

APPLICATION FOR CONDITIONAL USE

Request Conditional Use Approval to construct a Guyed-wire wireless communications tower 255' in height on I-2 Zoned property

Name and Address of Applicant: David McGehee, Agent for GST Capital Partners, LLC 121 Village Blvd, Madison, MS 39110 601-605-9214 ext. 4	Street Address of Property (if different address): Subject property address: TBD East side of Dickson Drive Flora, MS 39071 Note site situated on Lots 13, 14, 15 & 16 Kearney Park Pt 1, BL 7
---	--

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
August 28, 2025	I-2 (Hvy Industrial)	See (Exhibit A)	See listed below	Zone "X" outside 0.2% annual chance flood plain	See (Exhibit B)

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

Comments

-Also as per Section 402(b) and 502 A

Site on parcel #'s 061I-29D-104/00.00, 061I-29D-105/00.00, 061I-29D-106/00.00 and 061I-29D-109/00.00

Respectfully Submitted



David McGehee, Agent for GST Capital Partners, LLC

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 _____

LETTER OF INTENT

RE: Request Conditional Use Permit for a new Wireless Communications Tower at TBD – East side of Dickson Road (Parcel #s 061I-29D-104/00.00, 061I-29D-105/00.00, 061I-29D-106/00.00 and 061I-29D-109/00.00) in the Kearney Park Business Complex

GST Capital Partners, LLC, applicant (“GST”), is requesting Madison County Planning Commission approval of a Conditional Use Permit to construct a new guyed-wire supported Wireless Communications Tower Facility 255’ in height off the East side of Dickson Road (in the Kearney Park Business Complex), on a mostly vacant tract approx. 3.15 acres in size, consisting of 4 contiguous lots. Site access will be directly off Dixon Drive via a new 12’ wide, 125’ long all weather, crushed limestone gravel road. GST has obtained an Option and Easement Agreement with the property owner, James Tanner White, for this Facility, with a copy of the signed Agreement enclosed with this package. This site is designed as a build-to-suit for T-Mobile, and its location carefully chosen by its wireless engineers to improve the wireless network coverage and reliability in the area.

GST is requesting a Conditional Use Permit to allow the construction of this facility. The property is currently zoned I-2 (Heavy Industrial) and is proposed on a sizable (3.15 Acre) mostly vacant property on the North end of the lots. The proposed site is on a 6,400 sq. ft. easement area with (3) - 30’x154’ long guy wire easements) and will be constructed within a 60’x60’ security perimeter fence (6’ in height), with a 12’x60’ designated turnaround and/or parking area at the compound entrance (Please see site plan sheets C-2 to C-4). The site meets all the I-2 District setbacks, in particular the minimum 100’ rear yard in this case, since the adjacent property to the East is zoned R-2 (distance is 127’). The only utilities used will be power and fiber, with both to be run inside the 30’ wide access and utility easement, with the fiber to be bored underground. A backup diesel generator will be installed inside the fenced compound to provide backup in case of an emergency outage.

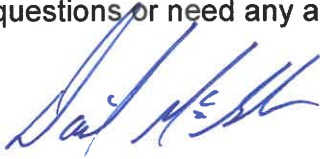
This site location has been carefully designed and chosen by T-Mobile’s wireless engineering team to meet a specific wireless coverage need in this part of western Madison County, which currently has very weak or no coverage. There are no other towers in the area that would provide a collocation option, with the nearest tower just under 3 miles away. Please see attached FCC registry search, as proof of no available towers in the area. This new site will provide coverage benefit for the many residents, businesses, and commuters in the area with improved and reliable wireless coverage. In addition, it is structurally designed for additional future wireless tenants (please see Site Plan Sheet C-4), which will provide a collocation option for any future wireless carriers. Due to its height, the FAA mandates tower lighting, but the site will utilize a

dual mode lighting system which turns to a red light at dusk, so as not to disturb any nearby property owners or commuters (see attached FAA determination).

This site will be unmanned, and once constructed will not generate any additional traffic to the area, and will not generate any noise, fumes, odors or any harmful emissions.

This site will serve the public convenience and welfare because the use will be designed, constructed, and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable government agencies.

Thank you for your acceptance of this request, and please contact me if you have any questions or need any additional documentation.

A handwritten signature in blue ink, appearing to read "David McGehee", is written over the text of the signature line.

David McGehee, CMI Acquisitions
Authorized Agent for Applicant

STREET MAP



LEGAL DESCRIPTIONS

Property Legal:

Beginning at the Southeast corner of Section 29, Township 9 North, Range 1 West, thence run North 476.35 feet ; thence West 297.6 feet; thence run North along the West boundary line of Lots 16, 15, 14 and 13 to the Northwest corner of Lot 13, Block 7 as shown on Plat of Kearney Park Subdivision on file in Plat Cabinet A at Slide 82; thence run South 89 degrees 50 minutes East 294 feet to the Northeast corner of Lot 13, Block 7 of Kearney Park Subdivision, thence run South 455.5 feet to the Point of Beginning.

Being the same property described in that certain Quitclaim Deed recorded in Deed Book 4506, at Page 507, of the land records of Madison County, Mississippi.

Tower Site Legal:

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;

Thence along a Chord Tie Line having a Bearing of S 30°05'49.11 W, a distance of 180.36 feet to the POINT OF BEGINNING;

Thence DUE SOUTH, a distance of 80.00 feet;

Thence DUE WEST, a distance of 80.00 feet;

Thence DUE NORTH, a distance of 80.00 feet;

Thence DUE EAST, a distance of 80.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.15 Acres (6,400 Square Feet), more or less.

Property Deed



Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
2/25/2025 10:13:07 AM
INST. 1022515 PAGE 1 OF 4
BOOK W - 4528/76
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

Space Above Line for Official Use Only

Prepared by and return to: Butler Snow LLP Attn: Tyler J. White MS Bar No.: 106879 Suite 1400 1020 Highland Colony Parkway Ridgeland, MS 39157 (601) 948-4482	Grantor: Gloria Ann White 139 Third St. Flora, MS 39071 (601) 506-8752	Grantee: James Tanner White 1221 Pocahontas Rd. Flora, MS 39071 (601) 966-6862
Indexing Instruction to the Chancery Clerk of Madison County, Mississippi: Lots 13, 14, 15 and 16, Block 7 as shown on Plat of Kearney Park Subdivision on file in Plat Cabinet A at Slide 82, Madison County, MS		

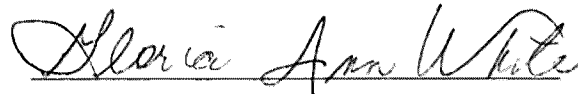
QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, Grantor hereby sells, conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the property described on Exhibit A.

Grantee shall pay ad valorem taxes for the year 2025 and every year thereafter.

Signature page follows

WITNESS THE SIGNATURE OF THE GRANTOR, to be effective as of the 22nd day of February, 2025, although actually signed on the date set forth in the acknowledgements below.


Gloria Ann White

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24 day of February, 2025, within my jurisdiction, the within named GLORIA ANN WHITE, who acknowledged that she executed the above and foregoing instrument.

(NOTARY PUBLIC)

My commission expires

MAY 9, 2027

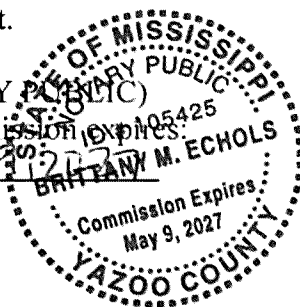


Exhibit A

Legal Description

Beginning at the Southeast corner of Section 29, Township 9 North, Range 1 West, thence run North 476.35 feet ; thence West 297.6 feet; thence run North along the West boundary line of Lots 16, 15, 14 and 13 to the Northwest corner of Lot 13, Block 7 as shown on Plat of Kearney Park Subdivision on file in Plat Cabinet A at Slide 82; thence run South 89 degrees 50 minutes East 294 feet to the Northeast corner of Lot 13, Block 7 of Kearney Park Subdivision, thence run South 455.5 feet to the Point of Beginning.

Being the same property described in that certain Quitclaim Deed recorded in Deed Book 4506, at Page 507, of the land records of Madison County, Mississippi.

For the same consideration as set forth herein, Grantor does hereby demise, quitclaim, convey and deliver to Grantee any and all interest they may have in the railroad spur tracks together with the facilities and appurtenances thereto, including the right-of-way thereof and that certain parcel of land located between Lots 14 and 15, Block 7, Kearney Park, Part 1, and the parcel of land located between Lots 16 and 17 of Block 7, Kearney Park, Part 1, whether the same is correctly described herein or not. Further, Grantor hereby demises, quitclaims, conveys and delivers all of their respective interests in the property owned by Grantor, lying and being in Section 29, Township 9 North, Range 1 West, and Lots 13, 14, 15 and 16 of Block 7 of Kearney Park Subdivision, Madison County, Mississippi.

92111367.v1

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 2/25/2025 10:13:07 AM AND RECORDED IN W BOOK 4528 PAGE 76

Easement for Tower Site

Prepared by:

GST Capital Partners, LLC
25387 Friendship Road, Suite B
Daphne, AL 36526

Return to:

GST Capital Partners, LLC
Attn: Matt Huffty
25387 Friendship Road, Suite B
Daphne, AL 36526

INDEXING INSTRUCTIONS: SECTION 29, Lots 13, 14, 15 and 16 of BLK 7, KEARNEY PARK SUBDIVISION, TOWNSHIP 9 NORTH,
RANGE 1 WEST, MADISON COUNTY, MISSISSIPPI

Re: Cell Site #: MS 2505
 Cell Site Name: FLORA- White
 State: MISSISSIPPI
 County: MADISON

MEMORANDUM OF EASEMENT AGREEMENT

This Memorandum of Easement is entered into between:

James Tanner White (referred to as "Grantor")

1221 Pocahontas Road
Flora, MS 39071
Phone: 601-966-6862

and

GST Capital Partners, LLC, a Delaware limited liability company ("Grantee")

25387 Friendship Road, Suite B
Daphne, AL 36526
Phone: 318-469-3692

This Memorandum of Easement is being recorded to give notice that Landlord and Tenant have entered into an Easement Agreement ("Agreement") dated 4/28/2025 covering land in Madison County, Mississippi and more particularly described in Exhibits A and A1 attached hereto and incorporated herein (the "Property").

The Easement grants and conveys unto Grantee, its tenants, lessees, sublessees, licensees, agents, successors, and assigns: (a) a fifty year exclusive easement in and to that portion of the Property more

Just

particularly described in Exhibit B attached hereto (the "Exclusive Easement"); (b) a fifty year non-exclusive easement in and to that portion of the Property more particularly described in Exhibit C hereto (the "Access Fiber, and Utility Easement") (the Exclusive Easement and the Access, Fiber, and Utility Easement being collectively referred to herein as the "Easements").

The duration of the Easements is for fifty (50) years unless Grantee elects to terminate or extend the Easements in writing and records same in the land records. The term of the Agreement and the Easements commence on _____.

Grantee shall use the Easements for the purpose of building, maintaining, and operating a wireless communications tower and facility and uses incidental thereto.

Should the Grantor, at any time during the term of the Agreement, decide to sell, assign, convey, lease, encumber, or otherwise transfer all or any part of the Property to a party other than Grantee, the same shall be made expressly subject to the Agreement and Grantee's rights and interest under the Agreement.

As part of Grantee's right to the undisturbed use and enjoyment of the Property, Grantor shall not, at any time during the term of the Agreement (a) use or suffer or permit another person to use any portion of the Property or any adjacent parcel of land now or hereafter owned, leased, or managed by Grantor for the uses permitted in the Agreement or other uses similar thereto, or (b) grant any interest or an option to acquire any interest in any of the Property that permits any of the uses permitted under the Agreement without the prior written consent of the Grantee, in Grantee's sole discretion. In the event of any interference with Grantee's undisturbed use and enjoyment of the Property, Grantor shall eliminate the same (or cause the same to be eliminated), without cost to Grantee, promptly following (but not later than seventy-two (72) hours after) written notice thereof given by Grantee to Grantor.

Grantor consents to granting by Grantee of a mortgage, deed of trust, lien and security interest in the Agreement, the Easements, and all of Grantee's property and fixtures attached to the Easements described herein, and furthermore consents to the exercise by Grantee's mortgagee of its right of foreclosure with respect to any such lien and security interest.

In the event of any conflict between this Memorandum of Easement Agreement and the Agreement itself, the terms of the Agreement will control.

The parties hereby ratify and confirm the Agreement remains in full force and effect as the binding obligations of the parties.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

dmv

In witness whereof, the parties have executed this instrument as of April 28, 2025.

GRANTOR:

By: 

Name: James Tanner White

Title: Owner

GRANTEE:

GST Capital Partners, LLC

By: 

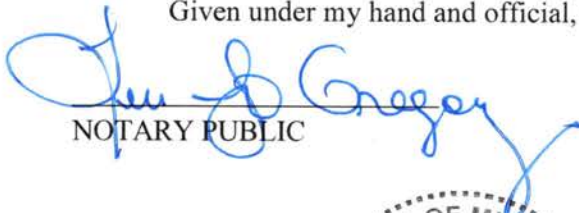
Name: John C. Bean

Title: President

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, the undersigned Notary Public in and for said State and County, hereby certify that James Tanner White, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official, notarial seal this 28th day of April, 2025.


NOTARY PUBLIC

My Commission Expires:



STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned Notary Public in and for said State and County, hereby certify that John C. Beon as President of GST Capital Partners, LLC, a Delaware limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official, notarial seal this 13 day of May, 2025.


NOTARY PUBLIC

My Commission Expires:

My Commission Expires
August 27, 2025

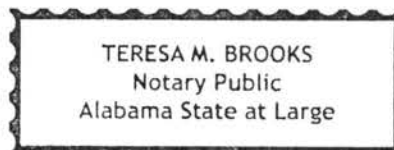


EXHIBIT A

Property Description

PARENT PARCEL

Madison County, Mississippi

**Township 9 North, Range 1 West, Section 29, Lots 13, 14, 15 and 16 of Block 7,
Kearney Park Subdivision**

Legal Description

Beginning at the Southeast corner of Section 29, Township 9 North, Range 1 West, thence run North 476.35 feet ; thence West 297.6 feet; thence run North along the West boundary line of Lots 16, 15, 14 and 13 to the Northwest corner of Lot 13, Block 7 as shown on Plat of Kearney Park Subdivision on file in Plat Cabinet A at Slide 82; thence run South 89 degrees 50 minutes East 294 feet to the Northeast corner of Lot 13, Block 7 of Kearney Park Subdivision, thence run South 455.5 feet to the Point of Beginning.

Being the same property described in that certain Quitclaim Deed recorded in Deed Book 4506, at Page 507, of the land records of Madison County, Mississippi.

dmv

EXHIBIT A-1

Plot Plan

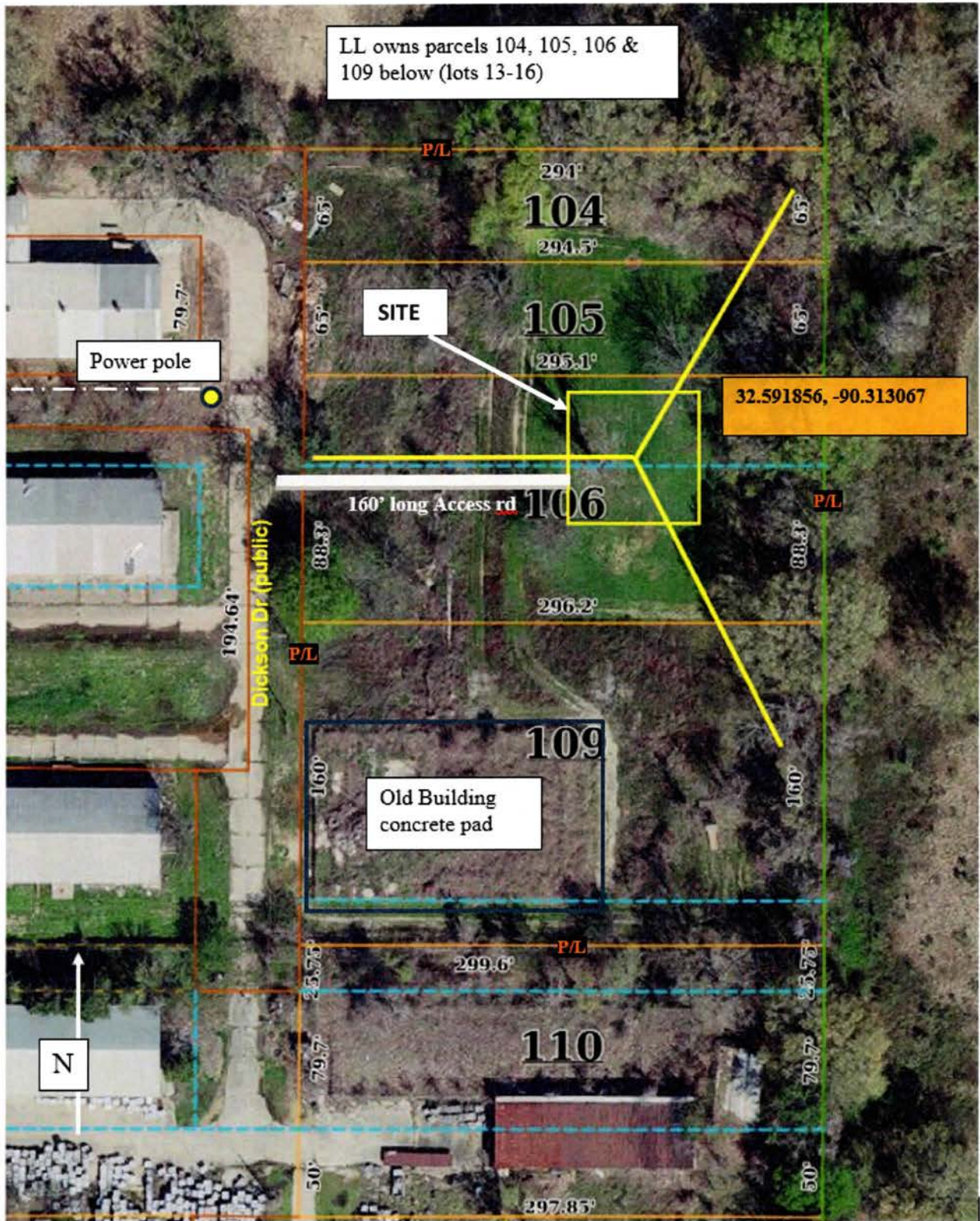


EXHIBIT B

Exclusive Easement

TO BE SLIP-SHEETED ONCE SURVEY IS COMPLETETED

EXHIBIT C

Access, Fiber and Utility Easement

TO BE SLIP-SHEETED ONCE SURVEY IS COMPLETETED

Imur

EXHIBIT D

Survey

TO BE SLIP-SHEETED ONCE SURVEY IS COMPLETETED

John

Adjacent Property Owner Info

15
121

Saxton

Ramsay
103

102

104

105

Subject property
106
(new deed for 4 lots)

Saxton

107
Moncure
& Burns

100

109

97

108

110
Foxtrot LLC

96

111

KEARNEY PARK
PART 1
PB A PG 82 B

9

112

114/01

114/02

29

KEARNEY PARK PT 1
PB A PG 82A

1

2

3

4

5

8

28

32

33

7

N

Berkley St

Campbell Dr

Howard Dr

Dickinson Rd

Griffin Dr

Livingston Vernon Rd

Livingston Vernon Rd

N & E

061I-29D-121/00.00 Card 1 of 1
 Alt: 0612941210000 Map:
 TD 4 M STR 29 09N 01W Block

Date Printed 08/19/2024

SAXTON MICHAEL W SR
 1094 HWY 49

Madison County Tax 2024
 Card 1 of 1

FLORA MS 39071

Field Work by /00/

PPIN 2440

Exempt Code
 LOT 15 KEARNEY PARK PT 1 BEING 11.1
 9AC

Land Value Buildings Total Value
 1900 1900

DEED-3449 346 02/28/2017
 DEED-2531 675 04/30/2010
 DEED- 41 597 06/06/2007
 DEED- 449 366 08/31/1999
 DEED- 52 192 03/23/1982
 KEARNEY PARK PT 1 BL 15
 A/82

Lot Size Acres Use Code
 11.19 9111

Type	/Z1 Size	Price	D/F	Adj	Desc	\$/ft	Value C
2	.03	887.00					30 2
3	3.22	224.00					720 2
4	5.90	125.00					740 2
A	1.12	236.00					260 2
B	.92	161.00					150 2

South

061I-29D-110/00.00 Card 1 of 1
Alt: 0612941100000 Map:
TD 4 M STR 29 09N 01W Block
142 GRIFFIN DR
Field Work by /00/

Date Printed 08/19/2024
Madison County Tax 2024
Card 1 of 1
PPIN 2434

FOXTROT LLC
PO BOX 321
JACKSON MS 39205
Exempt Code
KEARNEY PARK PT 1 LOT 17 BLK 7 & P
T OF GRIFFIN DR & ABANDONED R/R -1.
07 AC-
DEED-4318 684 04/10/2023
DEED-4316 463 03/31/2023
DEED-2382 867 01/09/2009
DEED-2074 562 07/17/2006
DEED- 360 121 07/28/1995
DEED- 309 331 12/10/1992
DEED- 294 159 12/31/1991
DEED- 222 161 12/08/1986
KEARNEY PARK PT 1 BL 7
A/82

Land Value Buildings Total Value
18640 10360 29000

Lot Size Acres Use Code
SQ FT 3900

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C						
46609.00X		.40			1.07 ACRES	.40	18640 1						
Bld	Type	Foun dati	Class	Cla Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL
1	WAREHOUSE	SLAB	L/D-	32	4120	4120	29.99	9.60	10.08	51796 20	1940	10360	35
											Extras		
Exterior Walls		Roof Type		Roof Material			Floors						
1	CORR/SHEET META 16	GABLE			8	SHEET METAL	2		CONC ON GRADE	6	1	INSULATION	5199
Interior Walls		Interior Ceiling		Plumbing Electricity			Adjustments						
1	UNFINISHED	UNFINISHED			NONE		MAX	5					
											1	TOTAL EXTR	10266

West (2 parcels)

061I-29D-108/00.00 Card 1 of 1
 Alt: 0612 Map:
 TD 4 M STR 29 09N 01W Block
 Field Work by /00/

Date Printed 08/19/2024
 Madison County Tax 2024
 Card 1 of 1
 PPIN 2432

MONCURE LONNIE D III & BURNS ZAVIAN
 442 LIVINGSTON VERNON RD
 FLORA MS 39071
 Exempt Code
 LOT 10 KEARNEY PARK PT 1 BLK 7 & 0.
 182 AC ADJ S END
 DEED-4376 193 10/04/2023
 DEED-4352 329 07/21/2023
 DEED-4352 326 07/21/2023
 DEED-2609 673 11/18/2010
 DEED-2609 711 11/18/2010
 DEED-1870 212 01/10/2005
 DEED- 238 148 03/11/1988
 DEED- 238 146 03/11/1988
 DEED- 238 150 03/11/1988
 DEED- 245 708 01/01/1980
 KEARNEY PARK PT 1 BL 7
 A/82

Land Value Buildings Total Value
 8800 19700 28500

Lot Size Acres Use Code
 SQ FT 3380

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C						
	22000.00X	.40				.40	8800 1						
Bld	Type	Foun dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL
1	WAREHOUSE	SLAB	L/D	58	10764	10764	28.20	16.36	17.18	190281	10 1940	19030	35
2	CONCRETE PAVING	4	A		3689	3689	3.46	3.46	3.63	13391	5 1940	670	30
												Extras	
												1	5100
												FIXTURES	
Exterior Walls		Roof Type		Roof Material		Floors							
1	ASBESTOS WF	30	GABLE	8	ROLL COMPOSITION	2	CONCRETE RAISED	8	1	TOTAL EXTR		5355	
Interior Walls		Interior Ceiling		Plumbing Electricity		Adjustments							
1	UNFINISHED	UNFINISHED		NONE	MAX	5	PARTITIONS	5					

West (N parcel)

061I-29D-103/00.00 Card 1 of 1
 Alt: 0612 Map:
 TD 4 M STR 29 09N 01W Block
 Field Work by /00/

Date Printed 08/19/2024
 Madison County Tax 2024
 Card 1 of 1
 PPIN 2427

RAMSAY ALAN T
 165 CHAPEL HILL RD
 FLORA MS 39071
 Exempt Code
 LOT 12 KEARNEY PARK PT 1 BLK 7
 DEED-4150 752 12/27/2021
 DEED- 505 898 03/04/2002
 DEED- 299 217 04/29/1992
 DEED- 297 567 03/25/1992
 DEED- 248 446 12/28/1988
 KEARNEY PARK PT 1 BL 7
 A/82

Land Value 8800 Buildings Total Value 20220 29020

Lot Size Acres Use Code
 SQ FT 6370

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value	C							
22000.00X		.40				.40	8800	1							
Bld	Type	Foun dati	Class	Cla Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	G%	Year Buil	Value	SL	
1	WAREHOUSE	SLAB	L/D	49	10764	11562	28.20	13.82	14.51	186638	10	1940	18660	35	
2	CONCRETE PAVING	4	A		610	610	3.46	3.46	3.63	2214	10	1940	220	30	
3	CONCRETE PAVING	4	A		3689	3689	3.46	3.46	3.63	13391	10	1940	1340	30	
											Extras				
Exterior Walls		Roof Type			Roof Material			Floors			1	SPRINKLER		17975	
1	ASBESTOS WF	30	GABLE		8	SHEET METAL		2	CONCRETE RAISED		8	1	TOTAL EXTR		18873
Interior Walls		Interior Ceiling			Plumbing Electricity			Adjustments							
1	UNFINISHED	UNFINISHED			NONE		MIN	1							



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-12273-OE

Issued Date: 08/21/2025

GST CAPITAL PARTNERS, LLC
JOHN BEAN
25387 Friendship Road
Suite B
Daphne, AL 36526

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Flora-White (MS2505)
County, State: Madison, Mississippi

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	32-35-30.41N	90-18-47.38W	213 Ft	260 Ft	473 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This determination expires on 02/21/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-5954, or timothy.m.waychoff@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-12273-OE.

Signature Control No: 662732447-674585750

(DNE)

timothy.m.waychoff@faa.gov

Specialist

Attachment(s)

Case Description

Frequency Data

Map(s)

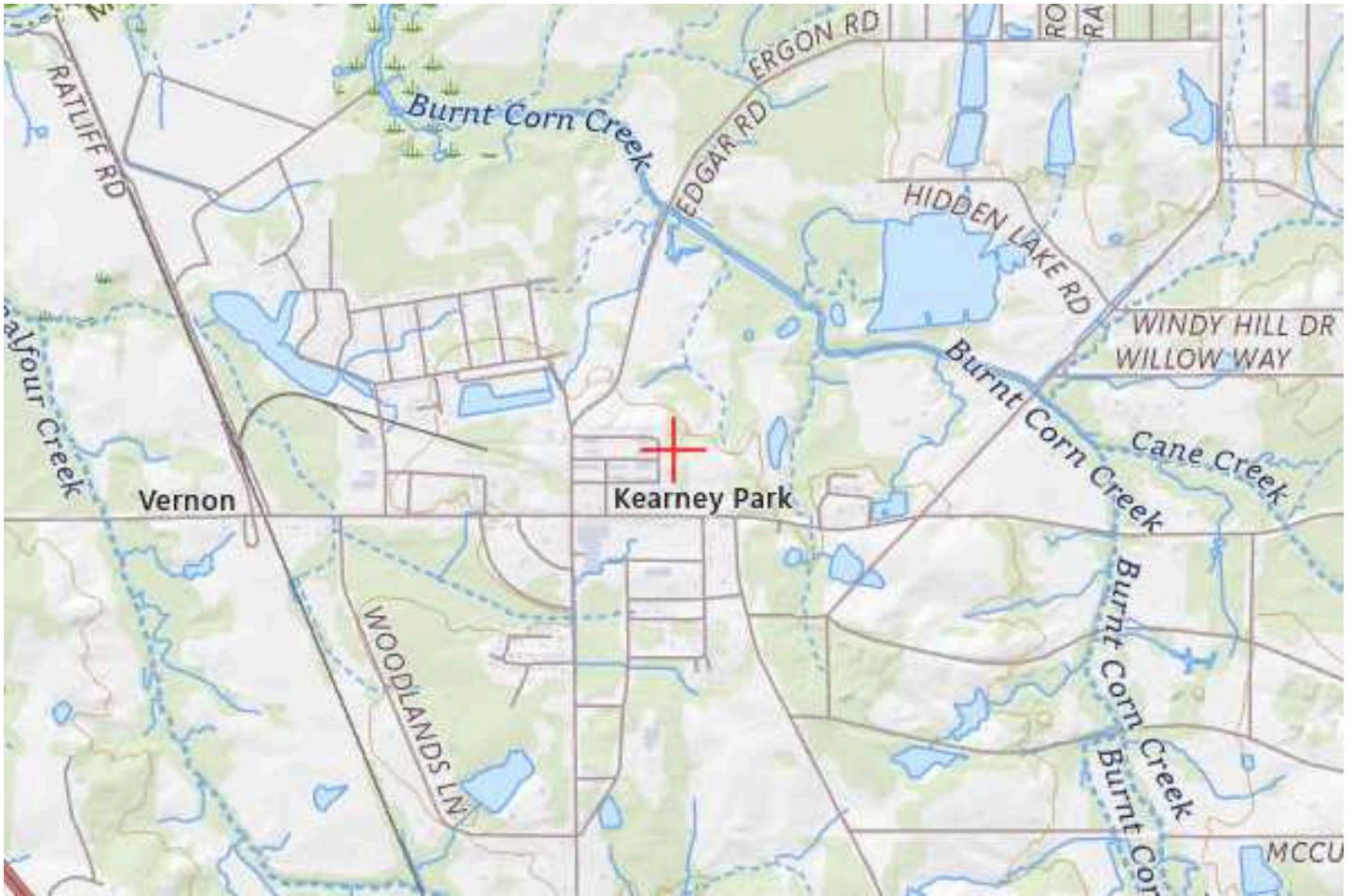
cc: FCC

Case Description for ASN 2025-ASO-12273-OE

255-ft (260-ft w/appurtenances) AGL guyed-wire communications tower

Frequency Data for ASN 2025-ASO-12273-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



Certificate of AM Regulatory Compliance

Site Name Flora_MS
Location N32-35-30.41 W90-18-47.38
Client GST Capital Partners
Certification Date 8/28/2025

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns

Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart.

Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

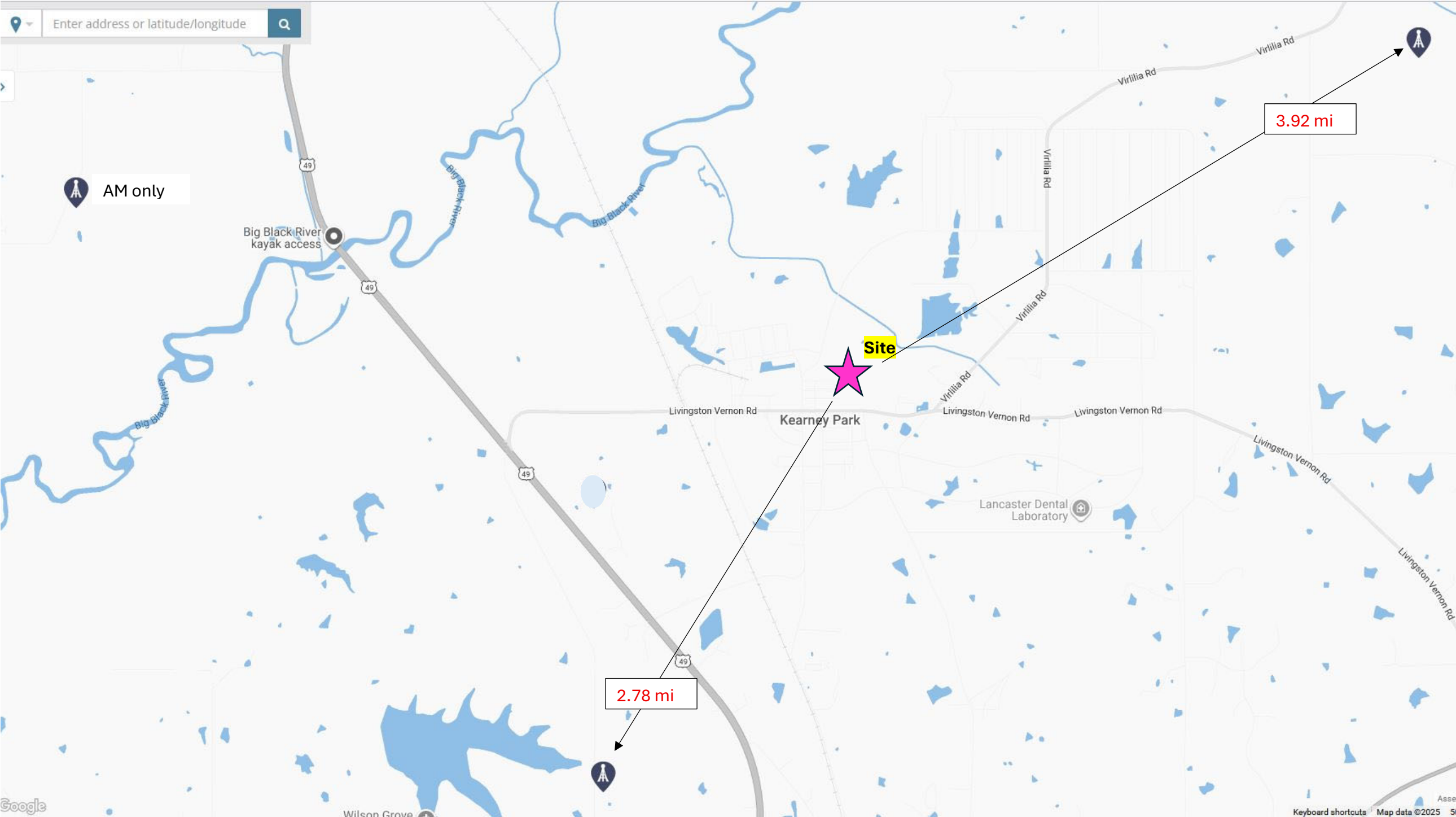
(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above coordinates has been screened out to 3.2 km for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations and found to have no AM broadcast stations currently licensed to operate within those distances. Current FCC rules coordination distances are less as calculated in the above FCC rule §1.30002 adopted February 2014. Structure height is also considered in the current FCC rules. No further AM coordination actions are warranted at this time.



8618 Westwood Center Drive, Suite 315
Vienna, VA 22182
703-276-1100
www.sitesafe.com
©2019 Site Safe, LLC.

AREA TOWER MAP



GENERAL NOTES:

1.

This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor’s Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2.

Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3.

Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4.

Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5.

Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive, and conditions may change after the time of survey: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities. See also 2021 ALTA Standards, page 10, "Note to clients..."
6.

This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7.

This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8.

Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9.

Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
10.

This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
11.

Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
12.

Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

SURVEYOR'S CERTIFICATION

To: GST Capital Partners, LLC:
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in Mississippi, and meets or exceeds the requirements for a Class B Survey as specified therein.



TRAVIS L. SHIELDS
Licensed Professional Surveyor
PS-30747

PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 32.591781° 32° 35' 30.41"
Longitude: WEST: 90.313162° 90° 18' 47.38"
Ground Elev: 213.0 FEET AMSL (NAVD88)
Benchmark: D09482 MSGN

VESTING LAND

ODIE WHITE, JR
TAX PARCEL: 061I-29D-106; TAX PARCEL: 061I-29D-109
TAX PARCEL: 061I-29D-105; TAX PARCEL: 061I-29D-104

NORTH ORIENTATION

MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 12B
DATE OF SURVEY: 06-24-2025

Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ ± 0.10'
EPOCH 2010.0000
Convergence: 0.01086389°; Combined Factor: 0.99994406

FLOOD DATA

FEMA FLOOD MAP PANEL: 28089C0375G, Effective Date: 01-17-2025
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

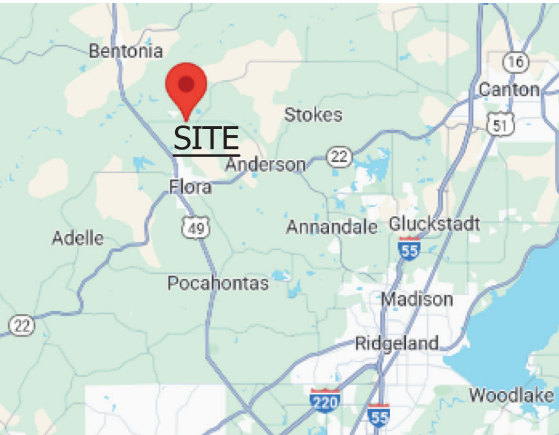
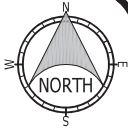
TITLE EXAMINATION:

Not available. Note: Conveyance Deed lists Deeds which may describe matters relevant to the vesting lands, said Deeds not available to surveyor and not addressed herein.

SURVEY ISSUE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	06-09-2025	NB	TLS

LOCATION MAP
NOT TO SCALE



SURVEY MAP LEGEND

- CONCRETE MONUMENT FOUND
- ⦿

UTILITY POLE
- ⬮

WATER VALVE
- ⦿

FIRE HYDRANT
- ✱

PROPOSED EQUIPMENT LOCATION
- ⦿

SITE BENCHMARK

- R/W

RIGHT-OF-WAY
- C/L

CENTER LINE
- AU

ACCESS & UTILITY
- ESMT

EASEMENT
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- Sq Ft

SQUARE FEET

- x — x — x —

FENCE
- — — — — OHU — — — — —

OVERHEAD UTILITY LINES
- CONCRETE EDGE
- 5' CONTOURS
- - - - -

1' CONTOURS

- RW —————

PUBLIC R/W
- - - - -

TAX PARCEL BOUNDARY
- TIE LINE
- LESSEE'S PREMISES
- - - - -

LESSEE'S EASEMENT



DELTA OAKS GROUP
4904 Professional Court
Raleigh, NC 27609



GST CAPITAL PARTNERS, LLC
25387 Friendship Road, Suite B,
Daphne, AL 36526

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SITE SURVEY
FLORA - WHITE
Site Number: MS2505
Dickson Drive, Flora, MS 39071
Section 29, Township 9 North, Range 1 West
Madison County, Mississippi

COVER SHEET

DWG#: 25165
ISSUE #: 0
ISSUE DATE: 06-09-2025
SEE SHEET #1

SHEET
1
OF
4

PROPERTY INFORMATION

PARENT TAX PARCEL

- A. ODIE WHITE, JR
TAX PARCEL: 061I-29D-106
DEED BOOK 360, PAGE 118

ADJOINING TAX PARCELS

- B. ODIE WHITE, JR
TAX PARCEL: 061I-29D-109
DEED BOOK 360, PAGE 118

- C. ODIE WHITE, JR
TAX PARCEL: 061I-29D-105
DEED BOOK 360, PAGE 118

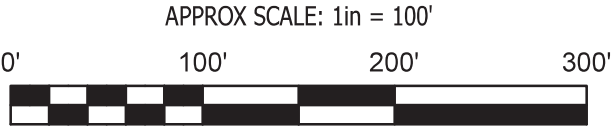
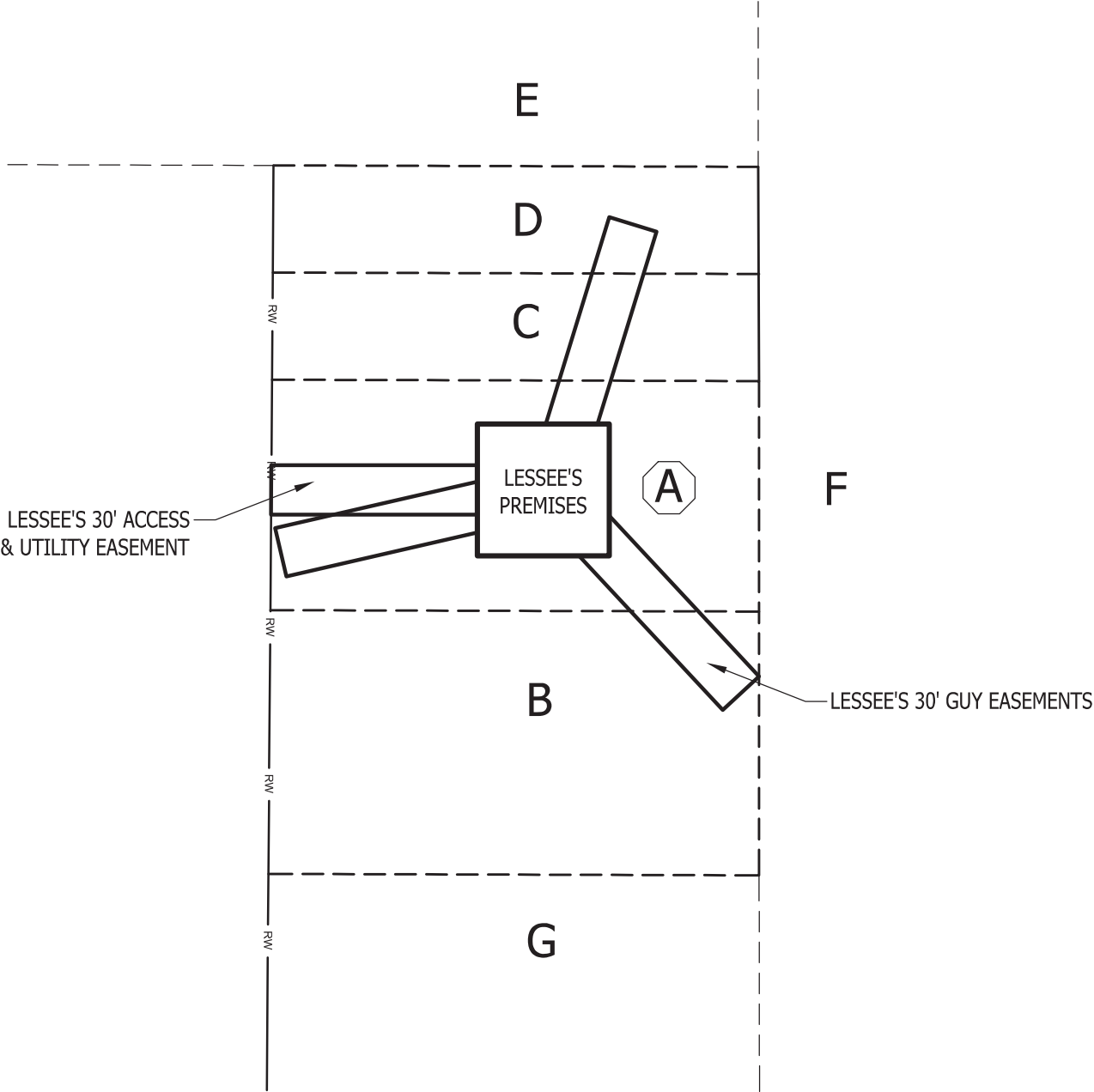
- D. ODIE WHITE, JR
TAX PARCEL: 061I-29D-104
DEED BOOK 360, PAGE 118

ADJOINING TAX PARCELS

- E. MICHAEL W. SAXTON, SR.
TAX PARCEL: 061I-29D-121
DEED BOOK 3449, PAGE 346

- F. MICHAEL W. SAXTON, SR.
TAX PARCEL: 061H-28C-007
DEED BOOK 3449, PAGE 346

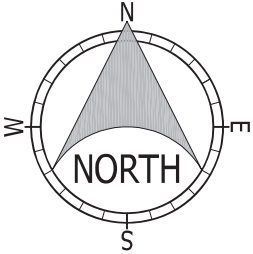
- G. FOXTROT, LLC.
TAX PARCEL: 061I-29D-110
DEED BOOK 4318, PAGE 684



OVERVIEW MAP LEGEND

	PUBLIC R/W
	VESTING LAND
	ADJOINING TAX PARCEL
	LESSEE'S PREMISES
	LESSEE'S EASEMENT(S)

OVERVIEW MAP CAVEAT:
OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION
SEE SURVEY MAP FOR ALL MATTERS RELATED TO SITE SURVEY



THE
LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423.304.6722

PREPARED FOR



DELTA OAKS GROUP
4904 Professional Court
Raleigh, NC 27609



GST CAPITAL PARTNERS, LLC
25387 Friendship Road, Suite B,
Daphne, AL 36526

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

FLORA - WHITE

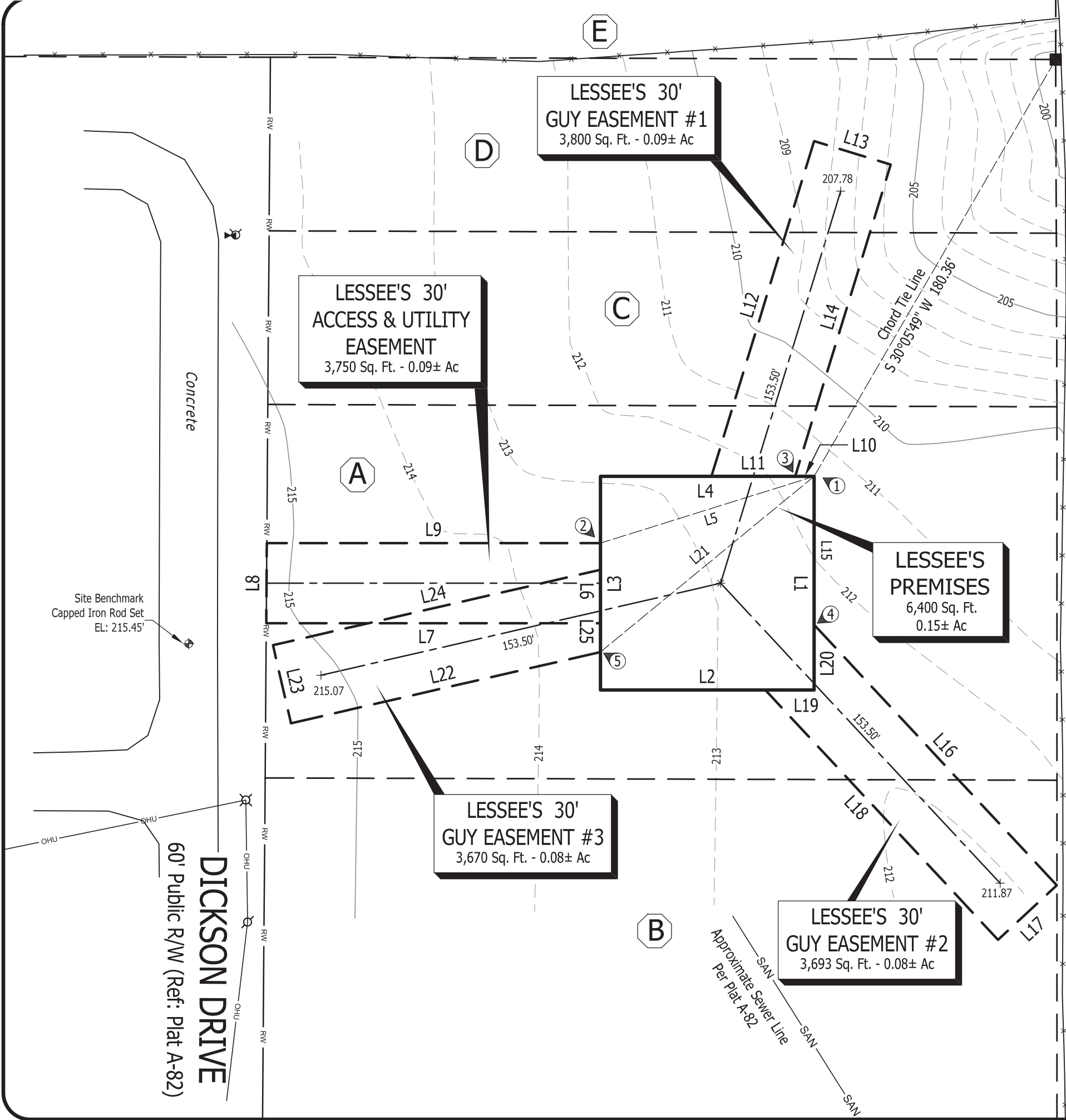
Site Number: MS2505

Dickson Drive, Flora, MS 39071
Section 29, Township 9 North, Range 1 West
Madison County, Mississippi

OVERVIEW MAP

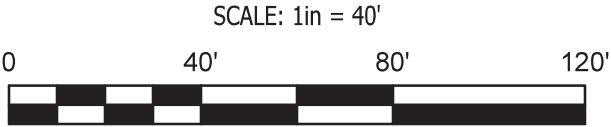
DWG#: 25165
ISSUE #: 0
ISSUE DATE: 06-09-2025
SEE SHEET #1

SHEET
2
OF
4



- POINTS OF BEGINNING:
1. PREMISES
 2. ACCESS & UTILITY EASEMENT
 3. GUY EASEMENT #1
 4. GUY EASEMENT #2
 5. GUY EASEMENT #3

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	DUE SOUTH	80.00'
L2	DUE WEST	80.00'
L3	DUE NORTH	80.00'
L4	DUE EAST	80.00'
L5	S 72°38'46" W	83.82'
L6	DUE SOUTH	30.00'
L7	DUE WEST	125.10'
L8	N 00°25'00" E	30.00'
L9	DUE EAST	124.88'
L10	DUE WEST	7.06'
L11	DUE WEST	31.38'
L12	N 17°01'44" E	131.26'
L13	S 72°58'16" E	30.00'
L14	S 17°01'44" W	122.07'
L15	DUE SOUTH	55.56'
L16	S 42°58'16" E	133.25'
L17	S 47°01'44" W	30.00'
L18	N 42°58'16" W	127.81'
L19	DUE EAST	18.24'
L20	DUE NORTH	24.44'
L21	S 50°34'50" W	103.56'
L22	S 77°01'44" W	118.87'
L23	N 12°58'16" W	30.00'
L24	N 77°01'44" E	125.78'
L25	DUE SOUTH	30.79'



THE
LAND CONSULTANTS
LLC

2820 15TH AVE SW
HUNTSVILLE, AL 35805
423.304.6722

PREPARED FOR

DELTA OAKS
GROUP

DELTA OAKS GROUP

4904 Professional Court
Raleigh, NC 27609

GST

GST CAPITAL PARTNERS, LLC

25387 Friendship Road, Suite B,
Daphne, AL 36526

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

FLORA - WHITE

Site Number: MS2505

Dickson Drive, Flora, MS 39071

Section 29, Township 9 North, Range 1 West

Madison County, Mississippi

SITE SURVEY

DWG#: 25165
ISSUE #: 0
ISSUE DATE: 06-09-2025
SEE SHEET #1

SHEET

3

OF

4

LESSEE'S PREMISES

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;
Thence along a Chord Tie Line having a Bearing of S 30°05'49" W, a distance of 180.36 feet to the POINT OF BEGINNING;

Thence DUE SOUTH, a distance of 80.00 feet;
Thence DUE WEST, a distance of 80.00 feet;
Thence DUE NORTH, a distance of 80.00 feet;
Thence DUE EAST, a distance of 80.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.15 Acres (6,400 Square Feet), more or less.

LESSEE'S 30' ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;
Thence along a Chord Tie Line having a Bearing of S 30°05'49" W, a distance of 180.36 feet;
Thence S 72°38'46" W, a distance of 83.82 feet to the POINT OF BEGINNING;

Thence DUE SOUTH, a distance of 30.00 feet;
Thence DUE WEST, a distance of 125.10 feet;
Thence N 00°25'00" E, a distance of 30.00 feet;
Thence DUE EAST, a distance of 124.88 feet to the POINT OF BEGINNING.

Said Easement contains 0.09 Acres (3,750 Square Feet), more or less.



LESSEE'S 30' GUY EASEMENT #1

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;
Thence along a Chord Tie Line having a Bearing of S 30°05'49" W, a distance of 180.36 feet;
Thence DUE WEST, a distance of 7.06 feet to the POINT OF BEGINNING;

Thence DUE WEST, a distance of 31.38 feet;
Thence N 17°01'44" E, a distance of 131.26 feet;
Thence S 72°58'16" E, a distance of 30.00 feet;
Thence S 17°01'44" W, a distance of 122.07 feet to the POINT OF BEGINNING.

Said Easement contains 0.09 Acres (3,800 Square Feet), more or less.

LESSEE'S 30' GUY EASEMENT #2

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;
Thence along a Chord Tie Line having a Bearing of S 30°05'49" W, a distance of 180.36 feet;
Thence DUE SOUTH, a distance of 55.56 feet to the POINT OF BEGINNING;

Thence S 42°58'16" E, a distance of 133.25 feet;
Thence S 47°01'44" W, a distance of 30.00 feet;
Thence N 42°58'16" W, a distance of 127.81 feet;
Thence DUE EAST, a distance of 18.24 feet;
Thence DUE NORTH, a distance of 24.44 feet to the POINT OF BEGINNING.

Said Easement contains 0.08 Acres (3,693 Square Feet), more or less.

LESSEE'S 30' GUY EASEMENT #3

All that tract or parcel of land lying and being in Section 29, Township 9 North, Range 1 West, Madison County, Mississippi, and being a portion of the property of Odie White, Jr., of record in Deed 360, Page 1183, Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northeast Corner of aforesaid Property, also the Northeast Corner of Lot 13, Block 7, Kearney Park Subdivision, Plat Cabinet A, Page 82, said Records;
Thence along a Chord Tie Line having a Bearing of S 30°05'49" W, a distance of 180.36 feet;
Thence S 50°34'50" W, a distance of 103.56 feet to the POINT OF BEGINNING;

Thence S 77°01'44" W, a distance of 118.87 feet;
Thence N 12°58'16" W, a distance of 30.00 feet;
Thence N 77°01'44" E, a distance of 125.78 feet;
Thence DUE SOUTH, a distance of 30.79 feet to the POINT OF BEGINNING.

Said Easement contains 0.08 Acres (3,670 Square Feet), more or less.



THE
LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

PREPARED FOR



DELTA OAKS GROUP
4904 Professional Court
Raleigh, NC 27609



GST CAPITAL PARTNERS, LLC
25387 Friendship Road, Suite B,
Daphne, AL 36526

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

FLORA - WHITE

Site Number: MS2505

Dickson Drive, Flora, MS 39071

Section 29, Township 9 North, Range 1 West
Madison County, Mississippi

DESCRIPTIONS

DWG#: 25165
ISSUE #: 0
ISSUE DATE: 06-09-2025
SEE SHEET #1

SHEET
4
OF
4

SITE OVERVIEW	
TYPE OF OCCUPANCY:	TELECOMMUNICATION
PROJECT TYPE:	COVERAGE STRATEGY
TOWER TYPE:	GUYED TOWER
TOWER HEIGHT:	255-FT +/-
TOWER LATITUDE:	32° 35' 30.41" N (32.591781°)
TOWER LONGITUDE:	90° 18' 47.38" W (-90.313162°)
GROUND ELEVATION:	213-FT +/- AMSL (NAVD 88)
ZONING JURISDICTION:	MADISON COUNTY
COUNTY:	MADISON
PARCEL ID:	0611-29D-106
ZONED:	I-2
PROJECT AREA:	.49 ACRES (21,313 SF)
DISTURBED AREA:	.19 ACRES (8,321 SF)
POWER COMPANY:	ENTERGY MS
	877-387-2499
TELCO/FIBER COMPANY:	CSPIRE FIBER
	800-342-3716

PROJECT CONTACT DIRECTORY	
LAND OWNER:	ODIE WHITE JR 560 DELK ROAD SEMINARY, MS 39479
PREPARED FOR:	GST CAPITAL PARTNERS, LLC 25387 FRIENDSHIP RD., STE. B DAPHNE, AL 36526
SITE ENGINEER:	DELTA OAKS GROUP, PLLC 2724 DISCOVERY DRIVE, SUITE 110-120 RALEIGH, NC 27616 CONTACT: RHETT BUTLER, PE (919) 342-8247
APPLICANT:	T-MOBILE 1110 MOUNTLIMA DR SUITE 900, MOBILE, AL 36609

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:	
1. TIA-222-I	8. 2018 INTERNATIONAL MECHANICAL CODE
2. LOCAL BUILDING CODE	9. 2018 INTERNATIONAL FUEL GAS CODE
3. CITY/COUNTY ORDINANCES	10. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
4. 2024 INTERNATIONAL RESIDENTIAL CODE	11. 2023 NATIONAL ELECTRICAL CODE
5. 2024 INTERNATIONAL BUILDING CODE	
6. 2024 INTERNATIONAL FIRE CODE	
7. 2018 INTERNATIONAL PLUMBING CODE	

CALL MISSISSIPPI 811
3 WORKING DAYS BEFORE YOU DIG
811 OR 1-800-227-6477

GENERAL NOTES

- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
- A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE (APPROX. 1 TRIP PER MONTH).
- THE PROJECT WILL NOT RESULT IN SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE.
- NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED.
- NO COMMERCIAL SIGNAGE IS PROPOSED.

SHEET INDEX			
SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
T-1	TITLE SHEET	E-1	UTILITY LAYOUT
C-1	OVERALL PARCEL VIEW	E-2	ELECTRICAL DETAILS
C-2	SITE PLAN	E-3	ELECTRICAL DETAILS
C-3	GRADING AND EROSION CONTROL PLAN	G-1	GROUNDING PLAN
C-4	TOWER PROFILE AND COMPOUND PLAN	G-2	GROUNDING DETAILS
C-5	EQUIPMENT PLAN & ANTENNA PLAN	G-3	GROUNDING DETAILS
C-6	CIVIL DETAILS	G-4	GROUNDING DETAILS
C-7	CIVIL DETAILS	G-5	GROUNDING DETAILS
C-8	CIVIL DETAILS	G-6	GROUNDING DETAILS
C-9	CIVIL DETAILS	GN-1	GENERAL NOTES
C-10	CIVIL DETAILS	RF-1	ANTENNA SCHEDULES & RFDS INFO
C-11	CIVIL DETAILS	REF	SURVEY SHEETS
C-12	CIVIL DETAILS	-	-
C-13	CIVIL DETAILS	-	-
C-14	CIVIL DETAILS	-	-
C-15	CIVIL DETAILS	-	-
C-16	CIVIL DETAILS	-	-
C-17	CIVIL DETAILS	-	-
		-	-

CONSTRUCTION DRAWINGS

PROPOSED 255-FT GUYED TOWER



GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526

T-MOBILE / GST SITE NAME

9ME7568/ FLORA-WHITE

T-MOBILE / GST SITE ID

9ME7568A / MS2505

SITE ADDRESS

TBD EAST SIDE OF DIXON DRIVE
FLORA, MS 39071

PROJECT TYPE

COVERAGE STRATEGY

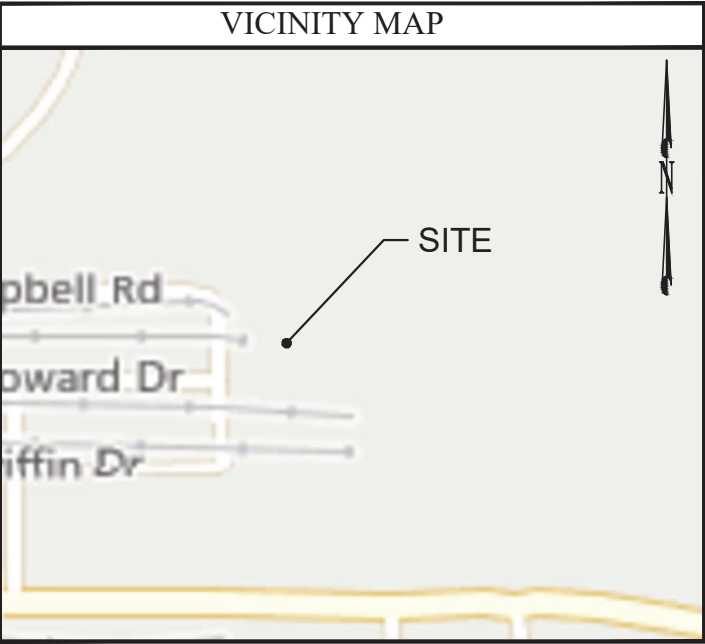
SITE COORDINATES

32.591781°, -90.313162°

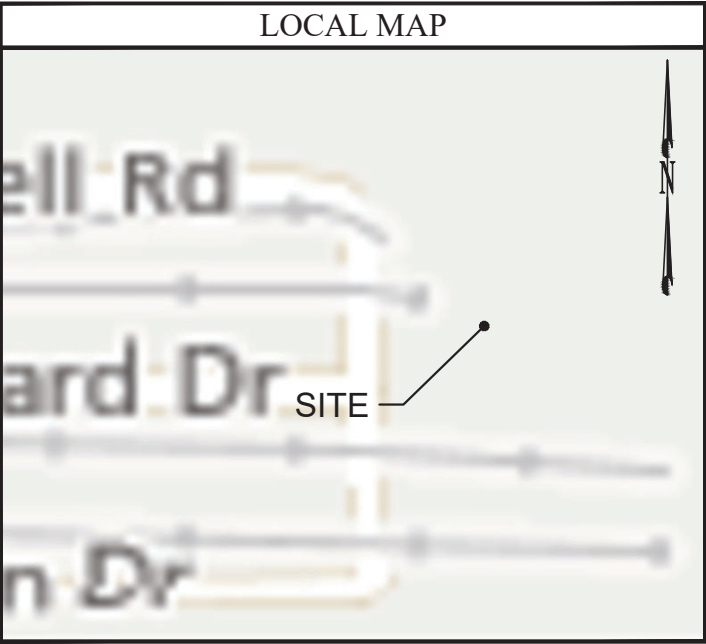
RAN TEMPLATE

NSD_3-SEC LB+MB

VICINITY MAP



LOCAL MAP



DIRECTIONS

FROM JACKSON-EVERS INTERNATIONAL AIRPORT:
EXIT JACKSON-EVERS INTERNATIONAL AIRPORT AND FOLLOW AIRPORT ROAD WEST FOR 1.2 MILES. TURN LEFT ON MS-475 SOUTH AND CONTINUE FOR 2.5 MILES. MERGE ONTO I-20 WEST TOWARD JACKSON AND DRIVE 7.6 MILES. MERGE ONTO I-55 NORTH TOWARD GRENADA AND CONTINUE FOR 11.4 MILES. TAKE EXIT 125 TOWARD US-49 NORTH AND DRIVE 0.5 MILES. TURN LEFT ON US-49 NORTH AND CONTINUE FOR 7.2 MILES. TURN LEFT ON COX FERRY ROAD AND DRIVE 3.6 MILES. TURN RIGHT ONTO COX FERRY ROAD EXTENDED AND CONTINUE FOR 0.9 MILES. TURN LEFT ON SATARTIA ROAD AND DRIVE 0.8 MILES. TURN LEFT ONTO OLD HIGHWAY 49 AND CONTINUE 0.4 MILES. TURN RIGHT ONTO DIXON DRIVE AND CONTINUE 0.2 MILES TO REACH DIXON DRIVE, FLORA MS 39071.

PREPARED FOR:



GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:



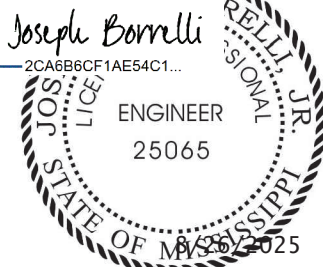
T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:



DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:



JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY: AEL

CHECKED BY: LK

APPVD: JVB

PROJECT NO: 25-25688

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:

9ME7568/ FLORA-WHITE

SITE ADDRESS:

TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:

9ME7568A / MS2505

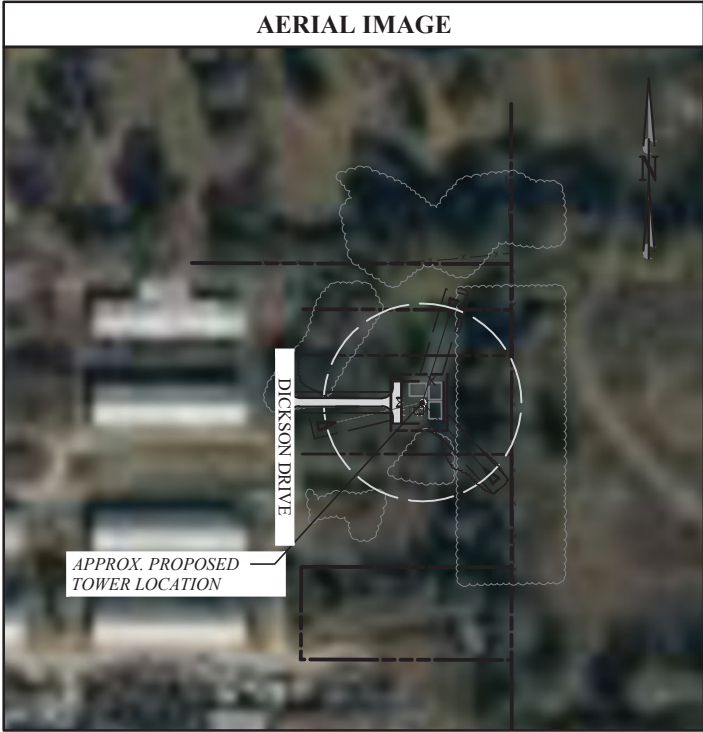
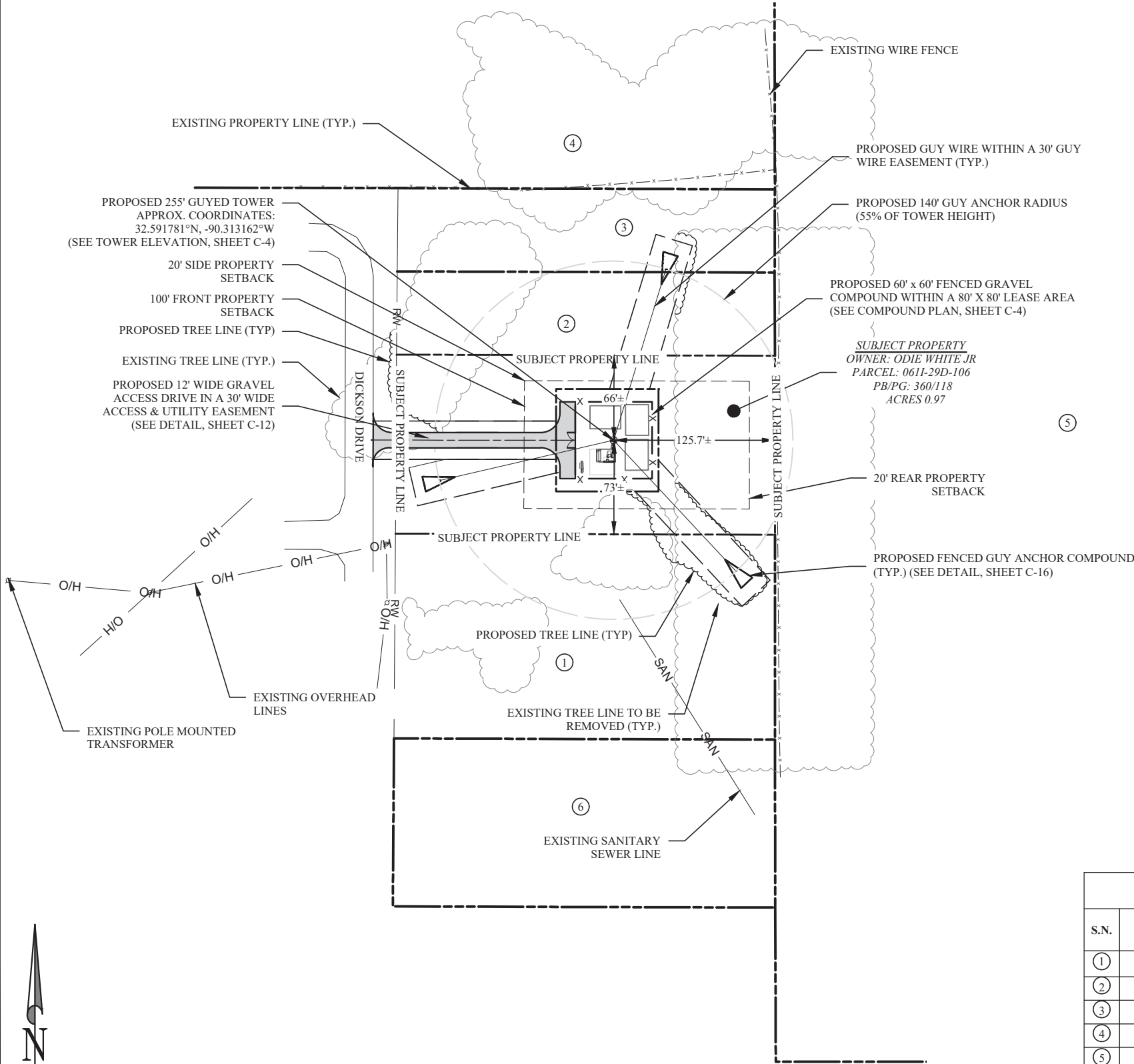
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

- NOTES
- SEE GENERAL NOTES ON SHEET GN-1
 - EXISTING TOPOGRAPHIC, UTILITY, PLANIMETRIC, AND BOUNDARY INFORMATION FROM SURVEY DRAWING BY THE LAND CONSULTANTS, DWG# 25165, ISSUE # 0, DATED 06-09-2025



PREPARED FOR:



APPLICANT:



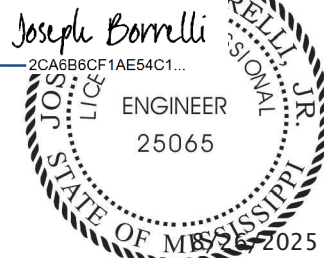
T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:



DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:



JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY: AEL

CHECKED BY: LK

APPV'D: JVB

PROJECT NO: 25-25688

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:

9ME7568/ FLORA-WHITE

SITE ADDRESS:

TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:

9ME7568A / MS2505

SHEET TITLE

OVERALL PARCEL VIEW

SHEET NUMBER

C-1

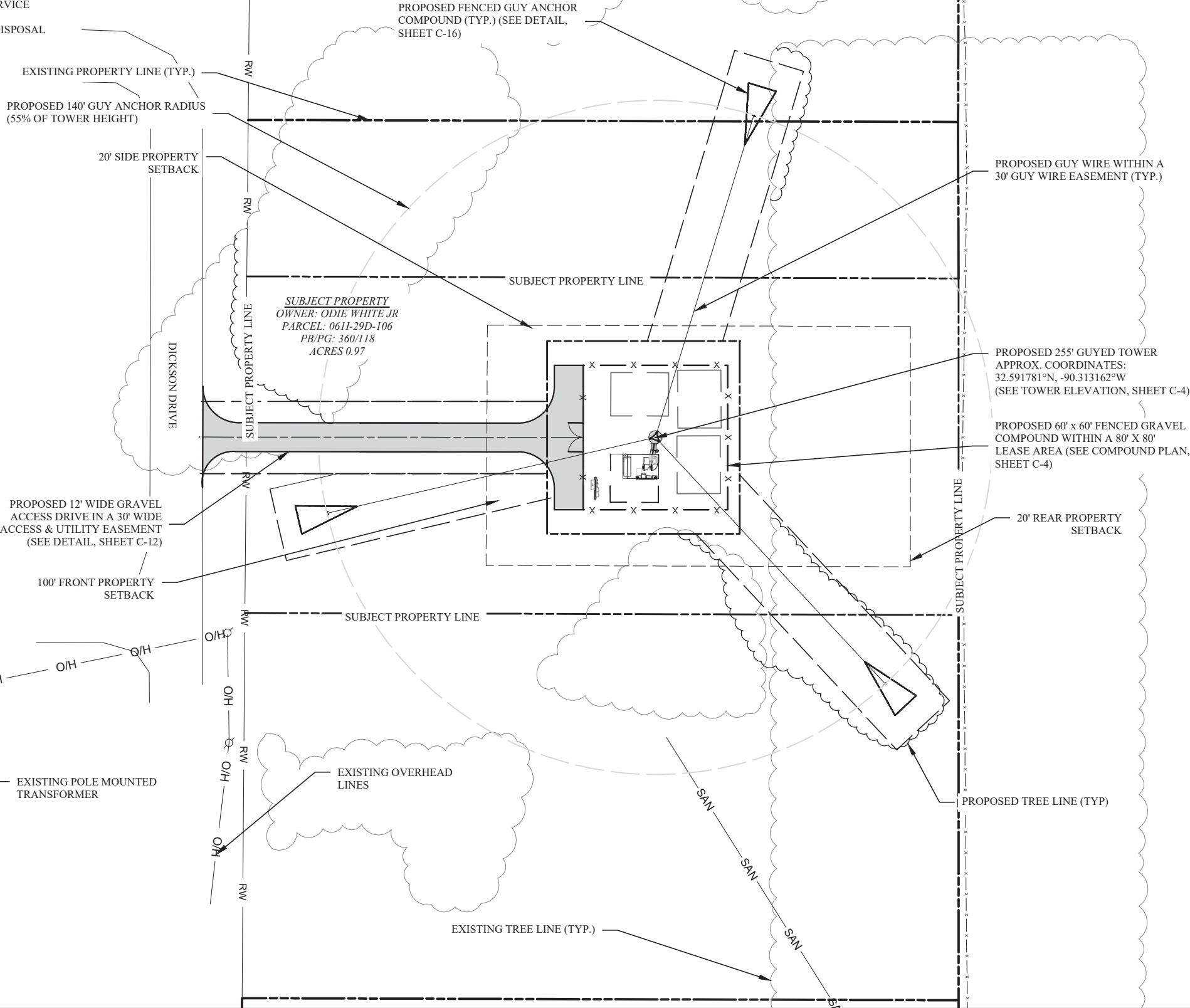
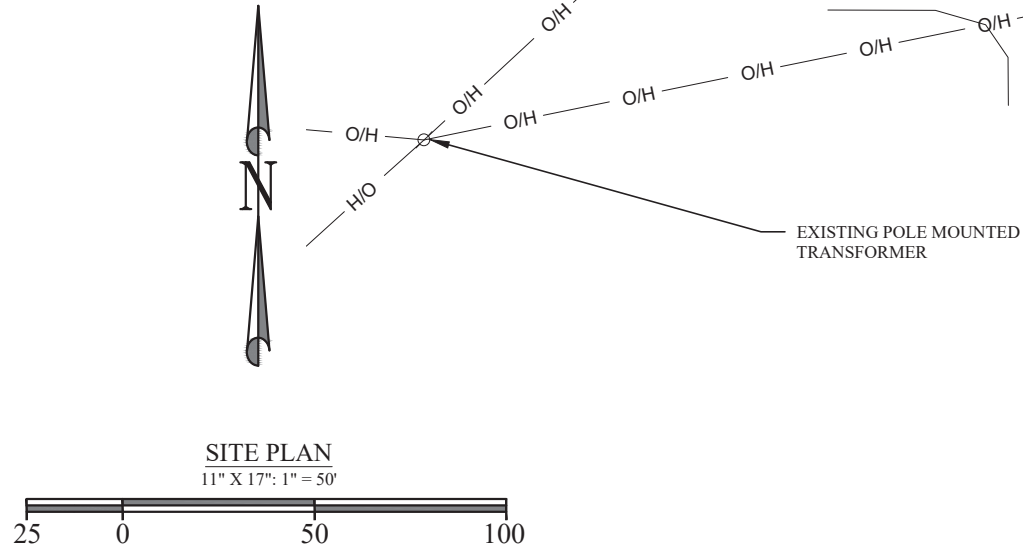
NEIGHBORING PROPERTY OWNERS

S.N.	OWNER NAME	PARCEL NUMBER	DEED BOOK/ PG #
①	ODIE WHITE, JR	0611-29D-109	360/118
②	ODIE WHITE, JR	0611-29D-105	360/118
③	ODIE WHITE, JR	0611-29D-104	360/118
④	MICHAEL W. SAXTON, SR.	0611-29D-121	3449/346
⑤	MICHAEL W. SAXTON, SR.	061H-28C-007	3449/346
⑥	FOXTROT, LLC.	061i-29D-110	4318/684

- NOTES**
1. SEE GENERAL NOTES ON SHEET GN-1
 2. EXISTING TOPOGRAPHIC, UTILITY, PLANIMETRIC, AND BOUNDARY INFORMATION FROM SURVEY DRAWING BY THE LAND CONSULTANTS, DWG# 25165, ISSUE # 0, DATED 06-09-2025
 3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED EQUIPMENT & TOWER AREA.
 4. AUTHORIZATION FOR WORK WITHIN PUBLIC R.O.W. SHALL BE OBTAINED BY THE CONTRACTOR.
 5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL, COUNTY, AND STATE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 6. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 7. THE SITE WILL GENERATE APPROX. 1 TRIP PER MONTH BY TECHNICIANS PERFORMING ROUTINE MAINTENANCE.
 8. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
 9. THE FACILITY DOES NOT REQUIRE WATER OR SANITARY SEWER SERVICE.
 10. THE PROPOSED TOWER LEASE AREA IS LOCATED IN "ZONE X" PER FEMA FIRM 28089C0375G, WITH EFFECTIVE DATE OF JANUARY 17, 2025.
 11. THERE ARE NO WETLANDS WITHIN THE PROJECT AREA PER US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
 12. THE FACILITY DOES NOT GENERATE SOLID WASTE REQUIRING ON-SITE STORAGE OR DISPOSAL SERVICES.

LEGEND	
	PROPERTY LINE/ROW
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	WATERBODY
	EXISTING FENCE
	PROPOSED FENCE
	ROADWAY CENTERLINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	OVERHEAD UTILITY

SITE DATA TABLE	
PROJECT AREA:	.49 ACRES (21,313 SF)
DISTURBED AREA:	.19 ACRES (8,321 SF)
PARCEL AREA:	0.97 ACRES
ZONING:	I-2
PROPOSED USE:	255-FT GUYED TOWER TELECOM. FACILITY



PREPARED FOR:



GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:



T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:

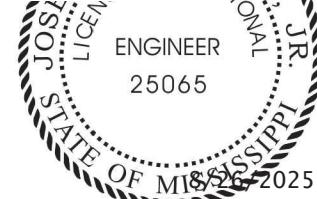


DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:

Joseph Borrelli

2CA6B6CF1AE54C1...



JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY:	AEL
CHECKED BY:	LK
APP'VD:	JVB
PROJECT NO:	25-25688

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:

9ME7568/ FLORA-WHITE

SITE ADDRESS:

TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:

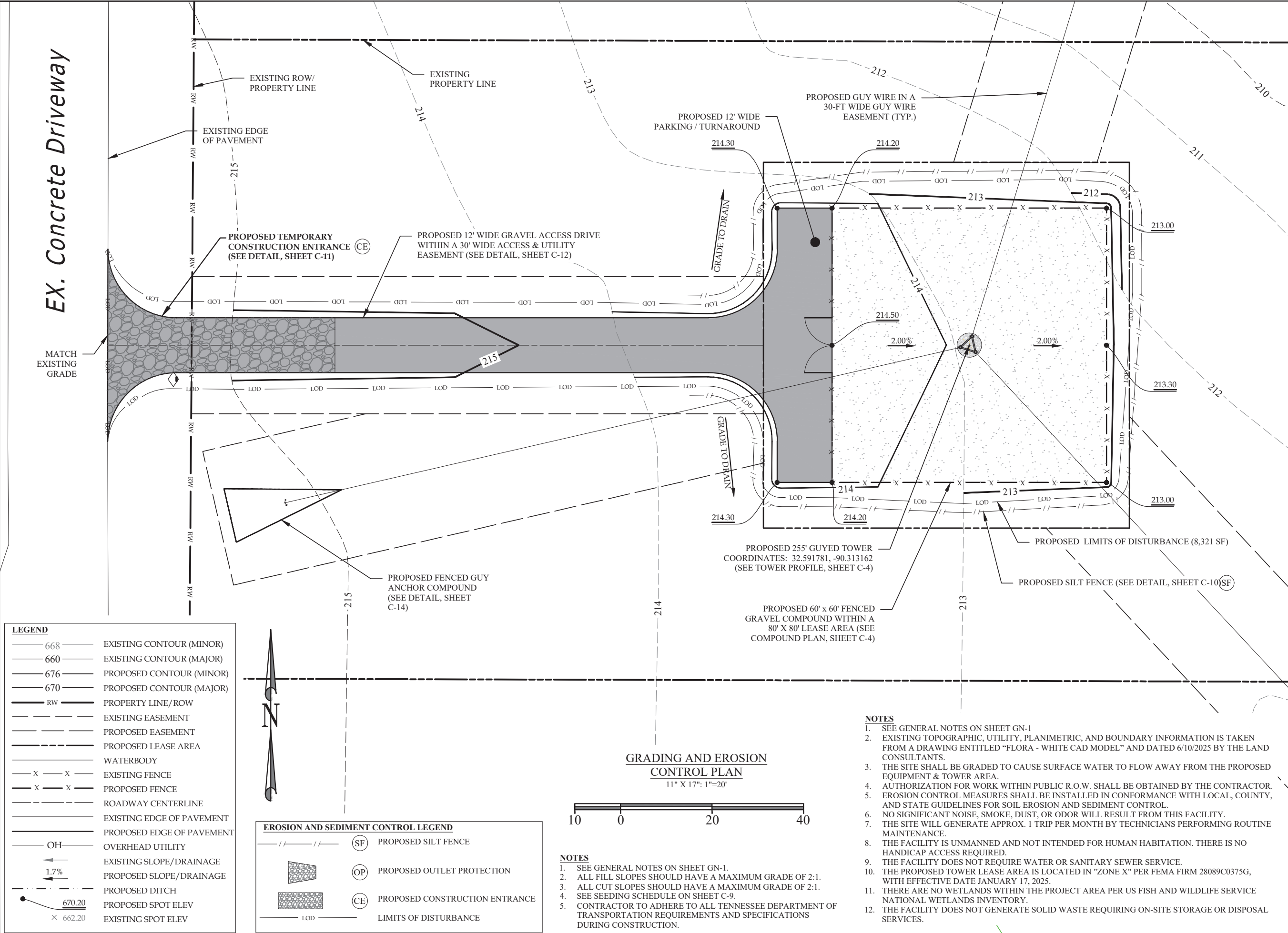
9ME7568A / MS2505

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2



PREPARED FOR:

GULFSOUTH TOWERS

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:

T-Mobile

T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:

DELTA OAKS GROUP

DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:

2CA6B6CF1AE54C1...

JOSEPH V. BORRELLI, JR.
ENGINEER
25065
MISSISSIPPI
EXPIRES: 12/31/25

DRAWN BY: jMAC

CHECKED BY: LK

APPV'D: RB

PROJECT NO: 25-25688

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	1	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

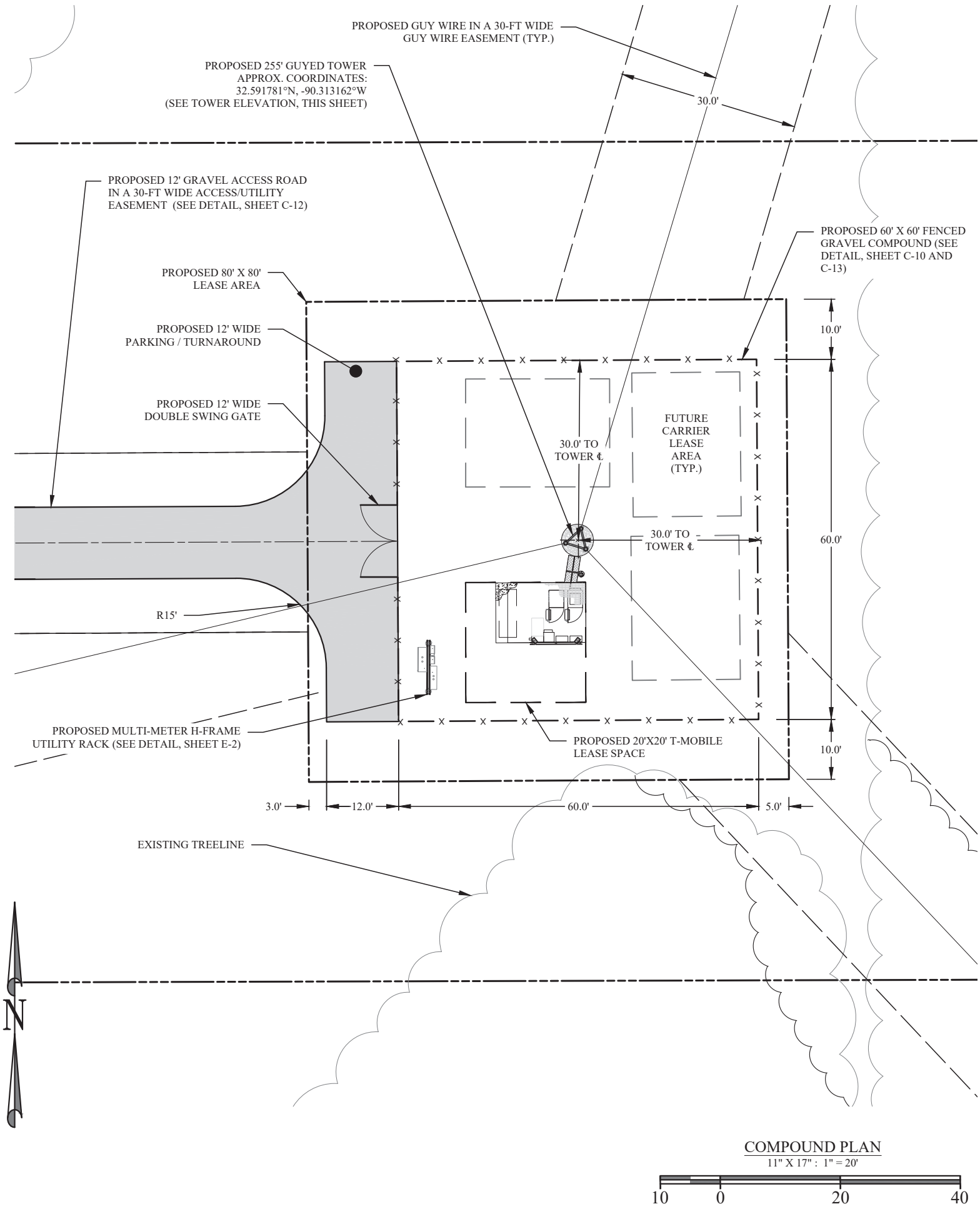
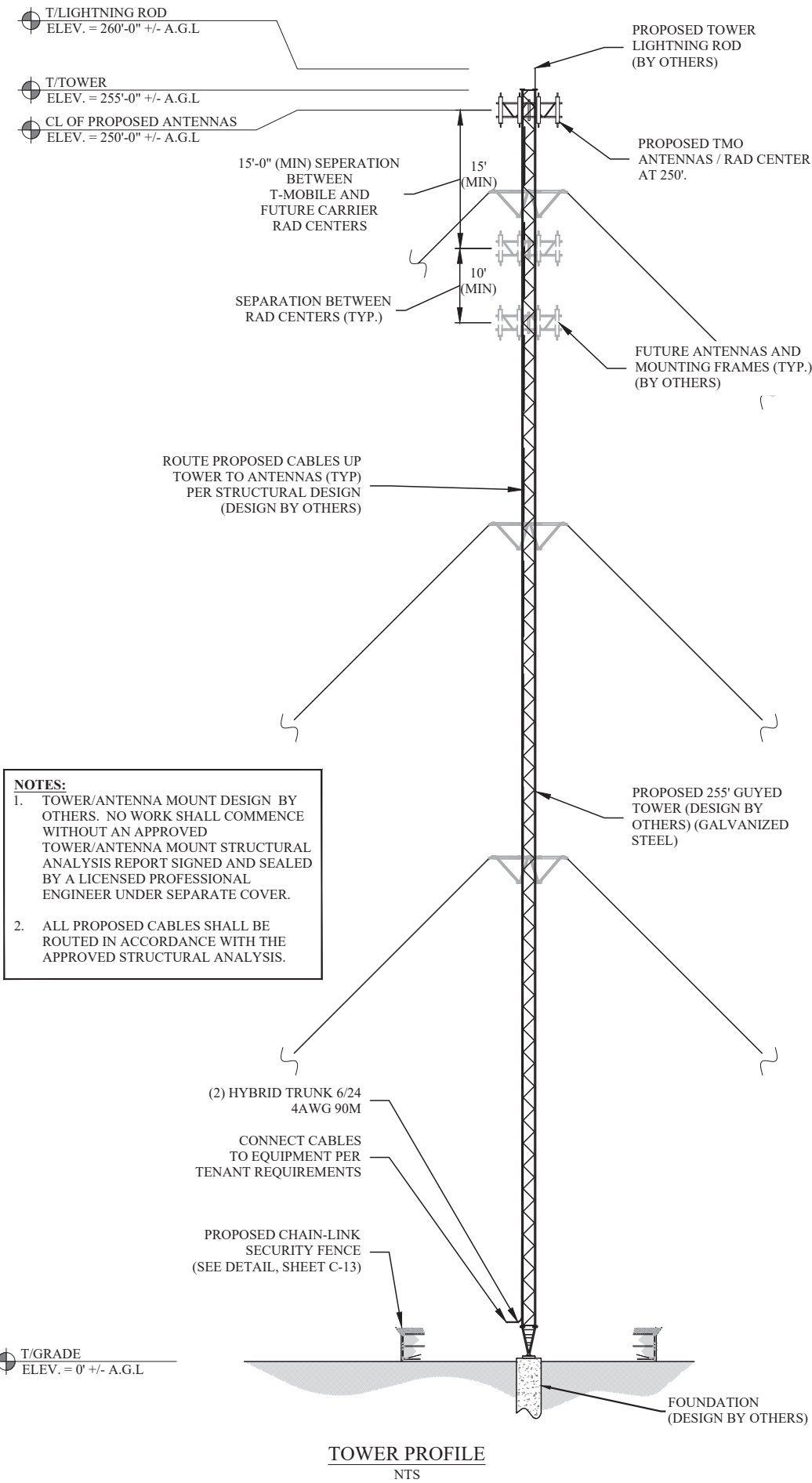
SITE NAME:
FLORA - WHITE

SITE ADDRESS:
TBD EAST SIDE OF DIXON DR
FLORA, MS 39071

SITE ID:
9ME7568A / MS2505

SHEET TITLE
GRADING AND EROSION
CONTROL PLAN

SHEET NUMBER
C-3



PREPARED FOR:

GULFSOUTH TOWERS

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:

T-Mobile®

T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:

DELTA OAKS GROUP

DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:

JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY:	AEL
CHECKED BY:	LK
APP'VD:	JVB
PROJECT NO:	25-25688

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:
9ME7568/ FLORA-WHITE

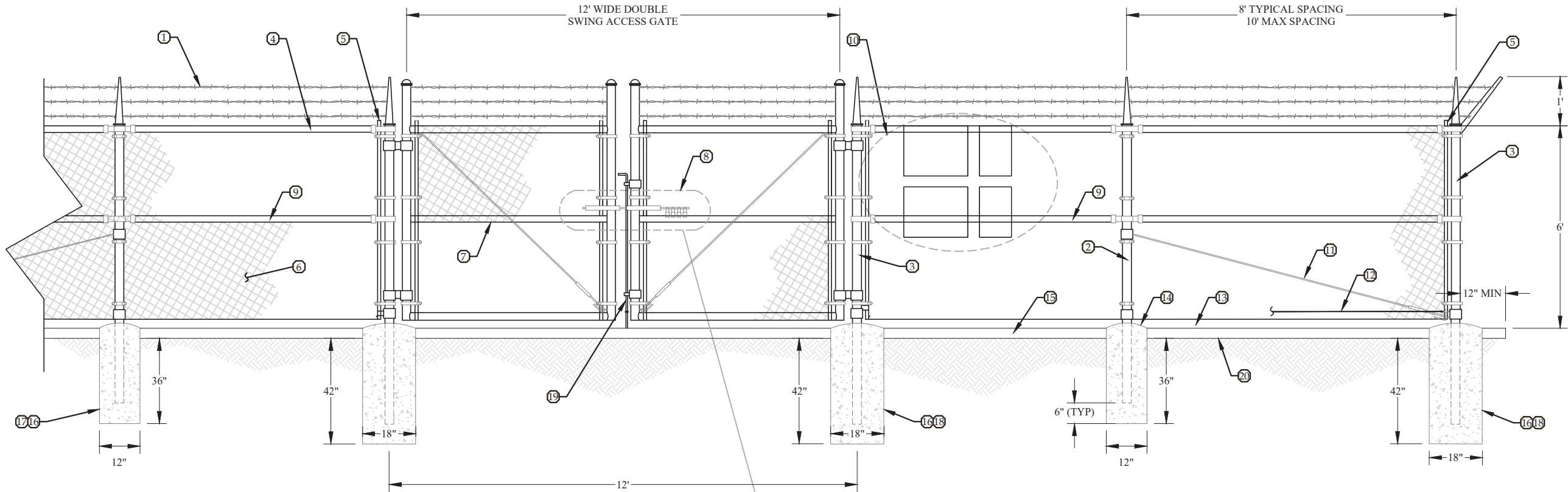
SITE ADDRESS:
TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:
9ME7568A / MS2505

SHEET TITLE
TOWER PROFILE AND
COMPOUND PLAN

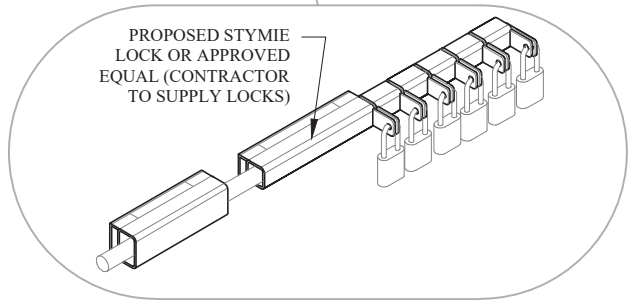
SHEET NUMBER
C-4

COMPOUND FENCE



KEYNOTES:

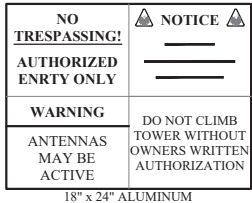
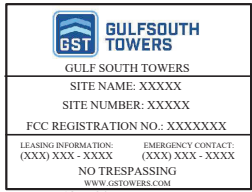
- 3 STRANDS OF DOUBLE 12-1/2 GAUGE TWISTED STRAND WIRE, WITH 4 POINT 14 GAUGE BARBS SPACED 5" O.C.
- 2-1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM-F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
- 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER AND GATE POSTS (PER ASTM-F1083). IF GATE LEAF WIDTH GREATER THAN OR EQUAL TO 10-FT OR IF FENCE FABRIC EXTENDED OVER 6-FT AND GATE LEAF WIDTH OVER 6-FT, GATE POST SHALL BE 4" O.D. GALVANIZED STEEL SCHEDULE 40 (PER ASTM-F1083).
- 1-5/8" O.D. SCHEDULE 40 ROUND TOP/BRACE RAIL (PER ASTM-F1083)
- STRETCHER BAR TO EXTEND FULL HEIGHT OF FENCE FABRIC; NOT LESS THAN 1/16" X 3/4" CROSS SECTION; PLACE ON ALL GATES AND POSTS
- 9 GAUGE 2" x 2" FENCE FABRIC (TO CONFORM TO ASTM-A392)
- GATE FRAME BRACE
- STYMIE LOCK OR OTHER APPROVED MULTI-TENANT LOCKING DEVICE
- 1-5/8" DIAMETER POST BRACE (AS REQUIRED)
- GATE SIGNS (SEE DETAIL, THIS SHEET)
- 3/8" DIAGONAL BRACE ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD
- 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
- MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE
- PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS
- COMPOUND SECTION AND MATERIALS (SEE DETAIL, SHEET C-10)
CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE AS SPECIFIED HEREIN, AS SPECIFIED BY MANUFACTURER, OR A MINIMUM OF 6" BELOW FROST LINE; WHICHEVER IS GREATER
- LINE POST CONCRETE PIER FOUNDATION
- CORNER/GATE POST CONCRETE PIER FOUNDATION
- COMMERCIAL GRADE DROP ROD AND CENTERSTOP (HOOVER FENCE OR EQUIV)
- 4 OZ WEED BARRIER FABRIC (DEWITT WEED-BARRIER PRO 20-YR OR EQUIVALENT)



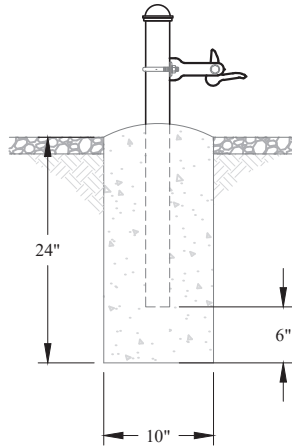
NOTES:

- FENCE DESIGN AND INSTALLATION NOTES ARE INDUSTRY STANDARDS AND/OR MINIMUM REQUIREMENTS AND ARE FOR GENERAL GUIDANCE ONLY. REFER TO MANUFACTURER'S RECOMMENDATIONS OF THE SPECIFIED PRODUCT AND APPLICABLE GOVERNING CODES FOR FULL INSTALLATION DETAILS. IN THE EVENT OF DISCREPANCIES, MANUFACTURER'S RECOMMENDATIONS OR APPLICABLE CODE SHALL GOVERN, WHICHEVER IS MORE STRINGENT.
- ALL FENCING TO BE INSTALLED PER ASTM F-567. ALL SWING GATES TO BE INSTALLED PER ASTM F-900.
- BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
- POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END-CAPS.
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG-RING WIRE.
- ALL SIGNS AND SIGN PLACEMENT SHALL ADHERE TO THE REQUIREMENTS OF OSHA 1910.145 AND 1910.200 AND ALL APPLICABLE FCC CODES
- DROP ROD AND CENTERSTOP REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.

GATE SIGNS



GATE KEEPER



PREPARED FOR:



GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:



T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:



DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:

Joseph Borrelli
2CA6B6CF1AE54C1...



JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY: AEL
CHECKED BY: LK
APP'VD: JVB
PROJECT NO: 25-25688

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:

9ME7568/ FLORA-WHITE

SITE ADDRESS:

TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:

9ME7568A / MS2505

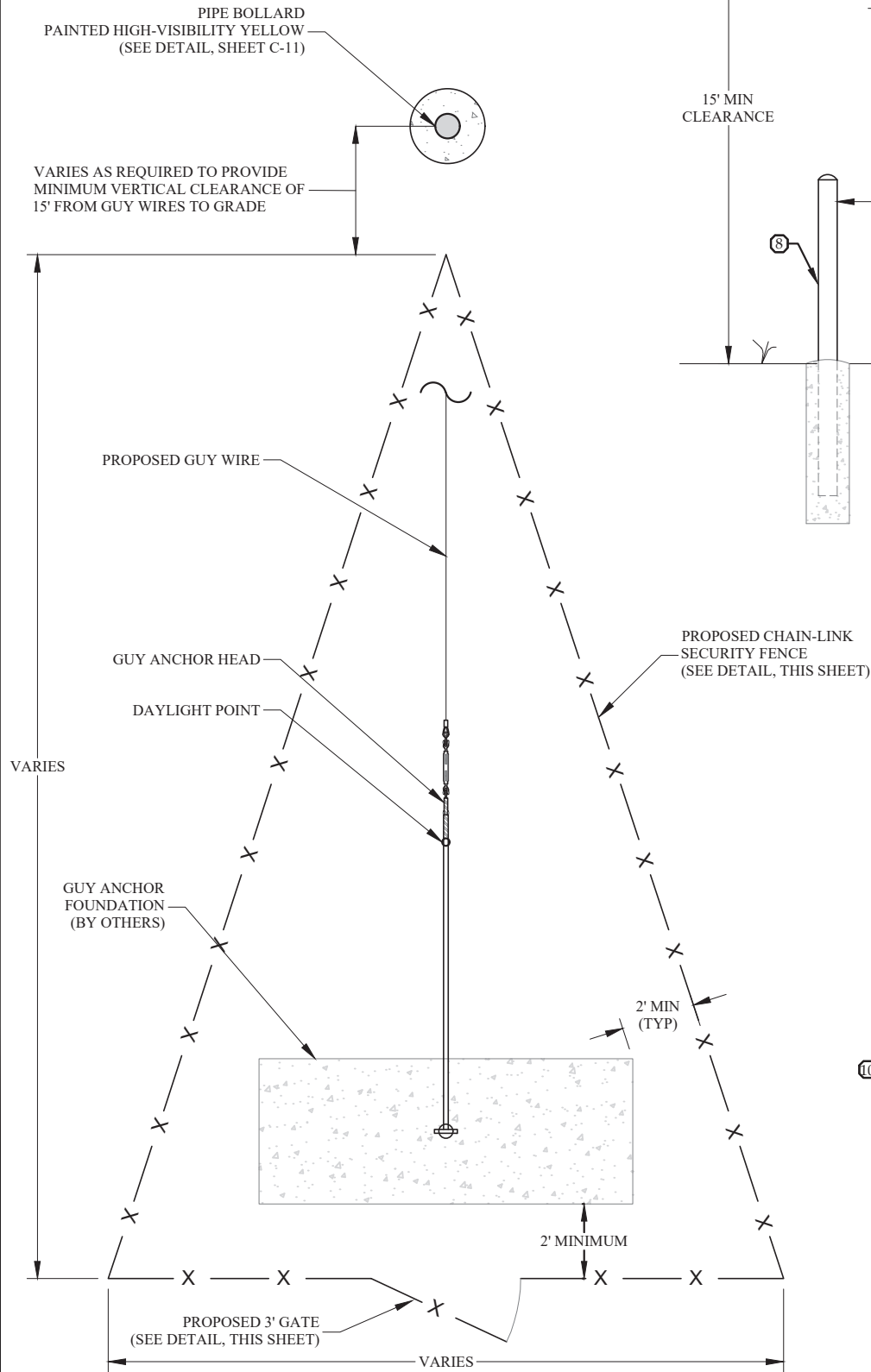
SHEET TITLE

CIVIL DETAILS

SHEET NUMBER

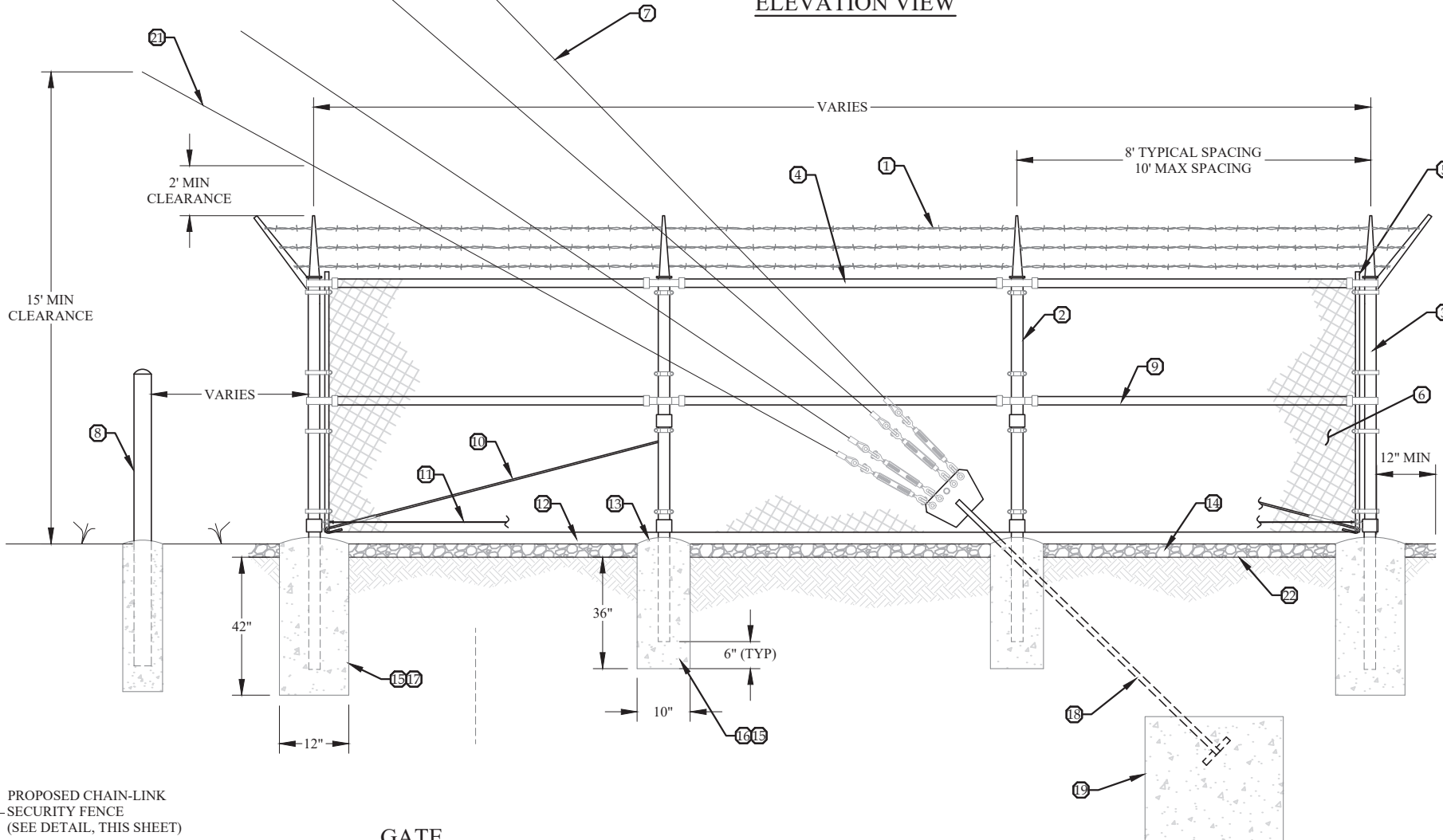
- NOTES:**
- SEE ALL NOTES, SHEET GN-1
 - GUY WIRE, GUY ANCHOR AND GUY ANCHOR FOUNDATION GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222.

PLAN VIEW

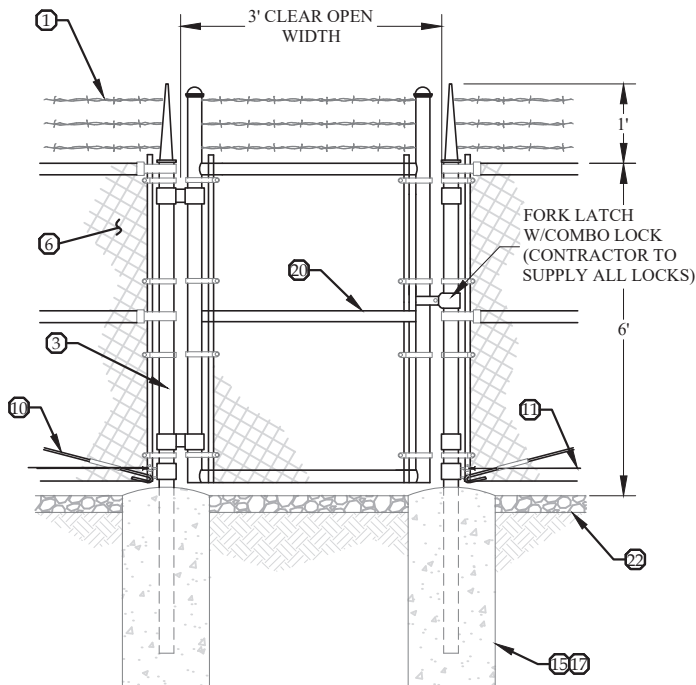


GUY ANCHOR FENCE

ELEVATION VIEW



GATE



KEYNOTES:

- 3 STRANDS OF DOUBLE 12-1/2 GAUGE TWISTED STRAND WIRE, WITH 4 POINT 14 GAUGE BARBS SPACED 5" O.C.
- 2-1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM-F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
- 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER AND GATE POSTS (PER ASTM-F1083). IF GATE LEAF WIDTH GREATER THAN OR EQUAL TO 10-FT OR IF FENCE FABRIC EXTENDED OVER 6-FT AND GATE LEAF WIDTH OVER 6-FT, GATE POST SHALL BE 4" O.D. GALVANIZED STEEL SCHEDULE 40 (PER ASTM-F1083).
- 1-5/8" O.D. SCHEDULE 40 ROUND TOP/BRACE RAIL (PER ASTM-F1083)
- STRETCHER BAR TO EXTEND FULL HEIGHT OF FENCE FABRIC; NOT LESS THAN 3/16" X 3/4" CROSS SECTION; PLACE ON ALL GATES AND POSTS
- 9 GAUGE 2" x 2" FENCE FABRIC (TO CONFORM TO ASTM-A392)
- PROPOSED GUY WIRE
- PROPOSED PIPE BOLLARD PAINTED HIGH-VISIBILITY YELLOW (SEE DETAIL, SHEET C-11)
- 1-5/8" DIAMETER POST BRACE (AS REQUIRED)
- 3/8" DIAGONAL BRACE ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD
- 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
- MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE
- PROVIDE CROWNED/ PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS
- COMPOUND SECTION AND MATERIALS (SEE DETAIL, SHEET C-10)
- CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE AS SPECIFIED HEREIN, AS SPECIFIED BY MANUFACTURER, OR A MINIMUM OF 6" BELOW FROST LINE; WHICHEVER IS GREATER
- LINE POST CONCRETE PIER FOUNDATION
- CORNER/GATE POST CONCRETE PIER FOUNDATION
- GUY ANCHOR (BY OTHERS)
- GUY ANCHOR FOUNDATION (BY OTHERS)
- GATE FRAME BRACE, PER ASTM -F1083
- PROVIDE YELLOW PVC WARNING SLEEVES ON LOWER GUY ANCHOR AT FENCE LINE
- 4 OZ WEED BARRIER FABRIC (DEWITT WEED-BARRIER PRO 20-YR OR EQUIVALENT)

PREPARED FOR:



GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP RD., STE. B
DAPHNE, AL 36526
OFFICE: (251) 270-9267

APPLICANT:



T-MOBILE CENTER
110 MOUNTLIMA DR SUITE 900,
MOBILE, AL 36609

PREPARED BY:



DELTA OAKS GROUP, PLLC
2724 DISCOVERY DRIVE, SUITE 110-120
RALEIGH, NC 27616
PHONE: (919) 342-8247
WWW.DELTAOAKSGROUP.COM

DocuSigned by:

Joseph Borrelli
2CA6B6CF1AE54C1...



JOSEPH V. BORRELLI, JR., PE
MISSISSIPPI LICENSE NO. 25065
DELTA OAKS GROUP FIRM #26848

08/20/25

DRAWN BY: AEL
CHECKED BY: LK
APP'VD: JVB
PROJECT NO: 25-25688

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/26/25	FINALS	0	AEL

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF THE DELTA OAKS GROUP, PLLC IS PROHIBITED.

SITE NAME:

9ME7568/ FLORA-WHITE

SITE ADDRESS:

TBD EAST SIDE OF DIXON DRIVE,
FLORA, MS 39071

SITE ID:

9ME7568A / MS2505

SHEET TITLE

CIVIL DETAILS

SHEET NUMBER

C-14