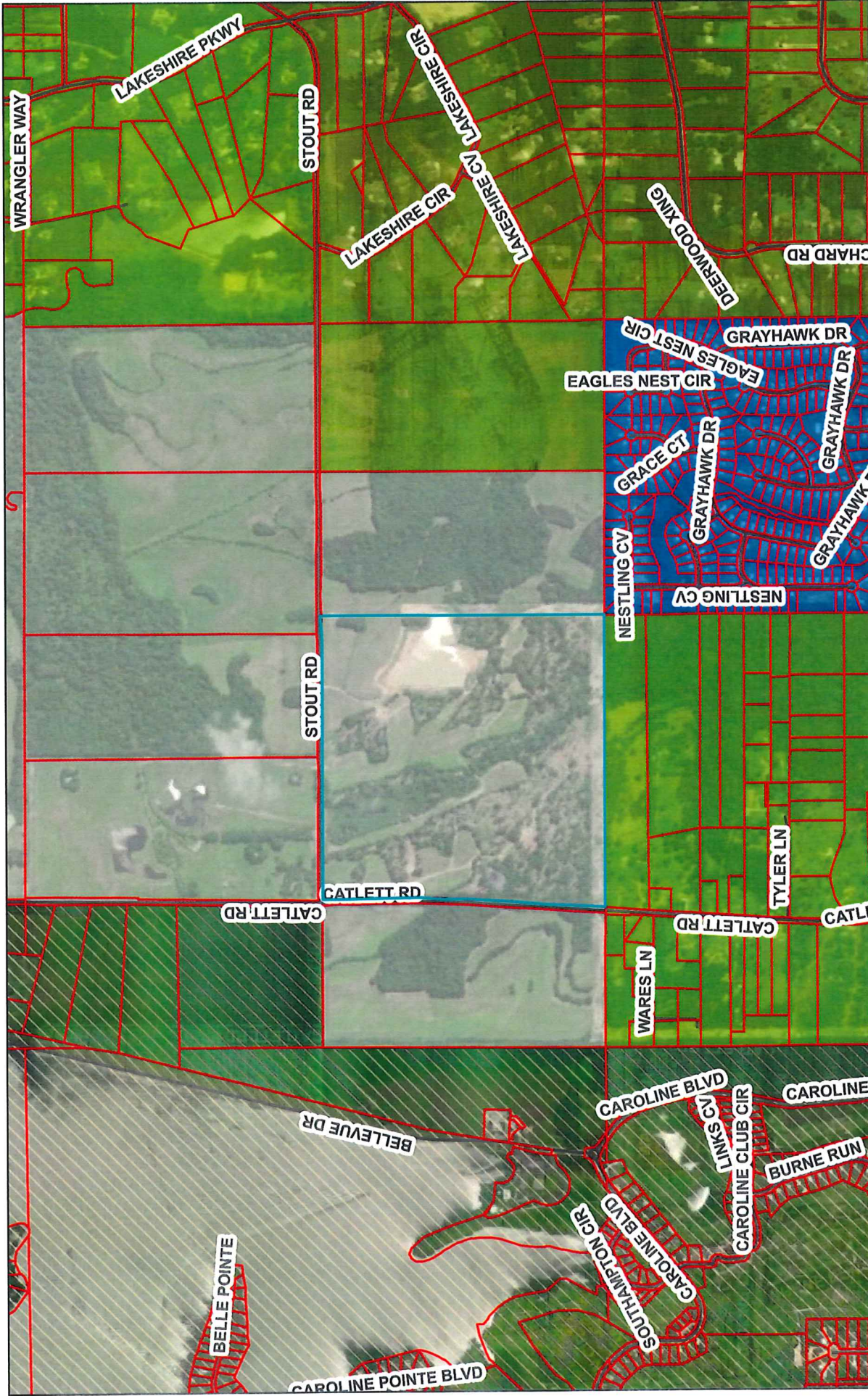
Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

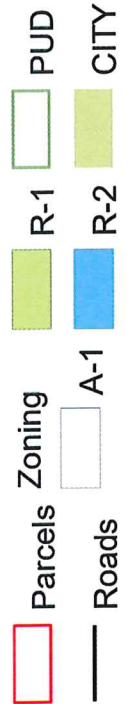
Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

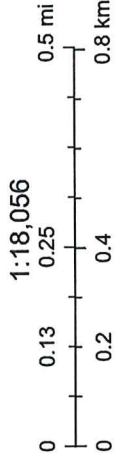
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8/5/2022, 9:24:55 AM



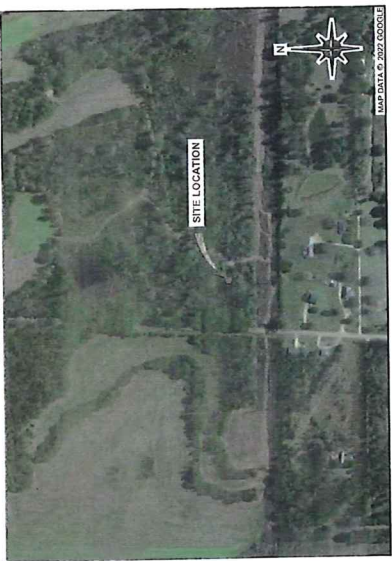
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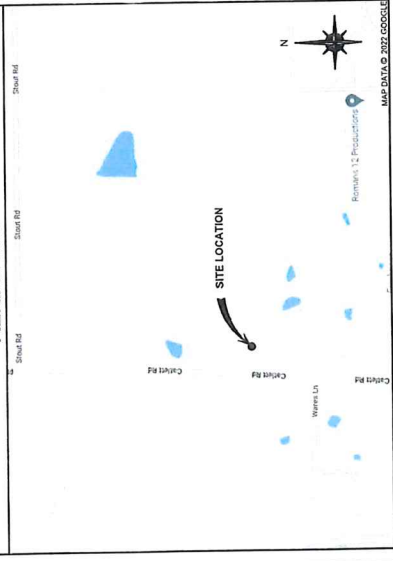
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PARCEL NUMBER: 082C-07-001/02.01

LOCATION MAP



AERIAL MAP



APPROVALS

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY PROCEED (NTP).

PRINT NAME	SIGNATURE	DATE
LANDLORD		
PRECON. MGR		
DEVELOP. MGR		
CONST. INSP.		
A&E MGR		
RF ENGINEER		
OPERATIONS		
ZONING REP		
UTILITIES		



NEW SITE BUILD

SITE NAME/NUMBER

MADISON GULF/ALC032

MADISON COUNTY

SITE ADDRESS

**ALONG POWER LINES JUST
NORTH OF 528 CATLETT ROAD
MADISON, MS 39046**

PROJECT DESCRIPTION

NEW 65'-0" x 65'-0" FENCED COMPOUND WITHIN
NEW 100'-0" x 100'-0" LEASE AREA AND NEW 255'-0"
SELF SUPPORT TOWER. NO NEW WATER OR
SEWER IS REQUIRED AS FACILITY IS UNMANNED.

UTILITIES

ELECTRIC: TELEPHONE:
CITY CONTACT: T.B.D. FAX:
CONTACT: T.B.D. CONTACT: (800) 288-2020
TEL: (800) 368-3749 TEL: (800) 288-2020

CONTACTS

PROPERTY OWNER:
SCOUTLAND, LLC
1000 W. WINDYBROOK DR.
MADISON, MS 39130

TOWER OWNER:
AT&T WIRELESS, LLC
1940 CENTURY PLACE, NE, SUITE 820
ATLANTA, GA 30345

PROJECT DATA:

SITE NAME : MADISON GULF
SITE NUMBER :
SITE ADDRESS : ALONG POWER LINES JUST NORTH OF 528 CATLETT ROAD
JURISDICTION : MADISON COUNTY
ZONING : A-1

SITE DATA:

UTILITY TYPE :
LONGITUDE : 90° 32' 48.89" N (29.546659331) (NAD83)
LONGITUDE : 90° 08' 08.04" W (50.135566677) (NAD83)
GROUND ELEVATION : 290.8 FT. (NAVD 89)
PROPOSED TOWER TYPE : SELF SUPPORT TOWER
PROPOSED TOWER HEIGHT : 250 FT.
ANTENNA HEIGHT : 250 FT.
CONSTRUCTION AREA : 10,000+ SQ. FT.

DESIGN DATA:

NOMINAL WIND SPEED : 84 MPH (3 SECOND GUST)
ULTIMATE WIND SPEED : 111 MPH (3 SECOND GUST)
RISK CATEGORY : II
EXPOSURE CATEGORY : C

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

CONSTRUCTION CODES:

- INTERNATIONAL BUILDING CODE: 2018 EDITION
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION
- INTERNATIONAL FIRE CODE: 2018 EDITION
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION
- NATIONAL ELECTRICAL CODE: 2017 EDITION
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION
- INTERNATIONAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA-222-H)

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
1 OF 3	SURVEY (BY OTHERS)
2 OF 3	SURVEY (BY OTHERS)
3 OF 3	SURVEY (BY OTHERS)
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
A-1	TOWER ELEVATION

PROPERTY SUMMARY

SITE NAME : MADISON GULF
SITE NUMBER :
SITE ADDRESS : ALONG POWER LINES JUST NORTH OF 528 CATLETT ROAD
JURISDICTION : MADISON COUNTY
ZONING : A-1

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WT GROUP
Ignite Wireless
CITY SWITCH
AT&T

ALC032
MADISON GULF
ALONG POWER LINES JUST
NORTH OF 528 CATLETT ROAD
MADISON, MS 39046

EXPIRES: 2/28/22 SIGNED:
REVISIONS
NO. ISSUED FOR
DATE BY
ZONING 07/22 JTB

CHECK: AKR
DRAWN: JTB
JOB: 7200472

T-1
TITLE SHEET



CONTRACTOR'S RESPONSIBILITY
FOR DESIGN & PROGRAM MANAGEMENT
FOR ELECTRICAL & MECHANICAL
PLUMBING & LAND SURVEYING
ACCESSIBILITY CONSULTING & STRUCTURAL

RAWLAND SURVEY

IN SECTION 7,
TOWNSHIP 8 NORTH, RANGE 2 EAST

SITE: MADISON GULF
SITE ID: ALC032
ADDRESS: CATLETT ROAD
MADISON, MS 39046
MADISON COUNTY

WT GROUP

NATIONAL SURVEY SERVICES CORPORATION, INC.
G E O L I N E
SURVEYING, INC.
13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Office (386) 418-0500 Fax (386) 462-9888
WWW.GEOLINEINC.COM

SURVEY WITH PERMANENT PIN



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING, INC.
4121 Siskey Road
Abbeville, AL 36007
P: 334 334-3334
www.baileylandgroup.com

DRAWN BY: SB CHECKED BY: JEB IBC JOB # 21.077

SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE 1983 NAD DATUM. ALL DISTANCES, ANGLES, AND VERTICES DETERMINED FROM GPS OBSERVATIONS.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE DEPTHS OF ANY UTILITIES OR OBSTRUCTIONS ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF ANY RECORDS OF PREVIOUS SURVEYS OR RECORDS OF DEEDS, ENCUMBRANCES OR OTHER ENCUMBRANCES THAT WOULD BE REVEALED BY A CURRENT TITLE REPORT.
4. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
5. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.
6. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/13/2022.

SURVEYOR'S CERTIFICATION

I hereby state that all parts of this survey and drawing have been prepared in accordance with the standards and requirements of the Standards of Practice for Surveying in the State of Mississippi to the best of my knowledge, information and belief.

FURTHERMORE, I HEREBY CERTIFY TO WT GROUP, BAILEY LAND GROUP, INC.

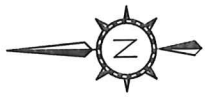
Jason E. Bailey
JASON E. BAILEY
LAND SURVEYOR, MS # 3108
DATE: 06/16/2022
REVISION:



FLOOD STATEMENT:
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for Madison County, Mississippi (community number 280228), map number 28089C0395F, effective date 03/17/2010, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

STOUT ROAD
(40' PUBLIC R.O.W. ACC.
TO MADISON CO.GIS)

BRUCE DIANE STOUT &
OTHA BRUNER JR
PID# 082C-07-001/01.01
DEED BOOK 499 PAGE 256



PARENT PARCEL
STOUT LAND LLC
PID# 082C-07-001/02.01
DEED BOOK 1753 PAGE 250

PEPPE, LAWRENCE R & CHRISTINE K
PID# 082D-18-274/00.00
DEED BOOK 3739 PAGE 287

BENNETT, SARAH & ETAL
PID# 082D-18-067/00.00
DEED BOOK 3284 PAGE 149

POC
CONCRETE MONUMENT FOUND
SW CORNER OF PARENT PARCEL
MS.ST. PL. COORD. (WEST)
N: 1108023.71 / E: 2357246.69

30' ACCESS EASEMENT
(50' PUBLIC R.O.W. ACC.
TO MADISON CO.GIS)

CATLETT ROAD
(50' PUBLIC R.O.W. ACC.
TO MADISON CO.GIS)

TOWER EASEMENT

AREA TABLE	SQUARE FEET	ACREAGE
① PARENT PARCEL	18,633.97	0.42
② TOWER EASEMENT	0.00	0.00
③ ACCESS & UTILITY EASEMENT	0.00	0.14

SITE INFORMATION

LEASE AREA: 10,000 SQ FT
LATITUDE: 32° 32' 48.69" N (NAD 83)
LONGITUDE: 90° 08' 08.04" W (NAD 83)
ELEVATION: 290.9' AMSL (NAVD 88)
AMSL - ABOVE MEAN SEA LEVEL



LEGEND

●	BENCHMARK
○	BOLLARD
□	CABINET
⊞	ELECTRIC BOX
⊞	FIBER OPTIC MARKER
⊞	GAS METER
⊞	GENERATOR
⊞	GLY ANCHOR
⊞	HAND HOLE
⊞	LIGHT STANDARD
⊞	LIGHT CONTROLLER
⊞	MEASURED
(M)	POINT OF BEGINNING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
⊞	POWER METER
⊞	POWER POLE
(R)	RECORDED
ROW	RIGHT-OF-WAY
⊞	SANITARY MANHOLE
⊞	SATELLITE DISH
⊞	STORM MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	TREE
⊞	WATER METER
⊞	WATER VALVE
⊞	RETAINING WALL
⊞	BARBED WIRE FENCE
⊞	CHAIN LINK FENCE
⊞	WOOD FENCE
⊞	OVERHEAD POWER
⊞	TREE LINE

RAWLAND SURVEY
 IN SECTION 7,
 TOWNSHIP 8 NORTH, RANGE 2 EAST

SITE: MADISON GULF
SITE ID: ALCO32
ADDRESS: CATLETT ROAD
 MADISON, MS 39046
 MADISON COUNTY

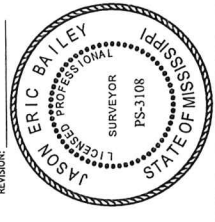
WT GROUP
 NATIONAL SURVEY SERVICES COORDINATION BY:
GEO LINE
SURVEYING, INC.
 13430 NW 104th Terrace, Suite A, Alachua, FL 32015
 Phone: (904) 385-1385 Fax: (904) 462-9886
 www.geoline.com
 SURVEY WORK PERFORMED BY:

BAILEY LAND GROUP
 LAND SURVEYING & ENGINEERING
 4121 Smokeley Road
 Madison, MS 39046
 P: 205-978-0000 F: 205-964-1334
 www.baileylandgroup.com

DRAWN BY: JEB **CHECKED BY:** JEB **BLG JOB #:** 22.077
SURVEYOR'S NOTES:
 1. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF ANY RECENT SURVEYS. THE UTILITIES SHOWN HEREON ARE BASED ON MISSISSIPPI STATE PLANE GRID, (NAD83), AND WERE DETERMINED FROM GPS OBSERVATIONS.
 2. NO SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF ANY RECENT SURVEYS. THERE MAY EXIST EASEMENTS OR OTHER ENCUMBRANCES THAT WOULD BE REVEALED BY A CURRENT TITLE REPORT.
 4. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 5. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.
 6. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/13/2022.

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly qualified and licensed land surveyor in the State of Mississippi, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Mississippi to the best of my knowledge, information and belief, and I HEREBY CERTIFY TO WT GROUP.

BAILEY LAND GROUP, INC.
Eric Bailey
 LAND SURVEYOR, MS # 3108
 DATE: 06/16/2022
 REVISION:

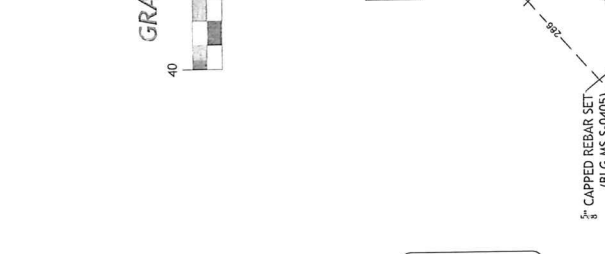


LEGEND

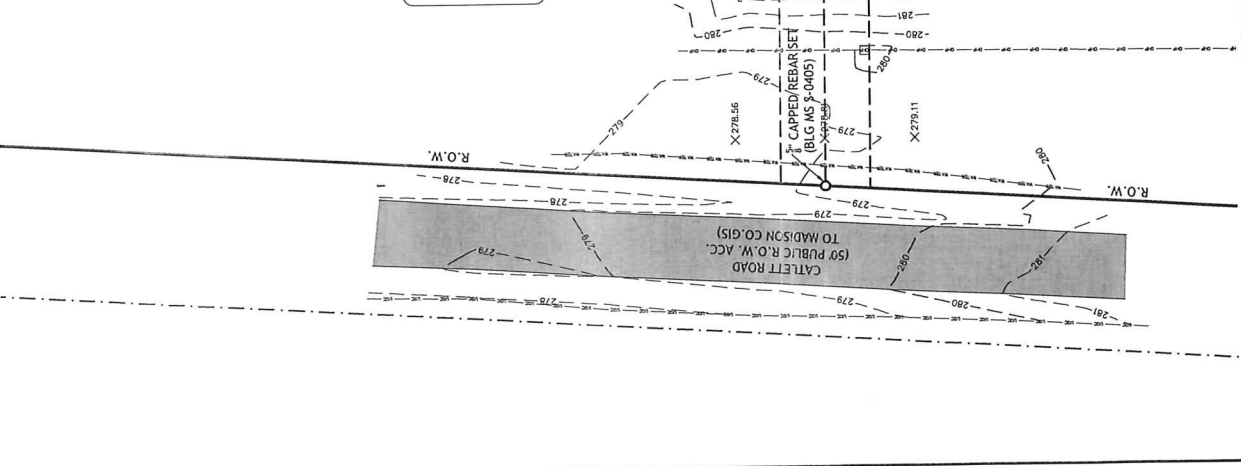
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- TREE
- WATER METER
- WATER VALVE
- RETAINING WALL
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD POWER
- TREE LINE

AREA TABLE

AREA TABLE	SQUARE FEET	ACREAGE
(1) PARENT PARCEL	162,377	3.71
(2) TOWER EASEMENT	10,000	0.23
(3) ACCESS & UTILITY EASEMENT	6,300	0.14



SITE INFORMATION
 LEASE AREA: 10,000 SQ. FT.
 AT CENTER
 BEARING: 292° 46.60' N (NAD 83)
 DISTANCE: 80.00' 08.04" W (NAD 83)
 LONGITUDE: 80° 08' 08.04" W (NAD 83)
 ELEVATION: 290.5' AMSL (NAVD 88)
 AMSL - ABOVE MEAN SEA LEVEL



RAWLAND SURVEY
IN SECTION 7,
TOWNSHIP 8 NORTH, RANGE 2 EAST

SITE: MADISON GULF
SITE ID: ALC032
ADDRESS: CATLETT ROAD
MADISON, MS 39046
MADISON COUNTY



NATIONAL SURVEY SERVICES COORDINATION, INC.
G E O L I N E
SURVEYING, INC.
13420 NW 14th Terrace, Suite A, Alachua, FL 32615
www.geolineinc.com
TEL: (904) 762-9988
WWW.GEOLINEINC.COM
SURVEY WORK PERFORMED BY:



B A I L E Y L A N D G R O U P
LAND SURVEYING & ENGINEERING
4121 Smokey Road
P.O. Box 578, 0001, F. 205.624.3334
www.baileylandgroup.com

DRAWN BY: JEB | **CHECKED BY:** JEB | **BLG JOB #:** 22.077
SURVEYOR'S NOTES: UTILITIES SHOWN HEREON ARE BASED ON MISSISSIPPI STATE PLANE GRID, WEST ZONE, NAD83, AND WERE DETERMINED FROM GPS OBSERVATIONS.
1. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY EXIST EASEMENTS OR OTHER ENCUMBRANCES THAT WOULD BE REVEALED BY A CURRENT TITLE REPORT.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.
5. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/13/2022.

SURVEYOR'S CERTIFICATION
I hereby certify that the foregoing has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Mississippi to the best of my knowledge and information. I HEREBY CERTIFY TO WT GROUP.

ERIC BAILEY
LAND SURVEYOR, J.S.# 3108
DATE: 06/16/2022
REVISION:



MADISON GULF
ALC032

PARENT PARCEL --- AS PROVIDED (DB 1753 PG 250)

Being situated in the Southwest 1/4 and the Southeast 1/4 of Section 7, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at an iron pin which marks the southeast corner of Section 8, Township 8 North, Range 2 East, and run thence North 89° 57' 22" West for a distance of 3,957.74 feet along the southern line of said Section 8 to an iron pin; thence continue North 89° 57' 22" West for a distance of 1,215.25 feet along the said southern line of Section 8 to the southwest corner thereof; thence North 89° 38' 51" West for a distance of 1,262.54 feet along the southern line of said Section 7 to an iron pin which marks the POINT OF BEGINNING for the parcel herein described, thence continue North 89° 38' 51" West for a distance of 2,795.71 feet along the said southern line of Section 7 to the eastern right of way line of Catlett Road, said eastern line being 15 feet from and parallel to the centerline of said Catlett Road; thence run 478.88 feet along the arc of a 6,355.00 foot radius curve to the left along the said eastern right of way line, said arc having a 478.76 foot chord which bears North 01° 25' 34" East; thence North 00° 43' 57" West for a distance of 704.85 feet along the said eastern right of way line of Catlett Road to the southern right of way line of Stout Road; thence South 89° 51' 19" East for a distance of 311.89 feet along the said southern right of way line of Stout Road, said right of way being 15 feet from and parallel to the centerline of the said Stout Road; thence South 00° 18' 13" West for a distance of 20.0 feet along a right of way offset; thence South 89° 41' 47" East for a distance of 50.25 feet along the said southern right of way line; thence South 86° 50' 02" East for a distance of 100.12 feet along the said southern right of way line; thence South 82° 04' 15" East for a distance of 113.04 feet along the said southern right of way line; thence South 89° 41' 47" East for a distance of 137.96 feet along the said southern right of way line; thence North 63° 44' 19" East for a distance of 55.90 feet along the said southern right of way line; thence South 89° 41' 47" East for a distance of 20.0 feet along the said southern right of way line; thence North 00° 18' 13" East for a distance of 270.56 feet along the said southern right of way line; thence North 89° 58' 52" East for a distance of 495.45 feet along the said southern right of way line; thence North 89° 58' 52" East for a distance of 1,030.80 feet along the said southern right of way line; thence leave said southern right of way line of Stout Road and run South 00° 02' 41" East for a distance of 2,608.52 feet to the POINT OF BEGINNING, containing 162.3048 acres, more or less.

Less and except that 1.6118 acres conveyed to Madison County.

TOWER EASEMENT --- AS SURVEYED

A parcel of land lying and being in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at a concrete monument located along the East right of way line of Catlett Road being the Southwest corner of a parcel identified as PID# 082C-07-001/02.01 and having Mississippi State Plane Coordinates (West) N: 1108023.71 / E: 2357248.69; thence N 47° 12' 12" E a distance of 308.35' to a 5/8" capped rebar (BLG MS S-0405); thence N 0° 00' 00" E a distance of 100.00' to a 5/8" capped rebar (BLG MS S-0405); thence N 90° 00' 00" E a distance of 100.00' to a 5/8" capped rebar (BLG MS S-0405); thence N 90° 00' 00" E a distance of 100.00' to a 5/8" capped rebar (BLG MS S-0405); thence N 90° 00' 00" W a distance of 100.00' to the Point of Beginning. Said parcel containing 10,000 SQ. FT (0.23 acres), more or less.

30' ACCESS & UTILITY EASEMENT --- AS SURVEYED

An easement of land lying and being in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at a concrete monument located along the East right of way line of Catlett Road being the Southwest corner of a parcel identified as PID# 082C-07-001/02.01 and having Mississippi State Plane Coordinates (West) N: 1108023.71 / E: 2357248.69; thence N 47° 12' 12" E a distance of 308.35' to a 5/8" capped rebar (BLG MS S-0405); thence N 0° 00' 00" E a distance of 50.00' to the Point of Beginning of the centerline of a 30' access & utility easement, lying 15' on each side of the following described centerline; thence N 90° 00' 00" W a distance of 210.00' to the Point of Ending along said East right of way line of Catlett Road. Said parcel containing 6,300 SQ. FT (0.14 acres), more or less.

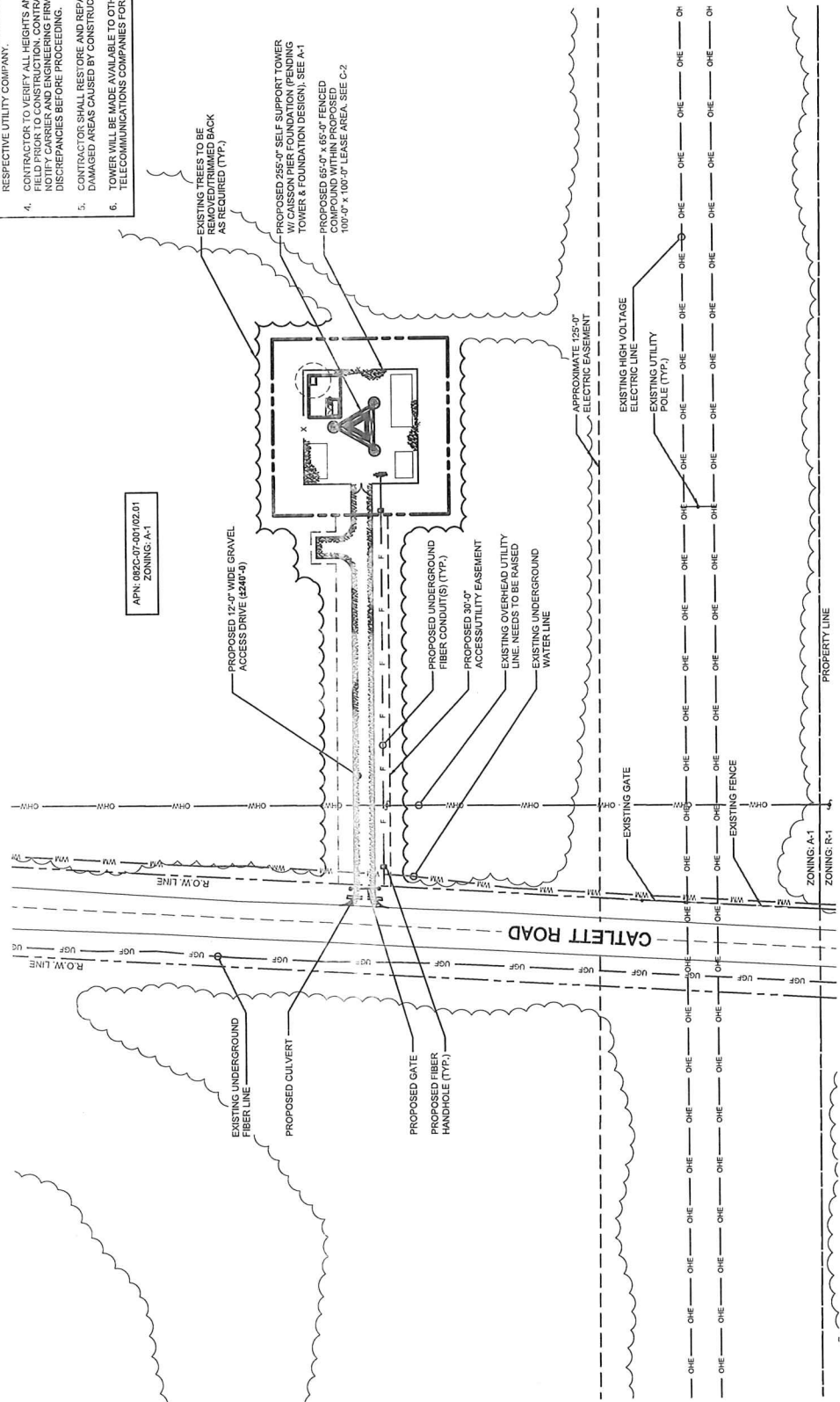
AREA TABLE	SQUARE FEET	ACREAGE
(A) PARENT PARCEL	162.3 +/-	3.71
(B) TOWER EASEMENT	10,000	0.23
(C) ACCESS & UTILITY EASEMENT	6,300	0.14

ZONING INFORMATION		
JURISDICTION:	MADISON COUNTY	
ZONING:	A-1	
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	255'-0"	42330'-0"
SOUTH	255'-0"	42814'-0"
EAST	255'-0"	42519'-0"
WEST	255'-0"	4260'-0"
LOT AREA:	4162.3 ACRES	

NOTE:
THIS PLAN IS BASED ON A SURVEY PROVIDED BY THE SURVEYING FIRM DATED 06/16/2022. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- IMPORTANT SITE NOTES:**
- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
 - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND UNDERGROUND UTILITIES AND OBTAIN UTILITY PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND UNDERGROUND UTILITIES AND OBTAIN UTILITY PLANS FOR ANY BELOW GRADE UTILITIES. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
 - TOWER WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.

APN: 082C-07-001022.01
ZONING: A-1



OVERALL SITE PLAN
SCALE: 1" = 60'-0"

1

WT GROUP
12000 W. STATE ST. SUITE 100
MADISON, MS 39114
TEL: 662.277.1111

WT GROUP

ALC032
MADISON GULF
ALONG POWER LINES JUST
NORTH OF 828 CATLETT ROAD
MADISON, MS 39046

Ignite Wireless

CITY SWITCH

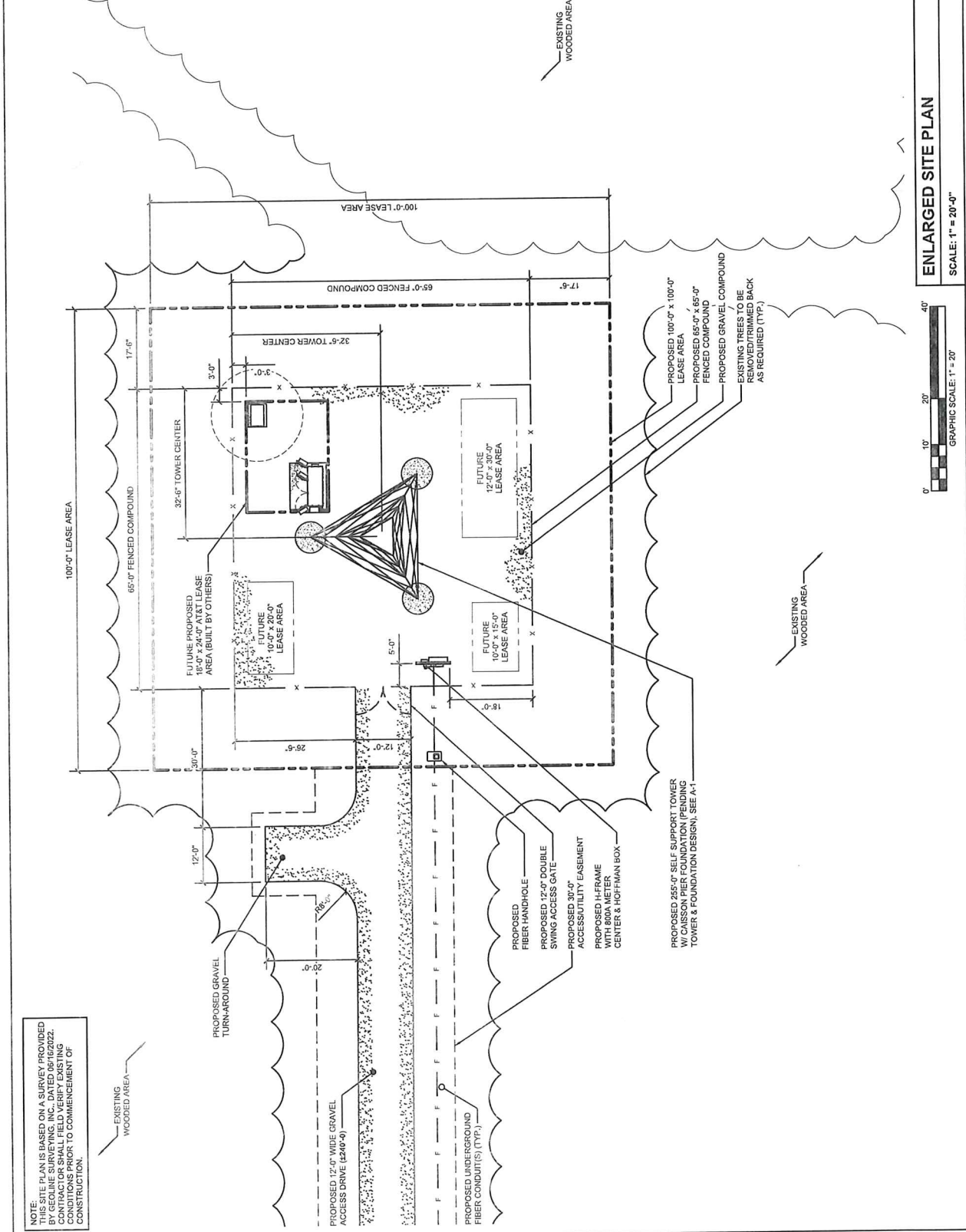
AT&T

EXPIRES: 12/31/22 SIGNED: _____
 REVISIONS _____
 REV. ISSUED FOR DATE BY _____
 ZONING 07/15/22 JTB

ACQUATIC \ DESIGN & PROGRAM MANAGEMENT
 CIVIL \ TELECOMMUNICATION \ MECHANICAL
 PLUMBING \ ELECTRICAL \ LAND SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: KR
 DRAWN: JTB
 JOB: T200472

C-1
OVERALL SITE PLAN



NOTE:
 THIS SITE PLAN IS BASED ON A SURVEY PROVIDED
 BY GEOLINE SURVEYING, INC. DATED 06/16/2022.
 THE CLIENT ACCEPTS ALL RESPONSIBILITIES FOR
 CONDITIONS PRIOR TO COMMENCEMENT OF
 CONSTRUCTION.

1
 ENLARGED SITE PLAN
 SCALE: 1" = 20'-0"



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ALC032
MADISON GULF
 NORTH OF 528 CATLETT ROAD
 MADISON, MS 39046

EXPIRES: 12/31/22 SIGNED: _____

REV.	ISSUED FOR	DATE	BY

REVISIONS: _____

DATE: 07/17/22 BY: JTB

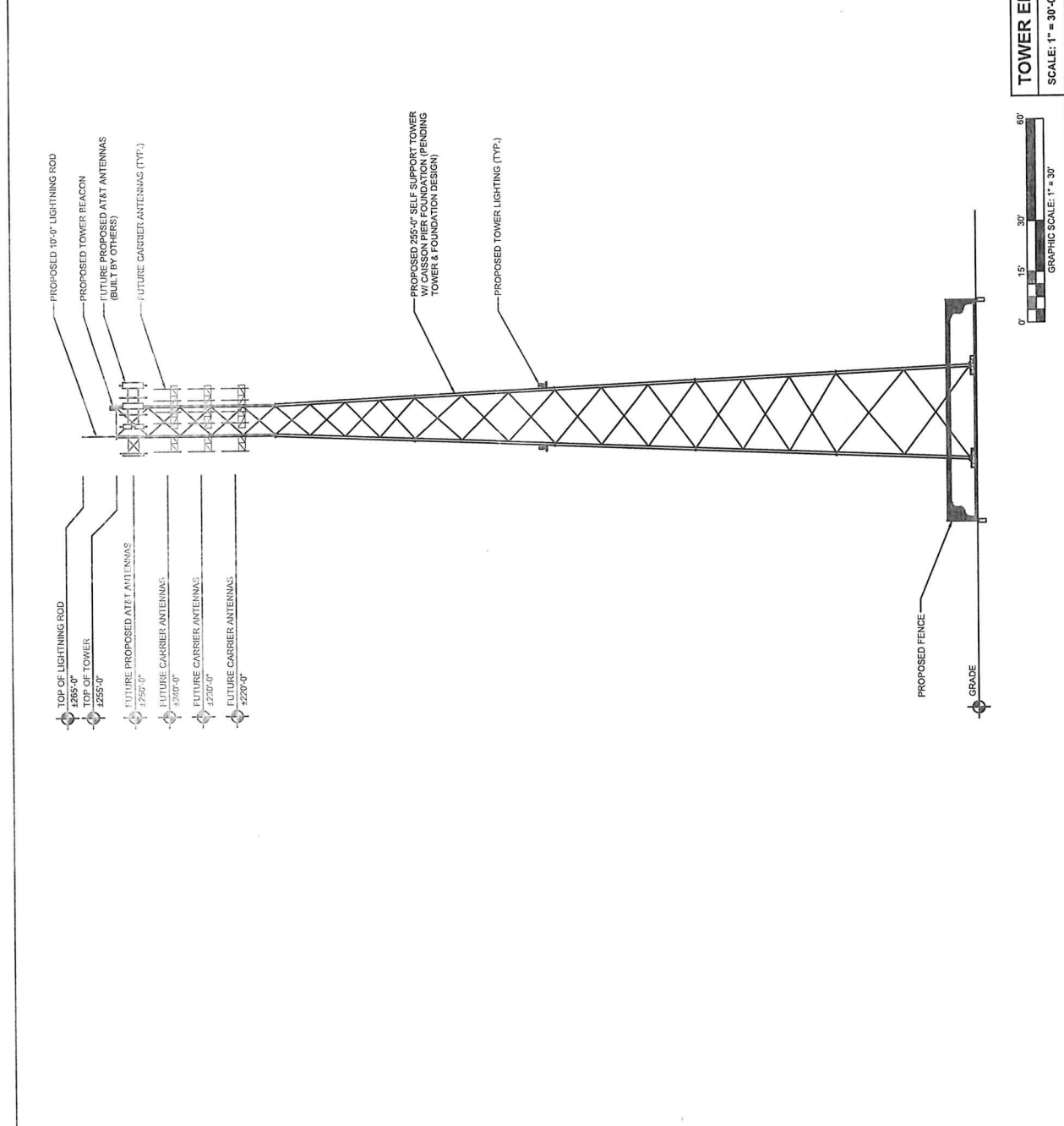
ZONING: _____

CHECK: JKR
 DRAWN: JTB
 JOB: T2206472

NOTE: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO SUPPORT THE ANTENNAS AND EQUIPMENT. A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE: WT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS ANTENNA MOUNT. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE MOUNT, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE: PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY FAA REQUIREMENTS FOR LIGHTING TOWER



1

TOWER ELEVATION

SCALE: 1" = 30'-0"



A-1
 TOWER ELEVATION

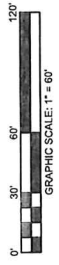
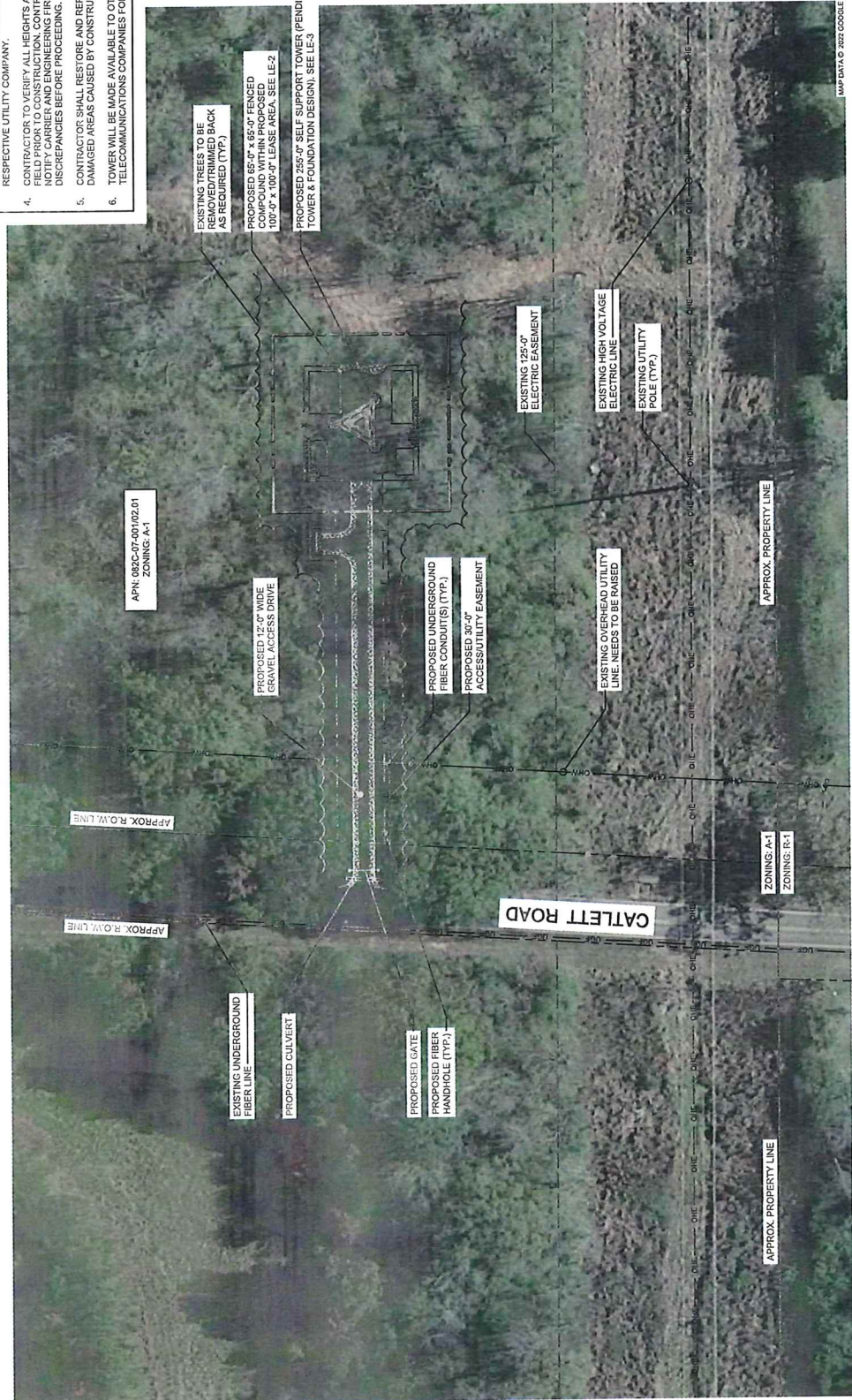
LATITUDE AND LONGITUDE: -90.13552°
SOURCE: GOOGLE MAPS, DATED 05/19/2022

ZONING INFORMATION		
JURISDICTION:	MADISON COUNTY	
ZONING:	A-1	
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	255'-0"	±2,376'-0"
SOUTH	255'-0"	463'-0"
EAST	255'-0"	±2,375'-0"
WEST	255'-0"	±237'-0"
LOT AREA:	1.81D.	

NOTE: SURVEY HAS BEEN PERFORMED ON THIS SITE. ALL PARCEL/PROPERTY LINES SHOWN ARE APPROXIMATE LOCATIONS.

NOTE: DRAWINGS HAVE BEEN PREPARED WITH THE USE OF AERIAL PHOTOS AND INFORMATION FROM A SITE VISIT.

- IMPORTANT SITE NOTES:**
- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
 - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL UTILITIES AND MARK THEM OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND ABOVE GROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
 - TOWER WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.



OVERALL SITE PLAN
SCALE: 1" = 60'-0"

1

WT GROUP
Engineering with Integrity. Focus on Results.
2519 Francis Avenue | Madison, WI 53713
608.261.1500 | www.wtgroup.com

CITY SWITCH

ALC032
MADISON GOLF
ALONG POWER LINES JUST
NORTH OF 828 CATLETT ROAD
MADISON, WI 53706

EXPIRES: 12/31/22 SIGNED: _____

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	LEASE COMMIT	09/22/22	ETD

CHECK: JKR
DRAWN: JTB
JOB: T2200472

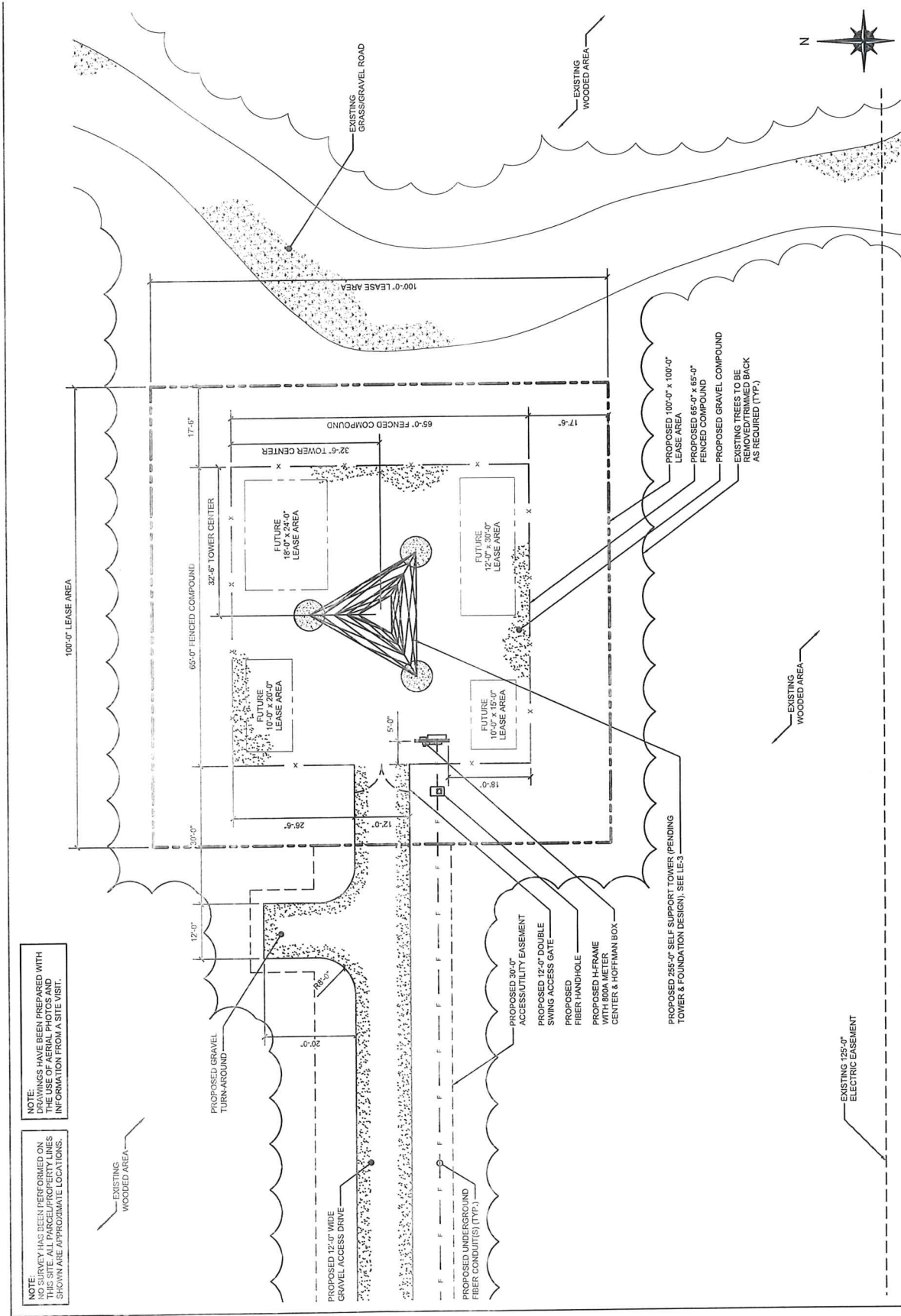
LE-1

OVERALL SITE PLAN

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SCAPING
ACCESSIBILITY \ CONSULTING \ STRUCTURAL

NOTE: NO SURVEY HAS BEEN PERFORMED ON THIS DRAWING. AERIAL PHOTOS AND FIELD INFORMATION FROM A SITE VISIT.

NOTE: DIMENSIONS HAVE BEEN PREPARED WITH THE USE OF AERIAL PHOTOS AND FIELD INFORMATION FROM A SITE VISIT.



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Ignite Wireless

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ALC032
 MADISON GULF
 ALONG POWER LINES JUST
 NORTH OF 528 CATLETT ROAD
 MADISON, MS 39046

EXPIRES: 12/31/22 SIGNED: _____
 REVISIONS: _____
 DATE: 05/13/22
 DRAWN BY: JTB
 CHECKED BY: ARR

CML \ DESIGN & PROGRAM MANAGEMENT
 QUANTIC \ TELECOMMUNICATION & RECREATION
 PLANNING & SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL


CHECK: ARR
 DRAWN: JTB
 JOB: T2200472

1


ENLARGED SITE PLAN

SCALE: 1" = 20'-0"






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ALC032
MADISON GULF
ALONG POWER LINES JUST
NORTH OF 528 CATLETT ROAD
MADISON, MS 39046

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NO.	ISSUED FOR	DATE	BY
1	ISSUE PERMIT	08/23/22	JTD



CHECK: JRR
DRAWN: JTD
JOB: T2006472

LE-3

TOWER ELEVATION

