



SITE NAME: LA\_SHREVEPORT

**SITE ACQUISITION**

INTEGRISITE  
P.O. BOX 786  
WEST MONROE, LA 71294  
PHONE:  
CONTACT:

**ARCHITECT**

YOUNG DESIGN CORP.  
10245 E. VIA LINDA, SUITE 211  
SCOTTSDALE, AZ, 85258  
PHONE: (480) 451-9609  
CELL: (619) 892-1051  
CONTACT: LUCAS STROBERG

**SURVEYOR**

RILEY COMPANY OF LOUISIANA, INC.  
112 EAST MISSISSIPPI AVE.  
P.O. DRAWER 1303  
RUSTON, LOUISIANA 71273  
PHONE: (318) 251-0238  
FAX: (318) 251-0239  
CONTACT: GARLAND D HERRING

**LESSOR / OWNER**

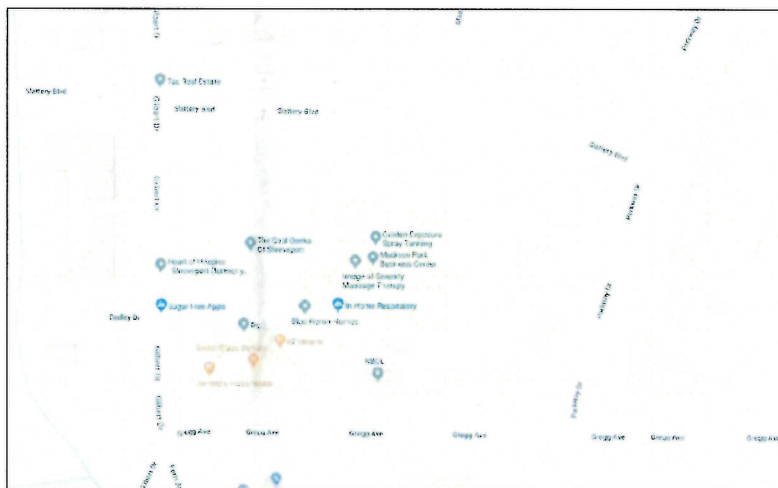
**LESSEE / COMPANY**

ALTA TOWERS  
310 MAIN PLAZA - SUITE 381  
NEW BRAUNFELS, TX 78130  
PHONE: 844-258-2897  
CELL: 210-237-9426  
CONTACT: MELISA HOLLEY

**SITE PHOTO:**



**VICINITY MAP:**



**SITE COORDINATES:**  
LATITUDE : 32° 28' 18.84"  
LONGITUDE : -93° 44' 06.92"  
ELEVATION : 164.82'



**DRIVING DIRECTIONS:**

**ZONING COMPLIANCE:**

LOCAL JURISDICTION: SHREVEPORT, LA  
ASSESSORS PARCEL:  
ZONING: TBD  
USE: TELECOMM FACILITY  
PARENT PARCEL AREA:  
PROPOSED LEASE AREA: 2,500 SQ.FT.  
PARKING REQ'D: 0  
PARKING PROVIDED: 1

**GENERAL COMPLIANCE:**

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.  
THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

**A.D.A. COMPLIANCE:**

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

**F.C.C. COMPLIANCE:**

ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

**COLLOCATION:**

TOWER SHALL BE DESIGNED IN A MANNER THAT WILL ALLOW FOR THE COLLOCATION OF AT LEAST TWO ADDITIONAL ARRAYS ON THE FACILITY

**PROJECT DESCRIPTION:**

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A SITE BUILT TELECOMMUNICATION FACILITY, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES

NEW ELECTRICAL SERVICE  
NEW CMU WALL  
NEW 100' MONOPOLE  
NEW ELEVATED EQUIPMENT PLATFORMS

NEW CELLULAR ANTENNAS AND ASSOCIATED EQUIPMENT FOR TELECOMMUNICATION COMPANY'S NETWORK COMMUNICATION

**SHEET INDEX:**

T1	TITLE SHEET, PROJECT INFO
LS1	LAND SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	ANTENNA INFO / SITE ELEVATION

12-16-19  
Date

*AnCh*  
By

SHEET NUMBER  
**T-1**

**CLIENT**

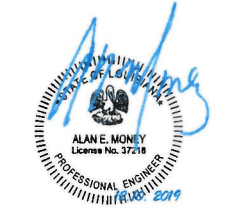


**PLANS PREPARED BY**



architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e-mail: corporate@ydcoffice.com

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/08/19	LEASE EXHIBITS
2	10/21/19	ZONING DRAWINGS
3	10/13/19	REVISED MONOPILE
4	12/10/19	ZONING COMMENTS

**ARCHITECTS JOB NO.**  
YDC-8981

**PROJECT INFORMATION**

**SHREVEPORT ZONING DRAWINGS**

**SHEET TITLE**

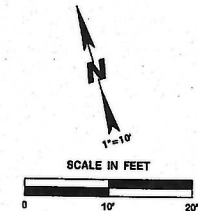
**TITLE SHEET**

**JURISDICTION APPROVAL**

**EXECUTIVE DIRECTOR APPROVAL**

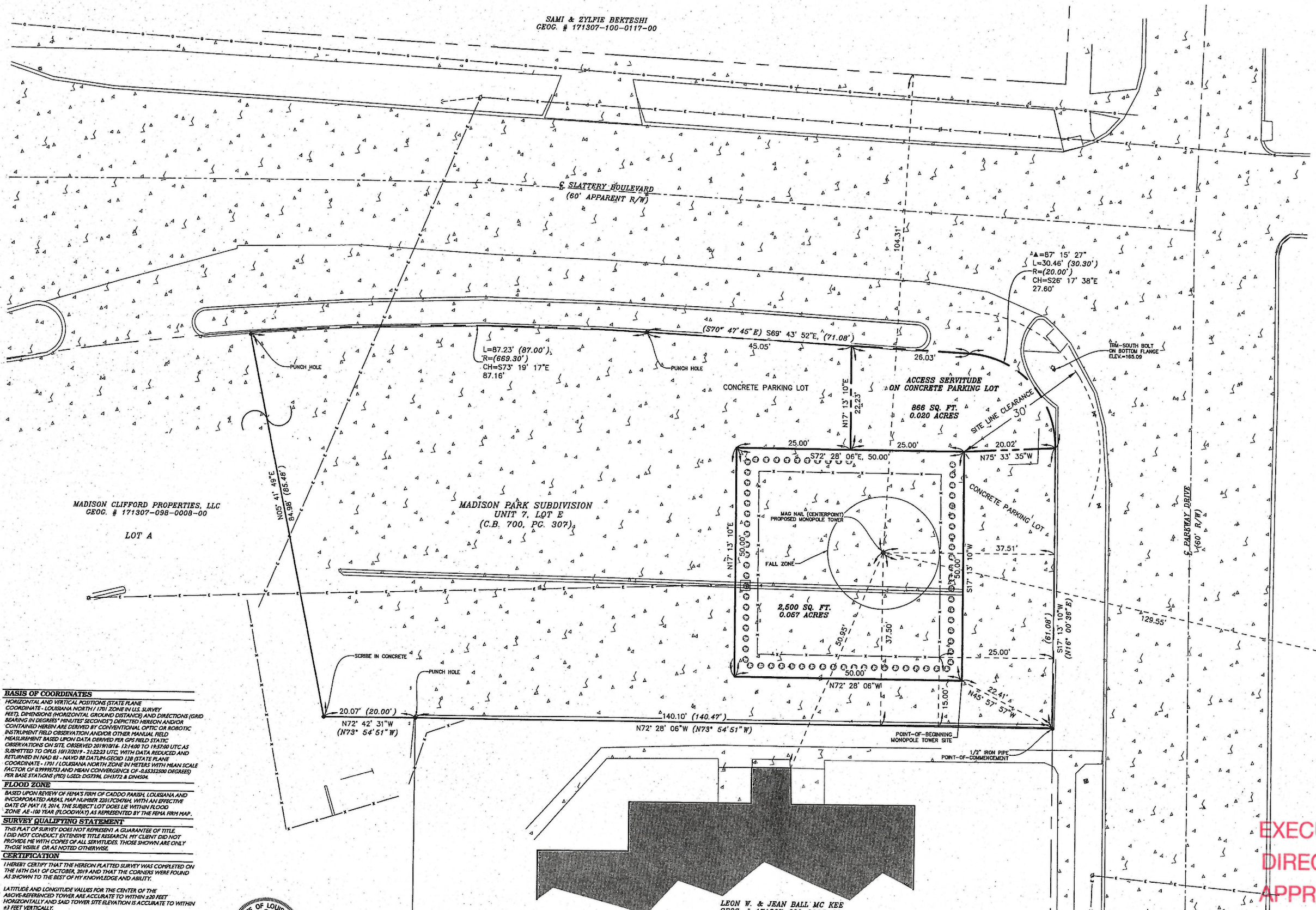
*AnCh*  
**EXECUTIVE DIRECTOR APPROVAL**

SAMI & ZYLFE BEKTESHI  
CEOC. # 171307-100-0117-00



**LEGEND**

⊙	MONUMENT FOUND AS NOTED
⊙	RECORD INFORMATION
—	UTILITY
—	WOODEN UTILITY POLE
—	ELECTRIC LINE
—	FENCE LINE
—	LIGHT POLE
—	GAS LINE
—	SHOWN/REMOVED
—	CONCRETE
—	WATER METER
—	WATER MAIN
—	PERMITS/NOT



MADISON CLIFFORD PROPERTIES, LLC  
CEOC. # 171307-098-0008-00

LOT A

MADISON PARK SUBDIVISION  
UNIT 7, LOT E  
(C.B. 700, PG. 307)

MADISON PARK LAND COMPANY, LLC  
CEOC. # 171307-097-0149-00

**RILEY COMPANY**  
**ENGINEERS & SURVEYORS**  
RUSTON, LA 71272-1303  
TELEPHONE (504) 251-0008  
FAX: (504) 251-0009

NO.	BY	REVISION	DATE
1.	GBH	CHANGE TURNAROUND; LABEL THROUGH DISTANCE	12/2/2019
2.	GBH	REMOVE ACCESS SERVITUDE; REMOVE LINE TABLE; ADD BEARING AND DIST.	12/12/2019
3.			
4.			

SCALE: 1" = 10'  
PROJECT NUMBER: 101010010  
DATE: 10/10/2019  
DRAWN BY: JAM  
FILE NAME: 09-0822.DWG

PLAT OF SURVEY OF A MONOPOLE TOWER SITE, UTILITY AND ACCESS SERVITUDES SITUATED ON AND BEING A PART OF LOT E OF MADISON PARK SUBDIVISION UNIT NO. 7 AS RECORDED IN BOOK 700, PAGE 307 RECORDS OF CADDO PARISH, LOUISIANA AS REQUESTED BY INTEGRISITE, INC.

DRAWING NO. 1/1

**BASIS OF COORDINATES**  
HORIZONTAL AND VERTICAL POSITIONS (STATE PLANE COORDINATE - LOUISIANA NORTH 1781 ZONE IN U.S. SURVEY FEET), DIMENSIONS (HORIZONTAL, GROUND DISTANCES AND DIRECTIONS (GMD BEARING IN DEGREES MINUTES SECONDS) DEPICTED HEREON AND/OR CONTAINED HEREIN ARE DERIVED BY CONVENTIONAL OPTIC OR ROBOTIC INSTRUMENT FIELD OBSERVATION AND/OR OTHER MANUAL FIELD MEASUREMENT BASED UPON DATA DERIVED PER GPS FIELD STATIC OBSERVATIONS ON SITE OBSERVED 20/10/18. 12:40:00 TO 18:30:00 UTC AS SUBMITTED TO ORUS 10/12/2019 - 21:23:23 UTC. WITH DATA REDUCED AND RETURNED IN NAD 83 - NAVD 88 DATUM-GEOD 128 STATE PLANE COORDINATE - 1781 LOUISIANA NORTH ZONE IN METERS WITH MEAN SCALE FACTOR OF 0.9999753 AND MEAN CONVERSION OF 0.3048006096 METERS PER BASE STATIONS (PRO) USED: DGT3M, DH372 & D4504.

**FLOOD ZONE**  
BASED UPON REVIEW OF FEMA'S FIRM OF CADDO PARISH, LOUISIANA AND INCORPORATED AREAS MAP NUMBER 22017C0004K WITH AN EFFECTIVE DATE OF MAY 18, 2014, THE SUBJECT LOT DOES LIE WITHIN FLOOD ZONE AE-100 YEAR FLOODWAY AS REPRESENTED BY THE FEMA FIRM MAP.

**SURVEY QUALIFYING STATEMENT**  
THIS PLAT OF SURVEY DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID NOT CONDUCT EXTENSIVE TITLE RESEARCH. MY CLIENT DID NOT PROVIDE ME WITH COPIES OF ALL SERVITUDES. THOSE SHOWN ARE ONLY THOSE VISIBLE OR AS NOTED OTHERWISE.

**CERTIFICATION**  
I HEREBY CERTIFY THAT THE HEREON PLATTED SURVEY WAS COMPLETED ON THE 16TH DAY OF OCTOBER, 2019 AND THAT THE CORNERS WERE FOUND AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

LATITUDE AND LONGITUDE VALUES FOR THE CENTER OF THE ABOVE-REFERENCED TOWER ARE ACCURATE TO WITHIN ±20 FEET HORIZONTALLY AND SAID TOWER SITE ELEVATION IS ACCURATE TO WITHIN ±3 FEET VERTICALLY.

NAD 83  
LATITUDE: 32.471900 / 32° 28' 18.84"N  
LONGITUDE: -93.725254 / 93° 44' 04.92"W  
GROUND ELEVATION AT BASE OF TOWER: 144.02, 148, 144.82 FEET



**SURVEY NOTES**  
THIS SURVEY IS NOT A BOUNDARY SURVEY NOR DOES IT REPRESENT A PROMISED LAND SURVEY. THIS SURVEY IS NOT INTENDED TO BE USED FOR THE CREATION, CONVEYANCE, OR TRANSFER OF ANY FEASIBLE PARCEL. MONUMENTS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY BOUNDARY SHOWN ON THE DOCUMENT. NO MONUMENTS WERE ESTABLISHED FROM THIS SURVEY.

LEON W. & JEAN BALL MC KEE  
CEOC. # 171307-098-0005-00

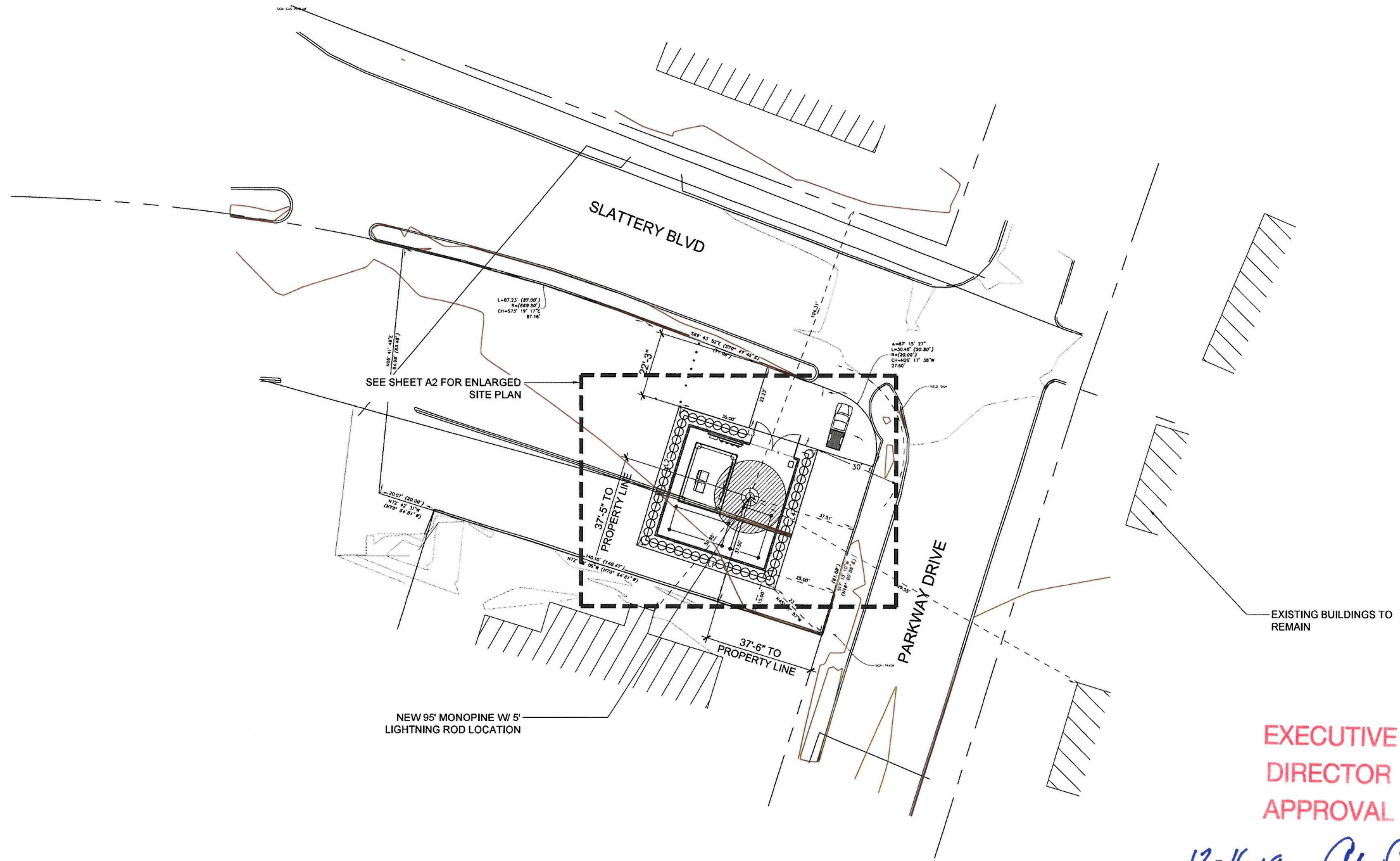
EXECUTIVE  
DIRECTOR  
APPROVAL

12-16-19 Date  
By *[Signature]*

*[Signature]*  
GARLAND D. HERRING, PLS  
LOUISIANA REG. NO. 4886

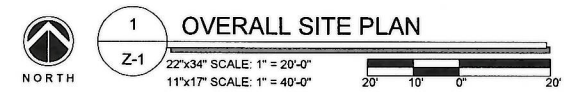
12-12-19

19-465-C



12-16-19  
Date

*Alan Chio*  
By



CLIENT

PLANS PREPARED BY

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ARCHITECTS JOB NO.  
YDC-8981

PROJECT INFORMATION

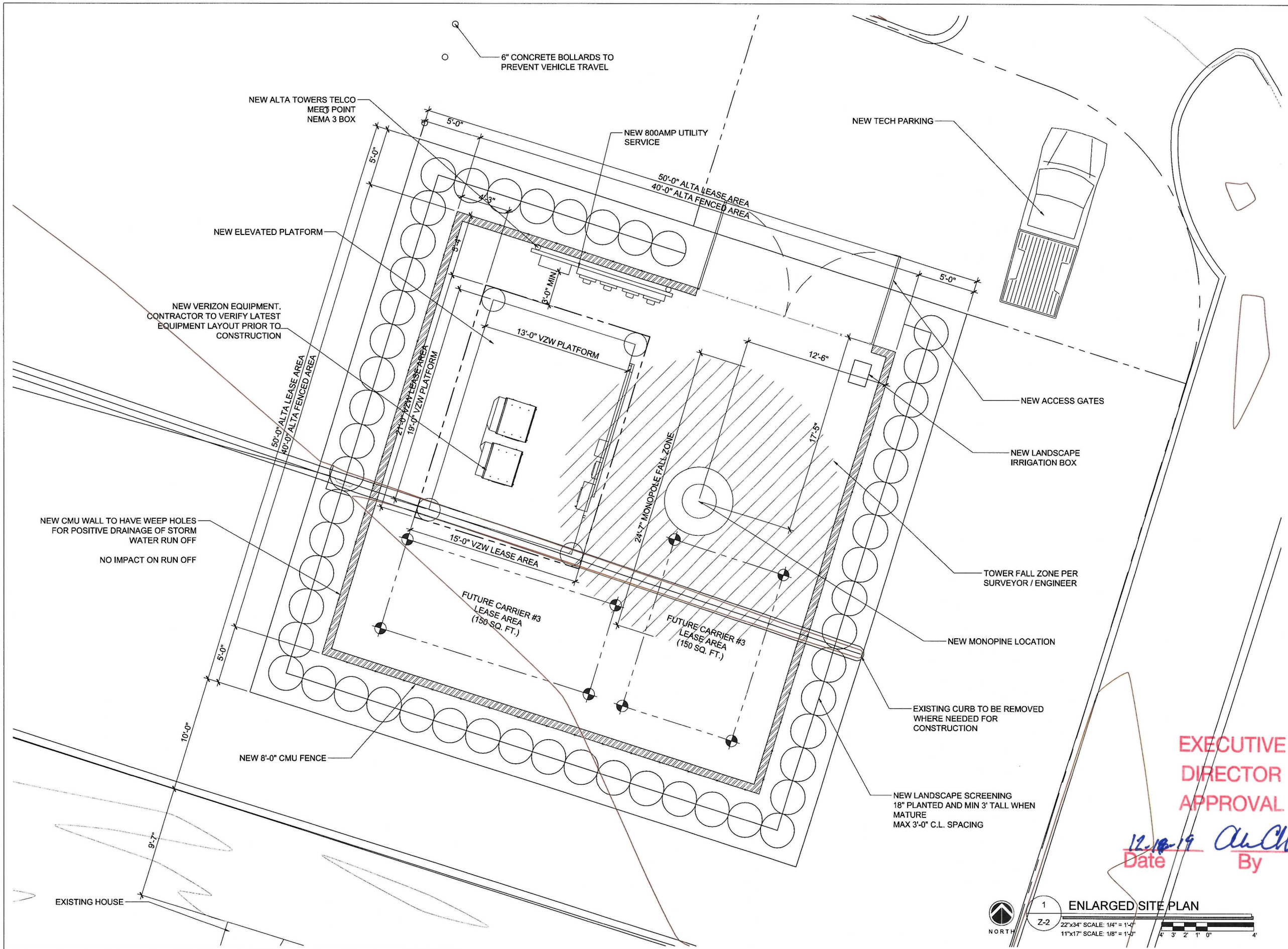
**SHREVEPORT  
ZONING DRAWINGS**

SHEET TITLE  
**SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-1**

19-465-C



CLIENT

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YDC-8981

PROJECT INFORMATION

**SHREVEPORT  
ZONING DRAWINGS**

SHEET TITLE  
**ENLARGED SITE PLAN**

JURISDICTION APPROVAL

**EXECUTIVE  
DIRECTOR  
APPROVAL**

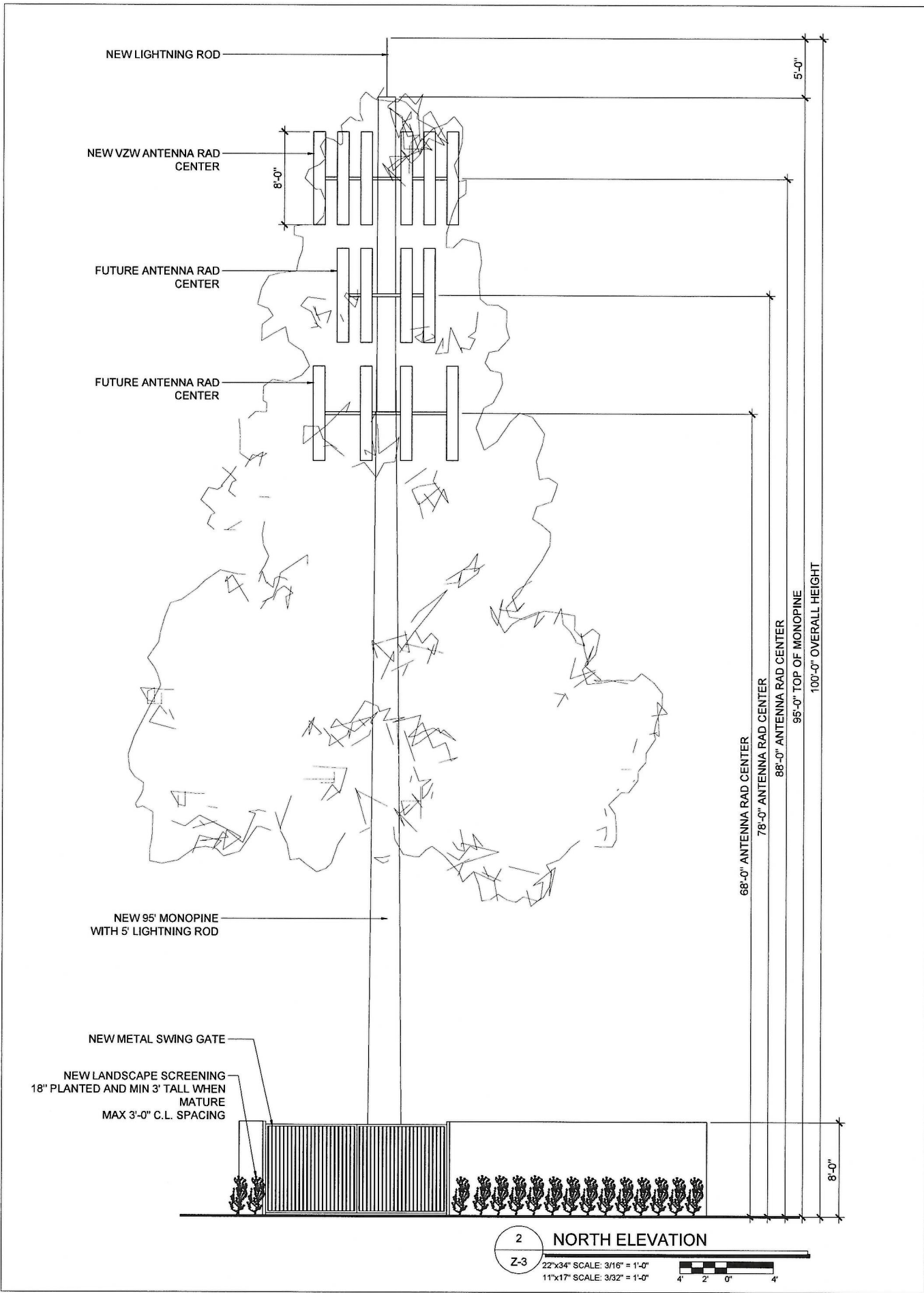
12-10-19 *Al Ch*  
Date By

1 ENLARGED SITE PLAN

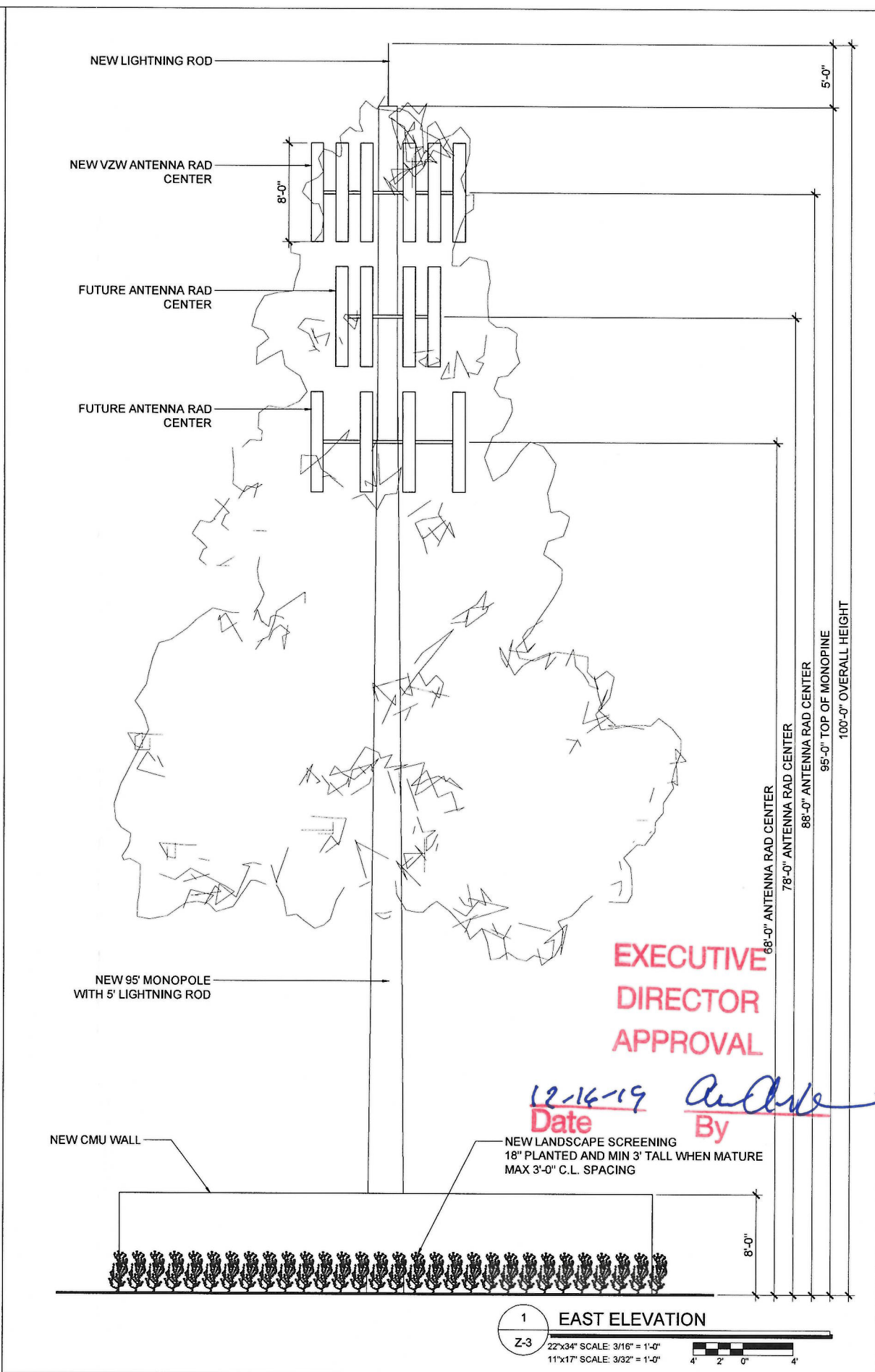
Z-2 22"x34" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

SHEET NUMBER  
**Z-2**

19-465-C



2 NORTH ELEVATION  
 Z-3 22"x34" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"



1 EAST ELEVATION  
 Z-3 22"x34" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"

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ARCHITECTS JOB NO.  
 YDC-8981

PROJECT INFORMATION

**SHREVEPORT  
 ZONING DRAWINGS**

SHEET TITLE  
**ANTENNAS / ELEVATION**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-3**

**EXECUTIVE  
 DIRECTOR  
 APPROVAL**

12-16-19  
 Date By

19-465-C