



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 15755 Jefferson Highway

Owner: East Baton Rouge Parish School Board

Applicant: Baker Donelson, on behalf of AT&T

Site Area: 0.217 acres (site plan area)

Zoning: R Rural

Character Area: Suburban

Flood Zone: X and AE

Conveyance Zone: Partial (CDFZ)

Existing Use: Institution (School)

Request: Conditional Use Permit with Waivers (#V25-02) for a wireless telecommunication tower of 155 ft in height located on a leased portion of the property in the Rural zoning district, on Tract A-1-B, Russell Long Tract Property, in Sec. 52, T8S-R2E, GLD, EBRP, LA.

Zoning Commission:
March 10, 2025 and April 7, 2025

City Council (tentative)

Introduction: April 22, 2025

Public Hearing: May 13, 2025

Staff Recommendation: Approval with conditions, see Findings #11,12

Findings

Site and Context

1. The subject site area is located at the southernmost corner of the Woodlawn High School property, on the northeast side of Jefferson Hwy near Antioch Rd.

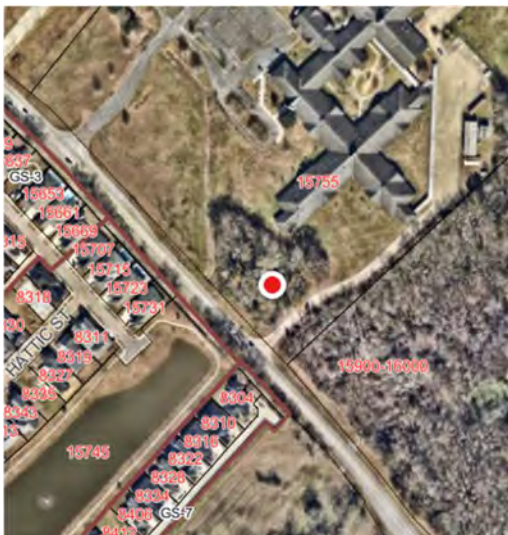


Figure 1: Aerial View of the Site and its surrounding (approx. tower location highlighted)

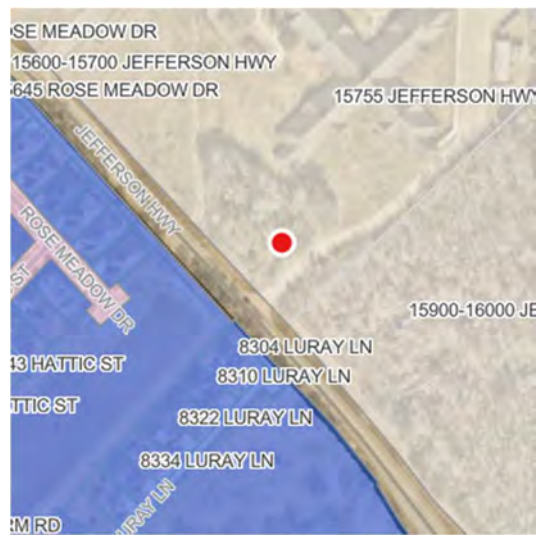


Figure 2: Current Zoning (approx. tower location highlighted)

2. The subject property is zoned R Rural (beige on Figure 2). The site plan location is currently wooded.
3. Surrounding zoning and land use:
 - East of Jefferson Hwy: Zoned R Rural, with a church to the north and a wooded, undeveloped tract to the south.
 - West of Jefferson Hwy: Zoned PUD-4-09 (blue on Figure 2) - Long Farm Planned Unit Development, which includes:
 - An established low/medium-density residential neighborhood with a wet pond and common open space directly across the road from the subject site.
 - Tracts P-4-B and P-4-C to the south, designated for future commercial/office/retail/residential use (per PUD-4-09 Concept Plan).

Proposal Details

4. The subject site is owned by the EBRP School Board. AT&T leases a 50' x 50' (2,500 sq ft) area, including the airspace above, to provide for:
 - A monopole tower of 155 ft in height
 - Associated ground equipments
 - 50 ft x50 ft PVC fenced compound and 12 ft double swing access gate
5. The site plan also includes a 30 ft ingress/egress & fiber/utility easement (7131.68 sq ft/0.16 ac), to provide for:
 - A concrete turn-in from the existing 25 ft driveway with a 20 ft radius
 - A 12 ft gravel access drive and 20' x 30' gravel turn around area
6. Screening & Buffering:
 - The tower compound will be surrounded by a 6 ft. white vinyl privacy fence
 - Existing trees outside of the compound, ranging from approximately 50 to 80 ft in height, will serve as additional screening.
 - The EBRP School Board has agreed to preserve the forested buffer area around the lease site per the Buffer Preservation Agreement (Exhibit 13).

Public Benefit & Compliance

7. The applicant states that the proposed facility will enhance telecommunications services for residents, businesses, and first responders in the City of St. George, addressing service gaps as demonstrated in the Propagation Maps (Exhibit 06).
8. Wireless communication towers may be permitted in the Rural zoning district with a conditional use permit, subject to the requirements of Sec. 7:14.2.3.A, B, and C.
9. The proposal meets most minimum requirements (Table 1), except for:
 - Sec. 7:14.2.3.A - Exceeds the maximum height of 85 feet

- Sec. 7:14.2.3.B - Does not meet the 1.5x tower height setback

10. The applicant has requested waivers to the above non-compliance (Case No. V25-02). Staff recommends approval of the waivers with conditions (see V25-02 Staff Report).

Staff Recommendation

11. Staff finds that the proposal supports public interest objectives by improving telecommunications infrastructure and public safety; however, design refinements are necessary to minimize adverse visual effects and enhance compatibility with the surrounding neighborhood (see detailed Standards for Conditional Use below).

12. Staff recommends approval of the Conditional Use Permit. If the Zoning Commission grants the requested height and setback waivers, staff recommends the following conditions, in addition to any conditions associated with the waivers:

- Stealth Design - Replace the standard monopole with a monopine, faux-flagpole, or another stealth design to reduce visual prominence.
- Color Treatment - Paint the upper third of the tower a non-reflective, sky-matching color to minimize visibility.

Table 1. Summary of Technical Requirements of the UDC

Rules	Required	Proposed	Meets?
General Requirements Applicable to All Wireless Towers [Sec.7:14.2.1]			
Dimensional Requirements - Minimum Yards	Front 15 ft, Side 10 ft	Front 155 ft, Side 155 ft	YES
Setback from any street right-of-way	20 ft min.	155 ft	YES
Distance to pre-approved or existing wireless tower	1,320 ft min.	At least 1.15 mi	YES
Not use any metal buildings	None	None	YES
Include information of the owners, a site plan, a map of existing facilities and Certifications a-e	Submitted	Submitted	YES
Wireless Towers Requiring Zoning Commission Approval [Sec.7:14.2.3]			
A. Maximum height	85 ft	155 ft	NO (Waiver requested)

B. Setbacks from abutting property lines under different ownership	1.5x height of tower = 232.5 ft min.	155'4" to SE line, 155' to SW line	NO (Waiver requested)
C. Location	Not within any recognized residential subdivision	On EBRP School Board land	YES

Standards Applicable to All Conditional Uses (Sec.7:3.5.3)

A conditional use permit shall be granted only if the requested use is deemed to be in the public interest and the applicant demonstrates that all specific conditions for each use are met and:

- A. The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties.

Staff Comment: The proposed 155-ft monopole tower significantly exceeds the height of surrounding structures and remains partially visible above the tree line, making it a prominent visual feature in the area.

While the applicant has proposed fencing and the preservation of existing trees, these measures do not sufficiently mitigate the tower's visibility—particularly during winter months, when seasonal foliage loss will further expose the structure. Additionally, the reduced setbacks place the tower closer to existing and future residential neighborhoods, further amplifying its visual impact.

To mitigate these concerns, the applicant should incorporate stealth design elements, such as a monopine design that blends into wooded areas or a faux-flagpole design that aligns with the existing institutional use on-site. These modifications would improve integration with the surroundings and reduce visual disruption for nearby properties.

- B. The proposed use will not unduly burden essential public infrastructure and services including roadways, existing parking spaces, police and fire protection facilities, drainage systems, refuse disposal, water and sewers, and schools.

Staff Comment: The proposed facility will not impose an undue burden on public infrastructure or services. Instead, it addresses documented service deficiencies, improving telecommunications access for residents, businesses, institutions, and first responders. By enhancing public safety and emergency response capabilities, the tower serves a critical function in the area. Staff finds that this criterion is met.

- C. The proposed use will not allow land or building usage that is incompatible with the existing character or usage of the neighborhood.

Staff Comment: The surrounding area consists of institutional uses (schools and a church), low to medium-density residential development, and planned mixed-use and residential growth. The proposed tower will provide critical public infrastructure that supports existing

and future residential expansion and economic development. However, concerns remain regarding the tower's visual impact due to its height and reduced setbacks, which may impact compatibility with the neighborhood's existing and planned character. Design mitigation measures (see Comment A) are recommended to minimize visual impact and better integrate the structure into the surrounding environment.

Case History

- Related Case: #V25-02
-

Public Notification

- The subject property sign was posted on February 21, 2025.
- Letters were mailed to owners of property within 300 feet on February 21, 2025.
- Legal advertisement was published on February 23, March 2 and 10, 2025.



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

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Staff Report, Revision 1
Case No. V25-02

13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 15755 Jefferson Highway

Owner: East Baton Rouge Parish School Board

Applicant: Baker Donelson, on behalf of AT&T

Site Area: 0.217 acres (site plan area)

Zoning: R Rural

Character Area: Suburban

Flood Zone: X and AE

Conveyance Zone: Partial (CDFZ)

Existing Use: Institution (School)

Request: Waiver to increase the maximum height from 85 ft to 155 ft pursuant to Sec. 14.2.3.A, and Waiver to the setbacks established in Sec. 14.2.3.B, for a wireless telecommunication tower located on a leased portion of Tract A-1-B, Russel Long Tract, in the Rural zoning district (#CU25-01)

Applicant's Reason for Request:

See attached completed application

Zoning Commission:

March 10, 2025 and April 7, 2025

Staff Recommendation: Approval with conditions, see Findings #9 and #18.

Findings of Fact

1. Wireless communication towers may be permitted in the Rural zoning district with a Conditional Use Permit, subject to the requirements of UDC Sec. 7:14.2.3.A, B, and C.
2. The proposed 155 ft wireless communication tower in Case No. CU25-01 does not comply with:
 - Sec. 7:14.2.3.A - Exceeds the maximum height of 85 feet
 - Sec. 7:14.2.3.B - Does not meet the 1.5x tower height setback

Waiver Request: Maximum Height

3. Sec. 7:14.2.3.A limits wireless towers to 85 ft, except in the Rural district, where a maximum height of 300 ft may be approved by the Zoning Commission following a public hearing.
4. The Zoning Commission is authorized under UDC Sec.7: 5.1.1.A.6 to grant height waiver up to 300 ft in the Rural zoning district provided that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment equal in number to applicant's present and future requirements or the needs of another provider of similar telecommunication services pursuant to Section 14.2.3.A.

5. The applicant requests a waiver to increase the tower height from 85 ft to 155 ft.
6. The tower is designed to accommodate up to two (2) additional carriers.
7. As stated in the Shared Use Statement (Exhibit 12), AT&T has agreed to accommodate collocation of additional antennae for future users of equal size and to charge comparable, market-appropriate rates.
8. Staff finds the tower design and the Shared Use Statement satisfy the waiver requirements, align with the code's collocation incentives, help close the coverage gaps, and reduce the need for additional towers.
9. Staff recommends approval of the maximum height waiver, contingent upon the following conditions:
 - Carrier Agreements - Submit signed agreements from both carriers before permit issuance.
 - Height Restrictions - Future height increases are prohibited unless additional carriers are added. Any future height increase will require a new conditional use permit with a waiver.

Waiver to the Setbacks

10. Under Sec. 7:14.2.3.B, a 155-ft tower requires a minimum setback of 232.5 feet (1.5 times the tower height) from adjacent property lines under different ownership.

11. The Zoning Commission is authorized under UDC Sec.7: 5.1.1.A.5 to grant approval of waiver to the setbacks for wireless communication towers.

12. The applicant requests a waiver to allow reduced setbacks to (Figure 1):

- 155'4" from the SE property line
- 155' to the SW property line.

13. The SE property line abuts a wooded, undeveloped tract of 22.97ac in area. The tract is zoned R Rural, with a future land use designation of RN Residential Neighborhood. Both current zoning and future land use are predominantly for single-family residential use.

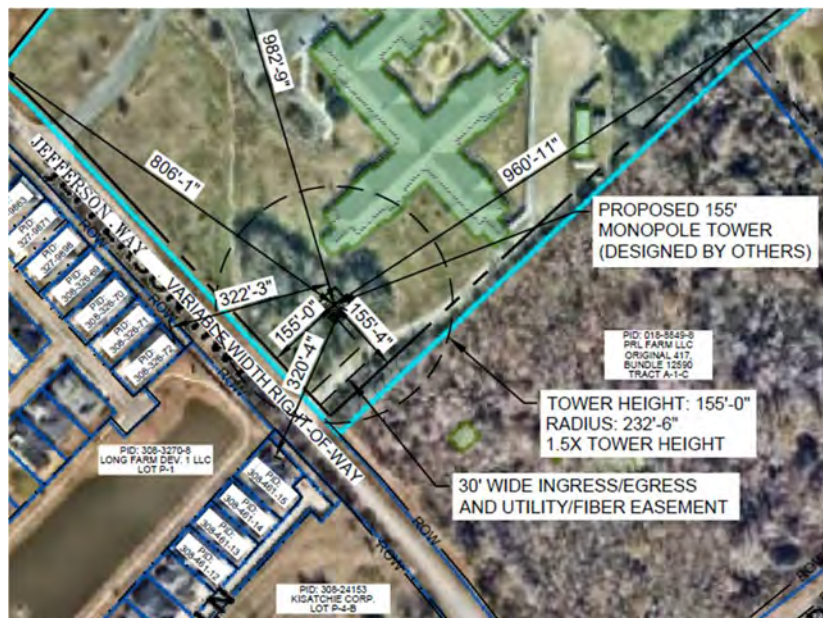


Figure 1: Site Plan with the required and proposed setbacks (Sheet C-1.1)

14. As of March 28, 2025, the applicant has not yet reached out to the owner of the adjacent SE property regarding the requested setback reduction but is willing to do so before the Zoning Commission meeting.
15. The SW property line abuts Jefferson Hwy, a City/Parish minor arterial road. It currently has 2 lanes (one in each direction with a median), with no shoulders or sidewalks, and a 50 mph speed limit. Overhead utilities exist along the northeastern side of the road. The Major Street Plan (MSP) designates Jefferson Hwy for future expansion to 4 lanes with a 100 ft right-of-way.
16. The applicant states in the cover letter that “both setbacks will not be less than the height of the proposed tower and will not adversely affect or endanger either adjacent property”.
17. The applicant finds the 1.5x tower height setbacks are impractical, stating that the current location is “the best available due to the restriction of existing development, presence of available access and utilities, and the only portion of the property with the presence of existing natural foliage to provide visual buffering”.
18. Staff recommends approval of the setback waiver, contingent upon the following condition:
 - Structural Safety Certification – submit a letter from a licensed engineer certifying that the monopole’s collapse radius will not exceed 155 ft.

Case History

- Related Case: #CU25-01

Public Notification

- The subject property sign was posted on February 21, 2025.
- Letters were mailed to owners of property within 300 feet on February 21, 2025.
- Legal advertisement was published on February 23, March 2 and 10, 2025.

APPLICATION
COVER LETTER

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

March 28, 2025

VIA ELECTRONIC MAIL and FEDEX

City of St. George
Attn: Planning & Zoning
planning@stgeorgela.gov
13646 Perkins Rd.
St. George, LA 70810

RE: *Proposed Telecommunications Facility*
Site Name: Antioch Road
Address: 15900 Jefferson Highway, Baton Rouge, LA 70817
Our File No.: 4000001.500115

To whom it may concern:

I am writing on behalf of AT&T (“Applicant”). Applicant is requesting to build a new cell tower in the City of St. George, Louisiana on which up to two (2) additional carriers can locate their equipment.

Enclosed please find a Conditional Use Permit Application (**Exhibit 1**), Waiver Application (**Exhibit 2**), and supporting documentation to allow the construction of a wireless telecommunications facility (the “Facility”) at the property located at 15900 Jefferson Highway, Baton Rouge, LA 70817 (the “Property”). The proposed Facility will be a 155’ monopole tower located in the Rural (R) zoning district. The Property is owned by the East Baton Rouge Parish School Board (the “Landlord”), who has leased the area where the tower will be constructed and the necessary ground space for supporting equipment to Tillman. Section 1 of the Lease (**Exhibit 3**) and the enclosed Owner Authorization (**Exhibit 4**) grants Baker Donelson, on behalf of AT&T, the authority to apply for these applications on behalf of the Landlord.

ZONING REQUEST – CONDITIONAL USE AND WAIVER

The Property is in the Rural (R) District where the Facility is allowed with a conditional use permit approval. The Facility meets all requirements of the development standards of the City of St. George Unified Development Code (the “Code”) except for setbacks, for which Applicant seeks a Waiver. As detailed below, the proposed use, a telecommunications tower, will benefit the surrounding neighborhood by providing access to modern wireless telecommunications infrastructure to support the latest telecommunications technology for use by the citizens of the City of St. George and its first responders.

Section 14.2.1 – General Requirements Applicable to All Wireless Communication Towers

All wireless communication towers shall comply with the following requirements:

A. Shall be located on properties meeting all dimensional requirements;

- B. Shall be located at least 20 feet from any street right-of-way;
- C. Shall not be located within 1,320 feet of any previously approved or existing wireless communication tower or any building taller than the proposed wireless communication tower, unless a waiver is granted by the Planning Commission upon the applicant demonstrating that the previously approved tower or building cannot accommodate the applicant's technical needs;
- D. Shall provide a solid wall or fence at least six feet in height or an alternative fence surrounded by an evergreen hedge composed of plant material at least four feet in height at time of planting that will grow to six feet in height at maturity around the equipment enclosure;
- E. Shall not use any metal buildings; and,
- F. Shall include the following information as part of any application:
 - 1. Identification of the owners of all antennae and equipment proposed to be located on the site;
 - 2. A site plan demonstrating compliance with all requirements;
 - 3. A map showing the location of all of the applicant's existing facilities serving any property with the parish; and,
 - 4. The following certifications:
 - a. That there are no Parish-owned sites in the area of the proposed facility that can accommodate the applicant's needs;
 - b. That the proposed equipment and antennae cannot be accommodated on any existing structure reasonably available within the search area;
 - c. That the tower is designed to withstand winds in accordance with the most current version of *Structural Standards for Antenna and Support Structures* (ANSI/TIA 222-G);
 - d. That the proposed facility will comply with all Federal Communication Commission regulations; and
 - e. That the proposed tower complies with all Federal Aviation Administration requirements, including lighting requirements.

RESPONSE: The Proposed Facility will be located on a lot which meets all required lot dimensions, is located more than 20 feet from any public right-of-way, and is located more than 1,320 feet from other wireless towers. The Proposed Facility and associated ground equipment will be enclosed within a six-foot white vinyl privacy fence as shown on the enclosed Site Drawings at **Exhibit 5**. Also enclosed are RF Propagation Maps at **Exhibit 6** which show Applicant's current operating sites and proposed sites.

The Proposed Facility is being located on property owned by the East Baton Rouge Parish School Board. There are no other Parish-owned properties within the geographic search area and there are no existing towers or structures of sufficient height within the geographic search area as shown on that Tower Map at **Exhibit 9**.

The Proposed Facility will comply with all FCC and FAA requirements. The site does not require FAA approval or notices as certified in that FAA No Notice Tool enclosed at **Exhibit 10**. Since notice to the FAA is not required, FCC registration of the tower is also not required. However, AT&T's equipment will be operated and comply with FCC standards under its existing licenses listed in **Exhibit 11**. It will also be designed to withstand winds in accordance with the latest ANSI/TIA standards as certified in that Tower and Foundation Design report enclosed at **Exhibit 7**.

Section 14.2.3 Wireless Communication Towers Requiring Planning Commission Approval

Wireless communication towers may be established in the REA-3, REA-1, A1, Rural, A2, A3.1, A3.2, A3.3, A4, and B1 zoning districts through the approval of a conditional use permit subject to the requirements identified below:

- A. Shall not exceed 85 feet in height, except in the Rural district. In the Rural district, a maximum height of 300 feet may be approved by the Planning Commission upon a demonstration that the tower is designed to accommodate additional antennae and wireless transmission and relay equipment following a public hearing;
- B. Shall be located at least one and one-half times the height of the tower from abutting property lines under different ownership; and,
- C. Shall not be located within any recognized residential subdivision.

RESPONSE: The Proposed Facility will be located on the Property which is zoned R (Rural). The proposed tower height is 155', will not exceed the maximum height of 300' and will not be located within any recognized residential subdivision. Applicant requests a waiver to the height restriction in section A from 85' to 155' to provide sufficient wireless network coverage as shown on the enclosed RF Propagation Maps at **Exhibit 6**.

The Proposed Facility will be located greater than one and one-half times the height of the tower from abutting property lines under different ownership except the abutting southeastern and southwestern property lines as shown on sheet C-1.1 and C-1.2 of the Site Drawings enclosed at **Exhibit 5**. Applicant respectfully requests a waiver from the setback standard to allow for a setback of 155'4" to the adjacent southeastern property line and 155' plus the width of the public right of way (approximately 215') to the adjacent southwestern property line. Strict compliance with the required 1.5x tower height setbacks are impractical due to existing conditions and development on the property. The property is currently developed and utilized for public school and athletic facilities. The current location is the best available due to the restriction of existing development, presence of available access and utilities, and the only portion of the property with the presence of existing natural foliage to provide visual buffering.

Both setbacks will not be less than the height of the proposed tower and will not adversely affect or endanger either adjacent property. Monopole towers are typically designed such that in the unlikely and rare event of tower failure, it will not fall over like a tree but bend over in a permanently deformed condition within the tower compound. A letter from a professional engineer may be provided to this effect upon request.

Section 3.5.3 Standards Applicable to All Conditional Uses.

A conditional use permit shall be granted only if the requested use is deemed to be in the public interest and the applicant demonstrates that all specific conditions for each use are met and:

- A. The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties;
- B. The proposed use will not unduly burden essential public infrastructure and services including roadways, existing parking spaces, police and fire protection facilities, drainage systems, refuse disposal, water and sewers, and schools; and

- C. The proposed use will not allow land or building usage that is incompatible with the existing character or usage of the neighborhood.

RESPONSE: The Proposed Facility will consist of a monopole tower, which is the least visually obtrusive type of telecommunications tower, and will be surrounded by a white vinyl privacy fence and existing wooded area to screen ground equipment from adjacent properties and the public right-of-way as shown on the enclosed Site Drawings at **Exhibit 5** and Google Aerial at **Exhibit 8**. As shown on the enclosed Photo Simulations at **Exhibit 14**, the tower will be partially visible along Jefferson Highway above the tree line along with existing overhead utilities. Drivers along Jefferson Highway are typically focusing forward and the proposed tower will not be in the immediate line of sight. The Proposed Facility will be an unmanned tower requiring only monthly routine visits which will not unduly burden public infrastructure or services.

The proposed use for a telecommunication tower will provide critical cellular service to the nearby rapidly developing residential and commercial areas as shown in those RF Propagation Maps at **Exhibit 6**. Specifically, the Proposed Facility will provide service along Jefferson Hwy and Antioch Road, including Woodlawn High School, Woodlawn Elementary, and Long Farm Village subdivision. Telecommunication towers are an integral part of our critical telecommunication infrastructure and are a benefit to the public good. For most of us, cell phones have replaced landlines as our primary source of personal communications. In the case of emergencies, cell towers are invaluable governmental entities and citizens alike.

Section 5.1.1 Waivers Granted by the Planning Commission.

- A. The Planning Commission may consider requests for and grant approval of waivers to:
5. The setbacks for wireless communication towers established in Section 14.2.2, Wireless Tower Communications

RESPONSE: The Proposed Facility will be located greater than one and one-half times the height of the tower from abutting property lines under different ownership except the abutting southeastern and southwestern property lines as shown on sheet C-1.1 and C-1.2 of the Site Drawings enclosed at **Exhibit 5**. Applicant respectfully requests a waiver from the setback standard to allow for a setback of 155'4" to the adjacent southeastern property line and 155' plus the width of the public right of way (approximately 215') to the adjacent southwestern property line. Strict compliance with the required 1.5x tower height setbacks are impractical due to existing conditions and development on the property. The property is currently developed and utilized for public school and athletic facilities. The current location is the best available due to the restriction of existing development, presence of available access and utilities, and the only portion of the property with the presence of existing natural foliage to provide visual buffering.

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Planning & Zoning
City of St. George
March 28, 2025
Page 5

We would appreciate these applications for a conditional use permit and waiver on the agenda for the upcoming March 3, 2025 Zoning Commission meeting. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

A handwritten signature in black ink, appearing to read "Chip Leyens". The signature is stylized with overlapping loops and a long horizontal stroke at the bottom.

Chip Leyens

JFL
Enclosures

Ex. 04
Owner Authorization

NAME OF LANDOWNER: East Baton Rouge Parish School Board
ADDRESS: 1050 S. Foster Drive
CITY, STATE, & ZIP: Baton Rouge, LA 70805
DATE: December 3, 2024

EBR Planning Commission
1100 Laurel Street, Suite 104
Baton Rouge, LA 70802

RE: **CONSTRUCTION OF A NEW TELECOMMUNICATION TOWER LOCATED IN EAST BATON ROUGE PARISH**

FOR PROPERTY LOCATED AT: **15900 Jefferson Highway**
Baton Rouge, Louisiana 70817

TAX PIN: **018-8845-5**

To Whom It May Concern:

Please be advised that the East Baton Rouge Parish School Board is the owner of record of the property described above. The owner hereby authorizes Baker, Donelson, Bearman, Caldwell & Berkowitz, PC as attorney for New Cingular Wireless PCS, LLC (AT&T) to act on their behalf in requesting any and all necessary approvals for the above-noted property to allow for construction of a telecommunication tower and all related ancillary structures.

Sincerely,

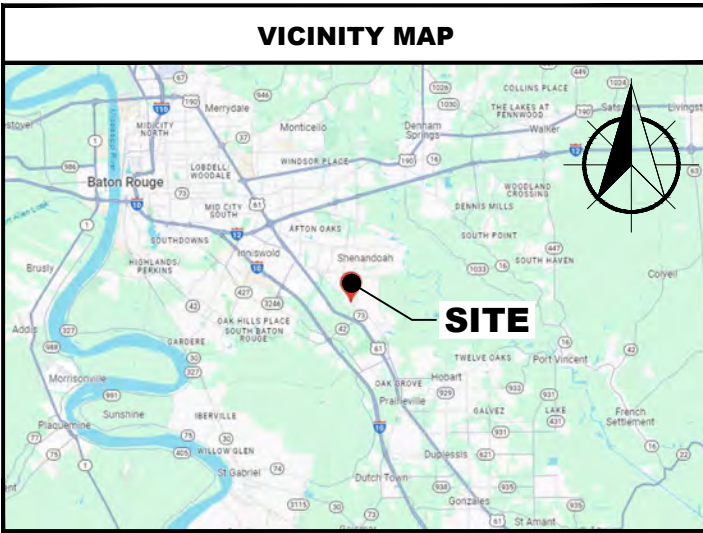


Printed Name: LaMont Cole

Title: Superintendent

Date: 12.10.2024

Ex. 05
Site Drawings



SCOPE OF WORK:

CONTRACTOR TO INSTALL THE FOLLOWING EQUIPMENT:
GROUND:
 NEW ACCESS DRIVE, NEW 7' HIGH FENCE AROUND COMPOUND LEASE AREA, NEW POWER AND FIBER CONDUITS FROM R.O.W. TO COMPOUND, NEW CONCRETE EQUIPMENT PAD, NEW WALK UP CABINET (WUC), NEW COMPACT 20KW GENERATOR, NEW 8FT COMPOUND UTILITY H-FRAME WITH COMMUNITY METER CENTER, 125A LOAD CENTER, NEMA 3R TELCO ENCLOSURE, AND 200A METER FOR AT&T.

TOWER:
 (2) NEW FIBER TRUNKS, (5) NEW DC POWER TRUNKS, (2) NEW DC'S, (12) NEW ANTENNAS, (9) NEW RRUS, (3) NEW SECTOR MOUNTS, SECTOR PIPE MOUNT ASSEMBLY, AND ALL ASSOCIATED WORK

REFERENCE NOTES

1. THESE PLANS WERE COMPLETED PER SUPPLIER APPROVE FINAL RFDS WOID: RFDS-44769 LAST MODIFIED 09/20/2024. CONTRACTOR SHALL REQUEST CURRENT RFDS & WORKBOOK FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
2. THESE PLANS WERE COMPLETED PER MASTEC NETWORK SOLUTIONS MOUNT STRUCTURAL ANALYSIS, COMPLETED ON 02/01/2024.

SHEET INDEX

SHEET	DESCRIPTION	REV.	REV. DATE
T-1	TITLE SHEET	H	02/24/25
GN-1	GENERAL NOTES	H	02/24/25
S-1 & S-2	EXISTING CONDITIONS PLAN	H	02/24/25
C-1.1	PARENT TRACT OVERVIEW	H	02/24/25
C-1.2	ACCESS TURNOUT PLAN	H	02/24/25
C-1.3	OVERALL SITE PLAN	H	02/24/25
C-1.4	COMPOUND PLAN	H	02/24/25
C-1.5	EQUIPMENT LAYOUT PLAN	H	02/24/25
C-2	TOWER ELEVATION AND CABLE MARKING	H	02/24/25
C-3	ANTENNA ORIENTATION	H	02/24/25
C-4.1 ~ C-4.6	CIVIL DETAILS	H	02/24/25
C-5.1 & C-5.2	WALK UP CABINET (WUC) DETAILS	H	02/24/25
C-6.1 ~ C-6.3	GENERATOR DETAILS	H	02/24/25
C-7.1 & C7.2	FENCE DETAILS	H	02/24/25
C-8.1 ~ C8.3	SITE GRADING / EROSION CONTROL PLAN	H	02/24/25
C-9.1 ~ C9.6	SITE GRADING / EROSION CONTROL DETAILS	H	02/24/25
RF-1	RF DATA SHEET	H	02/24/25
E-1	GENERAL ELECTRICAL & GROUNDING NOTES	H	02/24/25
E-2	OVERALL SERVICE ROUTING PLAN	H	02/24/25
E-3	COMPOUND SERVICE ROUTING PLAN	H	02/24/25
E-4	TRENCH DETAILS	H	02/24/25
E-5	COMPOUND UTILITY RACK DETAIL	H	02/24/25
E-6	ONE-LINE DIAGRAM AND PANEL SCHEDULE	H	02/24/25
GR-1	COMPOUND GROUNDING PLAN	H	02/24/25
GR-2 ~ GR-5	GROUNDING DETAILS	H	02/24/25
	ATTACHMENTS		

DIRECTIONS	
FROM NEW ORLEANS, LA - START OUT GOING WEST ON POYDRAS ST TOWARD S RAMPART ST.0.7 MILES, MERGE ONTO I-10 W VIA THE RAMP ON THE LEFT TOWARD BATON ROUGE.13.7 MILES, MERGE ONTO I-310 S VIA EXIT 220 TOWARD BOUTTE/HOUMA.11.9 MILES, TAKE THE US-90 W EXIT TOWARD HOUMA.0.5 MILES, TAKE US-90 W.17.0 MILES, TAKE THE LA-308 EXIT, EXIT 215B, TOWARD RACELAND.0.3 MILES, TURN LEFT ONTO HIGHWAY 308/LA-308.17.3 MILES, TURN LEFT ONTO E MAIN ST/LA-308.11.2 MILES	
CONTACT INFORMATION	CONSTRUCTION NOTES
FIRE DEPARTMENT: ST. GEORGE FIRE DEPARTMENT PHONE: (225) 454-6550	1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
POLICE DEPARTMENT: EAST BATON ROUGE SHERIFF'S OFFICE PHONE: (225) 389-5000	2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

**NSB - RAW LAND
CONSTRUCTION DRAWINGS**



at&t

AT&T LOCATION NAME:

ANTIOCH RD

VERTICAL BRIDGE SITE ID:

US-LA-5478

SITE ADDRESS:

**15755 JEFFERSON HIGHWAY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

ABBREVIATED LEGAL DESCRIPTION
 TRACT A-1-B CONT. 56.91 ACRES RESUB. OF THAT PORTION OF TRACT A-1 LYING NORTH OF JEFFERSON HWY. OF THE RUSSELL LONG PROPERTY LOCATED IN SECS. 38 & 52, T8S, R2E. 1961. RESUB. 1983-00. (WOODLAWN HIGH SCHOOL)

PLANNING SUMMARY	
<ul style="list-style-type: none"> LOT ID: 164078002 EXISTING ZONING : RURAL FUTURE LAND USE: INSTITION EXISTING ZONING OF ADJOINING PARCELS: RURAL AND PUD-4-09 ACREAGE: LEASE 50'X50' (0.057 AC) 	<ul style="list-style-type: none"> BUILDING SETBACKS FOR RURAL ZONING: FRONT-15', SIDE-5', REAR-25' WAIVERS REQUESTED: UDC SEC. 14.2.3A HEIGHT WAIVER FROM 85' MAX TO 155' MAX WAIVERS REQUESTED: UDC SEC. 14.2.3B SETBACK WAIVER FROM 232.5' TO 155'

GENERAL NOTES	
	<p>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. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER.</p>

CODE COMPLIANCE	
<p>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:</p>	
<ul style="list-style-type: none"> AMERICAN CONCRETE INSTITUTE 318 AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222 ASCE = 7-16 VULT = 126 MPH (ULTIMATE 3 SECOND GUST) RISK CATEGORY = II EXPOSURE = C IMPORTANCE FACTOR= 1.0 	<ul style="list-style-type: none"> STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62.41 ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION 2012 IBC 2021 NEC



APPROVALS

RF ENGINEER	DATE
CONSTRUCTION MANAGER	DATE
OPERATIONS	DATE
SITE ACQUISITION	DATE
PROPERTY/TOWER OWNER	DATE
PROJECT MANAGER	DATE

SITE SUMMARY

SCOPE TYPE:	NEW SITE BUILD
OCCUPANCY TYPE:	TELECOMMUNICATIONS
STRUCTURE HEIGHT:	155'
RAD CENTER:	150.03'
STRUCTURE TYPE:	MONOPOLE
LATITUDE:	N 30° 22' 20.676" (30.372410°)
LONGITUDE:	W 91° 00' 43.858" (-91.012183°)
JURISDICTION:	EAST BATON ROUGE PARISH
PACE NUMBER:	MRBHM021193, MRBHM038011, MRBHM038008, MRBHM038016, MRBHM038025, MRBHM038014, MRBHM038024
COUNTY:	EAST BATON ROUGE PARISH
PARCEL ID:	1888455
POWER COMPANY:	ENTERGY LOUISIANA - (800) 368-3749
TELCO COMPANY:	AT&T - (800) 288-2020

PROJECT DIRECTORY

APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC A DELAWARE LIMITED LIABILITY COMPANY, D/B/A AT&T MOBILITY 1876 DATA DRIVE HOOVER, AL 35244
PROPERTY OWNER:	EAST BATON ROUGE PARISH SCHOOL BOARD 1050 S. FOSTER DR. BATON ROUGE, LA 70806
PROJECT MANAGER:	MASTEC NETWORK SOLUTIONS 800 S DOUGLAS ROAD 12TH/ FLOOR CORAL GABLES, FL 33134 CAITLIN ROSAMANO PHONE: (504) 210-5989
SITE DESIGN:	MASTEC ENGINEERING, PLLC 507 AIRPORT BLVD, SUITE 111 MORRISVILLE, NC 27560 CONTACT: RAPHAEL MOHAMED PHONE: (919) 674-5895



RAPHAEL MOHAMED, P.E. 2/25/2025
LOUISIANA NO. 32343

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
1/2/2024	PRELIMINARY	A	RM
2/25/2024	PRELIMINARY	B	RM
10/3/2024	PRELIMINARY	C	RM
11/04/2024	PRELIMINARY	D	RM
11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
 CHECKED BY: OA
 APPVD BY: RM
 MNS PROJECT NO: 46312-AEC

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SITE NAME:
NSB ANTIOCH ROAD

AT&T LOCATION NAME:
ANTIOCH RD

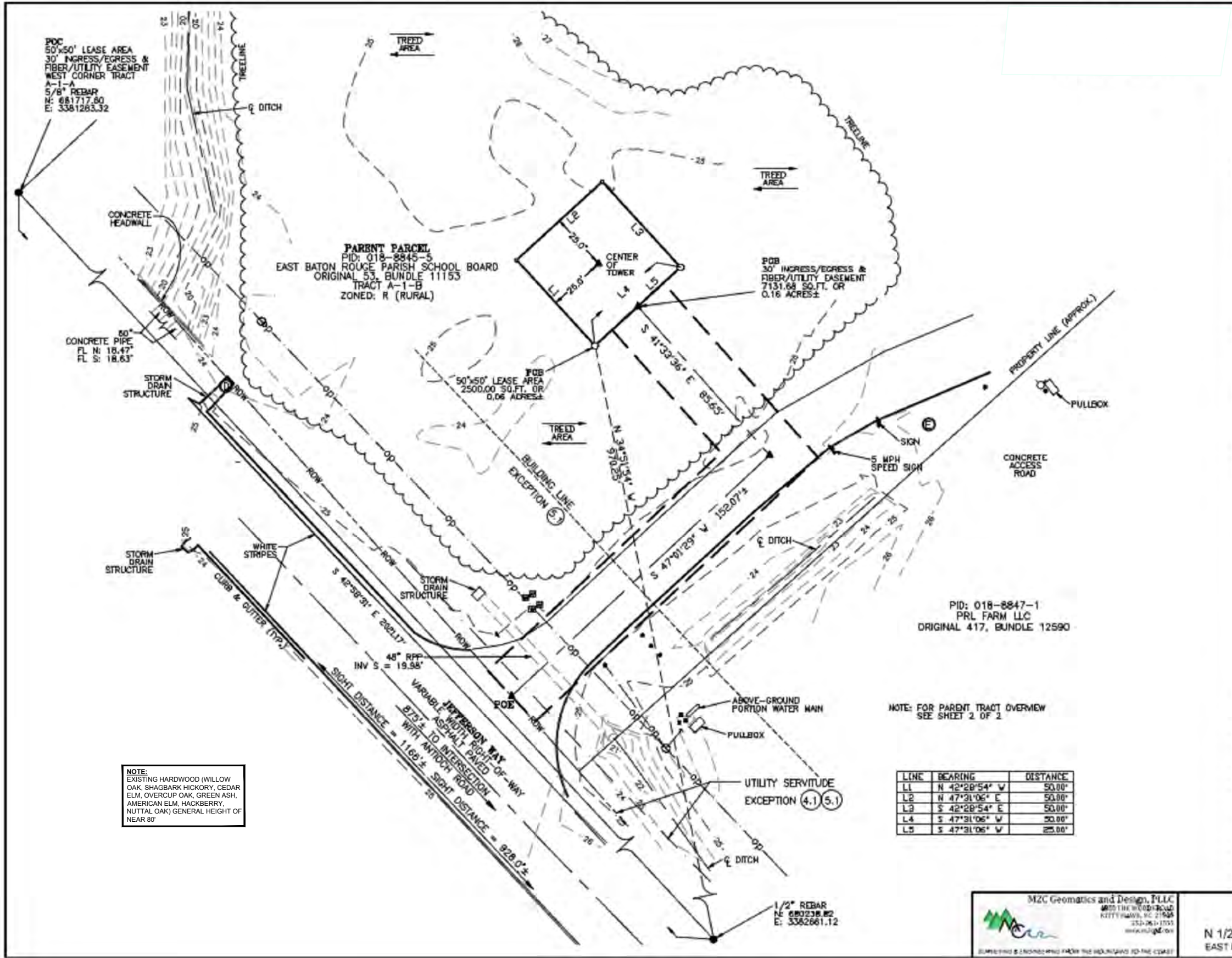
SITE ADDRESS:
**15900 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:
10154437

TOWER OWNER ID:
N/A

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



TOWER INFO

CENTER OF TOWER:
 LATITUDE: 30°22'20.876" NORTH
 LONGITUDE: 91°00'43.858" WEST (NAD 83)
 GROUND ELEVATION: 24'
 ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS
 JEFFERSON HIGHWAY
 BATON ROUGE, LOUISIANA 70817



LOUISIANA SOUTH

GRID NORTH
 GRID TO TRUE NORTH CONVERGENCE
 00°09'38.08567"

TRUE NORTH TO MAGNETIC DECLINATION
 00°44' E

COMBINED SCALE FACTOR
 0.999946693

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - ⊙ = POWER POLE
 - ⊖ = MEASURED
 - ⊕ = POWER POLE
 - ⊙ = GUY ANCHOR
 - ⊙ = LIGHT POLE
 - ⊙ = WATER METER
 - ⊙ = WATER VALVE
 - ⊙ = ELECTRICAL MANHOLE
 - ⊙ = WATER VALVE
 - ⊙ = STOP SIGN
- = RIGHT-OF-WAY
 - - - = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X", area with reduced flood risk due to levees per Flood Insurance Rate Map Community Panel No. 22033C0335E, which bears an effective date of May 02, 2008 and IS NOT in a special flood hazard area. Zone "X": This area with reduced flood risk due to levees, protected from the 1% annual chance flood, subject to possible failure during larger floods

REVISION	DATE	BY
1	12/15/23	KM
2	2/15/24	PK
3	11/28/24	DB

PROJECT NO:
23-0104

DRAWN BY: JC
 CHECKED BY: OA
 APPROVED BY: RM

RAWLAND TOWER SURVEY
 FORESITE
 3109 ELIJAH LAKE DRIVE
 VESTALIA, MISSISSIPPI 38684

SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-262-6985
 www.smweng.com

MZC Geomatics and Design, PLLC
 4825 THE WOODS ROAD
 KERRY HAVEN, NC 27548
 352-261-1755
 www.mzcd.com

ANTIOCH ROAD
 10154437
 N 1/2, SECTION 52, T-8-S, R-2-E
 EAST BATON ROUGE PARISH, LOUISIANA



RAPHAEL MOHAMED, P.E.
 LOUISIANA NO. 32343

2/25/2025

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
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1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
 CHECKED BY: OA
 APPVD BY: RM

MNS PROJECT NO: 46312-AEC

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SITE NAME:
NSB ANTIOCH ROAD

AT&T LOCATION NAME:
ANTIOCH RD

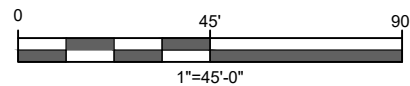
SITE ADDRESS:
**1590 JEFFERSON HWY
 BATON ROUGE, LA 70817
 (EAST BATON ROUGE PARISH)**

FA LOCATION:
10154437

TOWER OWNER ID:
N/A

SHEET TITLE
EXISTING CONDITIONS PLAN

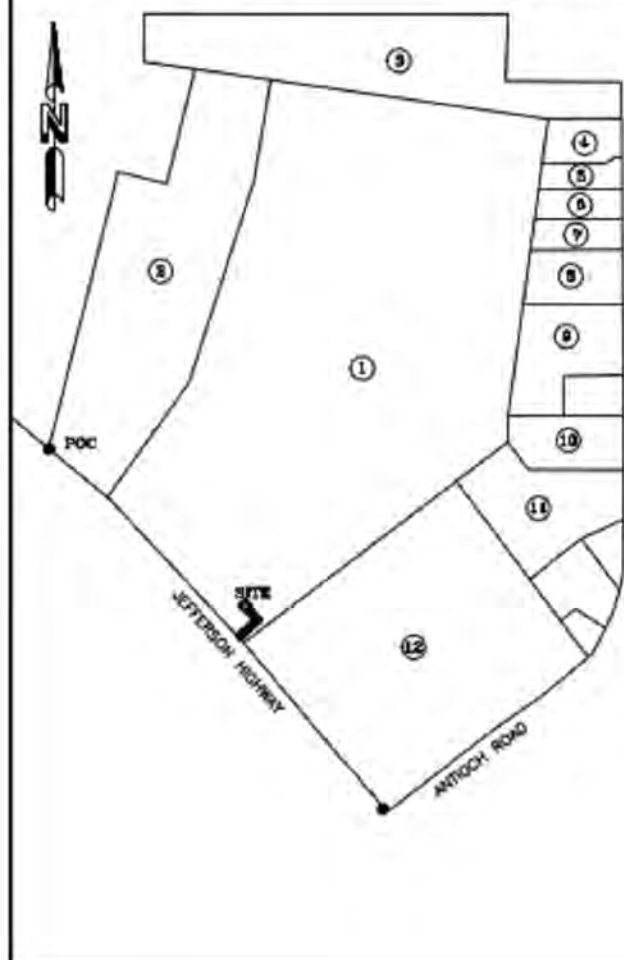
SHEET NUMBER
S-1



EXISTING CONDITIONS PLAN
 11"x17" SCALE: 1"=45'-0"

PARENT TRACT OVERVIEW

NOT TO SCALE



- ① PARENT PARCEL
PID: 018-8845-5
EAST BATON ROUGE PARISH
SCHOOL BOARD
ORIGINAL 53, BUNDLE 11153
TRACT A-1-B
ZONED: "R" (RURAL)
- ② PID: 018-8849-8
CONGREGATION OF THE MOST
BLESSED SACRAMENT PARISH
ORIGINAL 110, PAGE 11547
TRACT A-1-A
ZONED: "R" (RURAL)
- ③ PID: 201-6117-0
EAST BATON ROUGE PARISH
SCHOOL BOARD
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ④ PID: 000-5866-1
EAST BATON ROUGE PARISH
SCHOOL BOARD
ORIGINAL 605 BUNDLE 12296
ZONED: "R" (RURAL)
- ⑤ PID: 000-5865-3
JAMES L EDMONSTON
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ⑥ PID: 019-7885-4
HARMON S BARLOW
DEED UNKNOWN
ZONED: "R" (RURAL)
- ⑦ PID: 017-7732-7
GERALD R GUILBEAU
DEED UNKNOWN
ZONED: "R" (RURAL)
- ⑧ PID: 017-7880-0
JERRY L PIERSON
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ⑨ PID: 018-8080-1
MICHAEL G MCKENNA
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ⑩ PID: 018-2847-6
ESSE ZERINGUE
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ⑪ PID: 024-8881-7
JESSE ZERINGUE
DEED UNAVAILABLE
ZONED: "R" (RURAL)
- ⑫ PID: 018-8847-1
PRL FARM LLC
ORIGINAL 417, BUNDLE 12590
TRACT A-1-C
ZONED: "R" (RURAL)

PARENT TRACT (PER TITLE)

that certain land situated in Sections 38 and 52, Township 8 South, Range 2 East, East Baton Rouge Parish, Louisiana, comprising approximately 56.91 acres and more particularly described as Tract A-1-B on that certain Map Showing Resubdivision of That Portion of Tract "A-1" Lying North of Jefferson Highway of the Russell Long Property into Tracts A-1-A, A-1-B & A-1-C, prepared by John A. Graves and Robert H. Brooks and dated August 22, 2000, which map is recorded as Original 741, Bundle 11152 of the official records of East Baton Rouge Parish, Louisiana, together with all appurtenances thereon in anywise pertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "Property"), the possession and delivery of which purchaser acknowledges.

50' x 50' LEASE AREA (AS SURVEYED)

Being a portion of land known as Tract A-1-B, on that certain Map Showing Resubdivision of That portion of Tract "A-1" Lying North of Jefferson Highway of the Russell Long Property into Tracts A-1-A, A-1-B & A-1-C, prepared by John A. Graves and Robert H. Brooks and dated August 22, 2000, which map is recorded as Original 741, Bundle 11152, Records of East Baton Rouge Parish, Louisiana, lying in the North 1/2, Section 52, Township 8 South, Range 2 East, said East Baton Rouge Parish and being more particularly described as follows:

Commencing at a found 1/2" rebar on the east right-of-way line of Jefferson Way at the westernmost corner of Tract A-1-A of said Map recorded as Original 741, Bundle 11152, and, having Louisiana South State Plane Coordinates N: 681717.80, E: 3381283.32; thence S 42°58'31" E, 2021.17 feet to a found 1/2" rebar having Louisiana South State Plane Coordinates N: 680226.82, E: 3382661.12; thence N 34°51'54" W, 970.25 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence N 42°28'54" W, 50.00 feet to a set 5/8" rebar; thence N 47°31'06" E, 50.00 feet to a set 5/8" rebar; thence S 42°28'54" E, 50.00 feet to a set 5/8" rebar; thence S 47°31'06" W to the POINT OF BEGINNING.

Containing 25000.0 SQ.FT. or 0.06 acres, more or less.

30' INGRESS/EGRESS & FIBER/UTILITY EASEMENT (AS SURVEYED)

Being a portion of land known as Tract A-1-B, on that certain Map Showing Resubdivision of That portion of Tract "A-1" Lying North of Jefferson Highway of the Russell Long Property into Tracts A-1-A, A-1-B & A-1-C, prepared by John A. Graves and Robert H. Brooks and dated August 22, 2000, which map is recorded as Original 741, Bundle 11152, Records of East Baton Rouge Parish, Louisiana, lying in the North 1/2, Section 52, Township 8 South, Range 2 East, said East Baton Rouge Parish and being more particularly described as follows:

Commencing at a found 1/2" rebar on the east right-of-way line of Jefferson Way at the westernmost corner of Tract A-1-A of said Map recorded as Original 741, Bundle 11152, and, having Louisiana South State Plane Coordinates N: 681717.80, E: 3381283.32; thence S 42°58'31" E, 2021.17 feet to a found 1/2" rebar having Louisiana South State Plane Coordinates N: 680226.82, E: 3382661.12; thence N 34°51'54" W, 970.25 feet to a set 5/8" rebar; thence N 42°28'54" W for a distance of 50.00 feet to a set 5/8" rebar; thence N 47°31'06" E for a distance of 50.00 feet to a set 5/8" rebar; thence S 42°28'54" E for a distance of 50.00 feet to a set 5/8" rebar; thence S 47°31'06" W for a distance of 25.00 feet to the POINT OF BEGINNING of an Ingress/Egress & Fiber/Utility Easement being 30 feet in width and lying 15 feet on each side of the following described containing: thence S 41°33'36" E for a distance of 85.65 feet to a point; thence S 47°01'22" W for a distance of 152.07 feet, more or less, to a point on the northeast right-of-way line of said Jefferson Way and the POINT OF BEGINNING.

Containing 7131.68 SQ.FT. or 0.16 acres, more or less.

PLOTTABLE EXCEPTIONS
U.S. Title Solutions
Report of Title, File Number UST76803
Date: January 24, 2024
Schedule III

Number	Instrument	Comment
1-3,6-6.3		Standard exceptions. Contain no survey matters.
④.1	Book 188, Page 9285	Does affect as shown hereon.
④.2	Book 53, Page 11153	Does not affect.
⑤.1	Book 741, Page 11152	Does affect as shown hereon.

SURVEYOR'S CERTIFICATION

I certify to the New Circular Wireless PCS, LLC d/b/a AT&T Wireless Communications, LLC, and Foresite, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

TIMOTHY LEIGH FISH, PLS
LA Registration No. 05243



ANTIOCH ROAD
10154437
N 1/2, SECTION 52, T-8-S, R-2-E
EAST BATON ROUGE PARISH, LOUISIANA.

SMW Engineering Group, Inc.
158 Business Center Drive
Mint Spring, Alabama 35244
Ph: 205-250-4986
www.smweng.com

RAWLAND TOWER SURVEY
FORESITE
3109 BLUE LAKE DRIVE
SITC 121
VESTALIA HILLS, AL 36243

REVISION
DATE
12/13/23 RM
2/15/24 PMK
11/28/24 DG

NO. 1
2
3

PROJECT NO.
23-0104

SCALE: N.T.S.
SHEET 2 OF 2



RAPHAEL MOHAMED, P.E.
LOUISIANA NO. 32343
2/25/2025

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
1/2/2024	PRELIMINARY	A	RM
2/25/2024	PRELIMINARY	B	RM
10/3/2024	PRELIMINARY	C	RM
11/04/2024	PRELIMINARY	D	RM
11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
CHECKED BY: OA
APP'VD BY: RM
MNS PROJECT NO: 46312-AEC

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SITE NAME:
NSB ANTIOCH ROAD

AT&T LOCATION NAME:
ANTIOCH RD

SITE ADDRESS:
**1590 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:
10154437

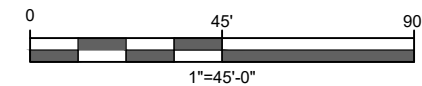
TOWER OWNER ID:
N/A

SHEET TITLE
**EXISTING CONDITIONS
PLAN**

SHEET NUMBER
S-2









SURVEYOR'S NOTES

- This is Rawland Tower Survey, made on the ground under the supervision of a Louisiana Registered Land Surveyor. Date of field survey is February 02, 2023.
- The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Louisiana South State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID BJ4924. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000") and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.



EXISTING CONDITIONS PLAN
11'x17" SCALE: 1"=45'-0"

LEGEND

-  LOT LINES
-  PARENT PARCEL BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  COMMUNITY PANEL SEPERATION LINE
-  BASE FLOOD ELEVATION LINE (BFE)
-  FLOOD ZONE LINE (TRACED FROM COMMUNITY PANEL)
-  ZONE "AE" WITH BFE OR DEPTH
-  FEMA CROSS SECTION WITH 1% ANNUAL CHANCE

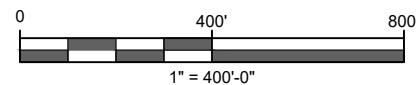
29 FEET



- NOTES:**
1. HAND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED SITE UTILITIES/ELEMENTS.
 2. REPAIR AT NO ADDITIONAL EXPENSE DAMAGE TO ALL EXISTING SITE ELEMENTS, REPAIR AS DIRECTED BY THE CONSTRUCTION MANAGER.
 3. REPAIR AT NO ADDITIONAL EXPENSE ANY CONSTRUCTION RELATED DAMAGE TO SITE. REPAIR DAMAGED AREA TO MATCH EXISTING PRE-CONSTRUCTION CONDITION OR AS REQUIRED BY PROJECT MANAGER.
 4. NO EQUIPEMENT SHALL VIOLATE FCC REGULATIONS

FLOOD NOTE

ACCORDING TO LETTER OF MAP REVISION NUMBER 08-26-250P THE CITY OF ST. GEORGE, LOUISIANA, DATED 08/15/2008. THE SUBJECT PROPERTY IS PROJECTING 29' BASE FLOOD ELEVATION FROM OVER THE ENTIRE PARCEL. THIS AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD



OVERALL SITE PLAN
11"x17" SCALE: 1" = 400'-0"

NOTE:
EXISTING TREES OUTSIDE OF THE TOWER COMPOUND AND ACCESS ARE TO REMAIN. EVERY EFFORT WILL BE MADE TO RESTRICT TREE CLEARING TO WITHIN 10' OF THE OUTER EDGE OF THE LEASE AREA AND ACCESS EASEMENT.



RAPHAEL MOHAMED, P.E.
LOUISIANA NO. 32343

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11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
CHECKED BY: OA
APPV'D BY: RM
MNS PROJECT NO: 46312-AEC

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PREPARED FOR:



PREPARED BY:



SITE NAME:

NSB ANTIOCH ROAD

AT&T LOCATION NAME:

ANTIOCH RD

SITE ADDRESS:

**15900 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:

10154437

TOWER OWNER ID:

N/A

SHEET TITLE

**PARENT TRACT
OVERVIEW**

SHEET NUMBER

C-1.1

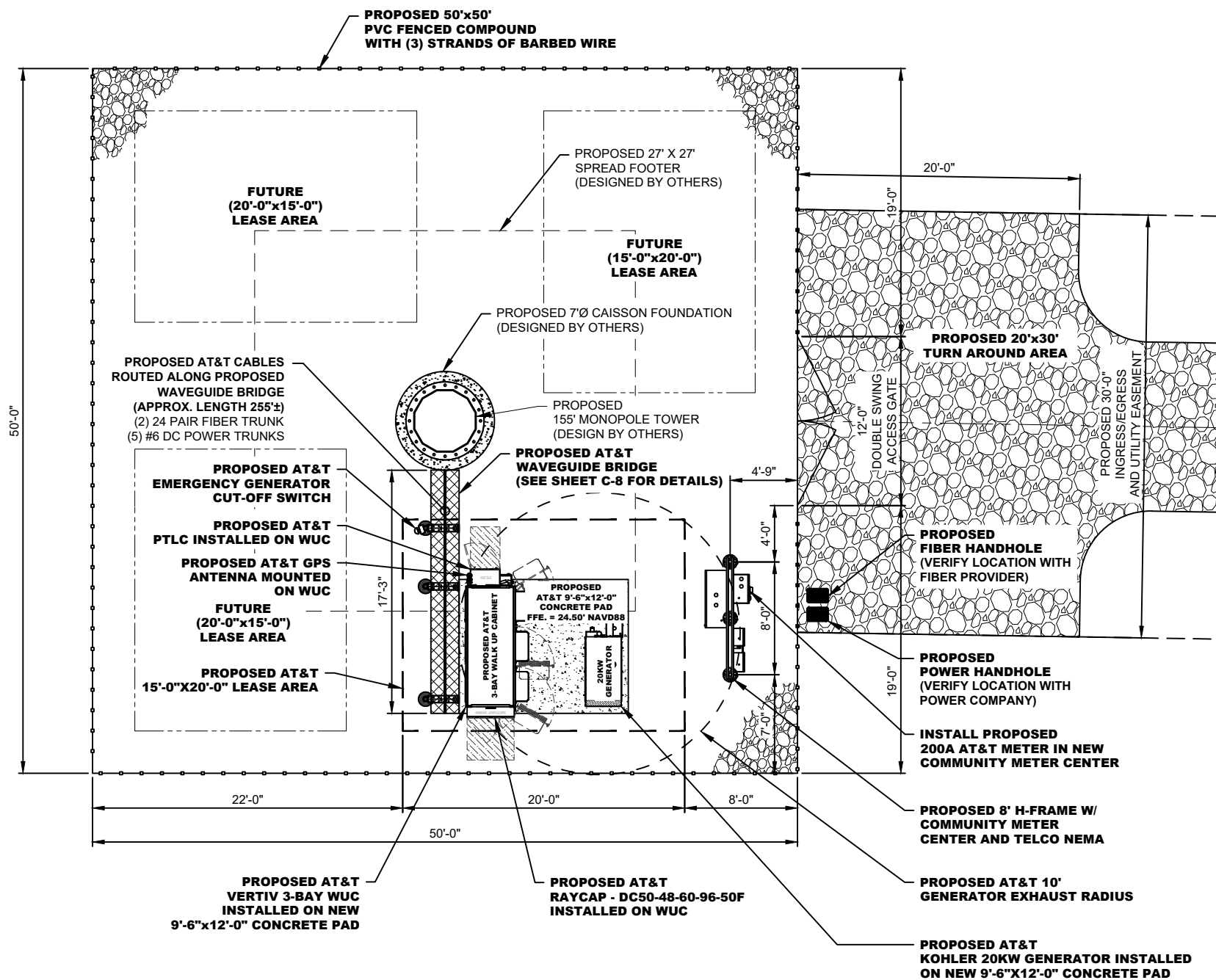
NOTES:

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- NO EQUIPEMENT SHALL VIOLATE FCC REGULATIONS

FLOOD NOTE

ACCORDING TO LETTER OF MAP REVISION NUMBER 08-26-250P THE CITY OF ST. GEORGE, LOUISIANA, DATED 08/15/2008. THE SUBJECT PROPERTY IS PROJECTING 29' BASE FLOOD ELEVATION FROM OVER THE ENTIRE PARCEL. THIS AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD

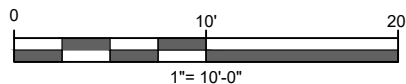
PARENT PARCEL
PID: 018-8845-5
EAST BATON ROUGE PARISH
SCHOOL BOARD
ORIGINAL 53, BUNDLE 11153
TRACT A-1-B



PARENT PARCEL
PID: 018-8845-5
EAST BATON ROUGE PARISH SCHOOL BOARD
ORIGINAL 53, BUNDLE 11153
TRACT A-1-B

COMPOUND PLAN

11"x17" SCALE: 1"= 10'-0"



PARENT PARCEL
PID: 018-8845-5
EAST BATON ROUGE PARISH SCHOOL BOARD
ORIGINAL 53, BUNDLE 11153
TRACT A-1-B



RAPHAEL MOHAMED, P.E. 2/25/2025
LOUISIANA NO. 32343

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
1/2/2024	PRELIMINARY	A	RM
2/25/2024	PRELIMINARY	B	RM
10/3/2024	PRELIMINARY	C	RM
11/04/2024	PRELIMINARY	D	RM
11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
CHECKED BY: OA
APPV'D BY: RM
MNS PROJECT NO: 46312-AEC

THE INFORMATION CONTAINED IN THESE DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF MASTEC NETWORK SOLUTIONS IS PROHIBITED.

PREPARED FOR:



PREPARED BY:



SITE NAME:

NSB ANTIOCH ROAD

AT&T LOCATION NAME:

ANTIOCH RD

SITE ADDRESS:

**15900 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:

10154437

TOWER OWNER ID:

N/A

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

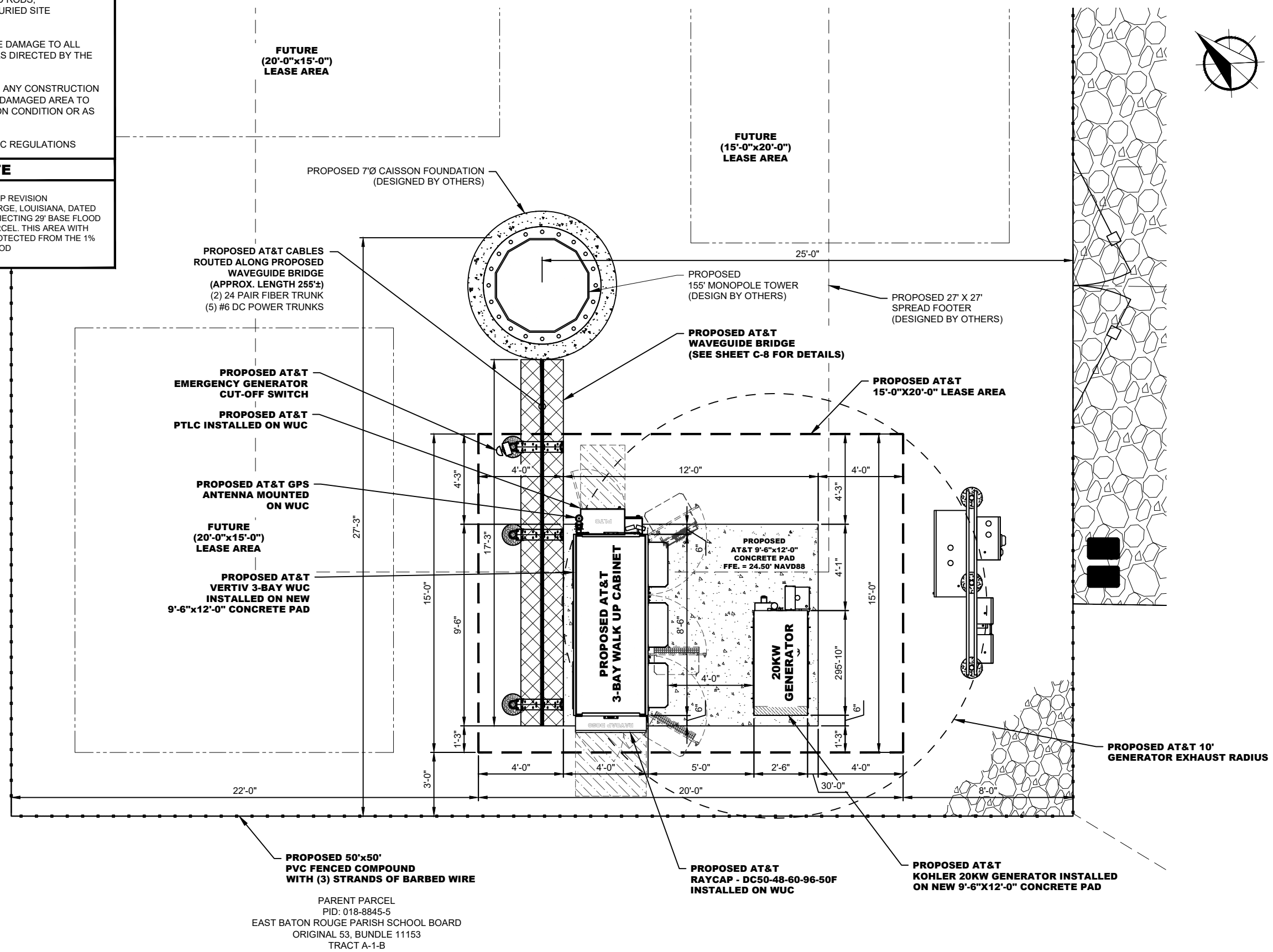
C-1.4

NOTES:

- HAND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED SITE UTILITIES/ELEMENTS.
- REPAIR AT NO ADDITIONAL EXPENSE DAMAGE TO ALL EXISTING SITE ELEMENTS, REPAIR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- REPAIR AT NO ADDITIONAL EXPENSE ANY CONSTRUCTION RELATED DAMAGE TO SITE. REPAIR DAMAGED AREA TO MATCH EXISTING PRE-CONSTRUCTION CONDITION OR AS REQUIRED BY PROJECT MANAGER.
- NO EQUIPEMENT SHALL VIOLATE FCC REGULATIONS

FLOOD NOTE

ACCORDING TO LETTER OF MAP REVISION NUMBER 08-26-250P THE CITY OF ST. GEORGE, LOUISIANA, DATED 08/15/2008. THE SUBJECT PROPERTY IS PROJECTING 29' BASE FLOOD ELEVATION FROM OVER THE ENTIRE PARCEL. THIS AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD



RAPHAEL MOHAMED, P.E. 2/25/2025
LOUISIANA NO. 32343

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
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11/04/2024	PRELIMINARY	D	RM
11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
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PREPARED BY:
Mastec
Network Solutions
507 AIRPORT BLVD, SUITE 111
MORRISVILLE, NC 27560

SITE NAME:
NSB ANTIOCH ROAD

AT&T LOCATION NAME:
ANTIOCH RD

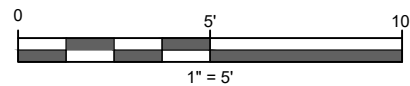
SITE ADDRESS:
**15900 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:
10154437

TOWER OWNER ID:
N/A

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
C-1.5



EQUIPMENT LAYOUT PLAN
11"x17" SCALE: 1" = 5'

NOTES:

- THIS ANTENNA ORIENTATION PLAN IS A SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
- THE REQUIRED FAA LIGHTING MUST NOT BE BLOCKED IN ANY WAY BY THE ANTENNAS. THE REQUIRED 360° LIGHTING VISIBILITY MUST BE MAINTAINED.
- ALL ANTENNAS, CABLES AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWER ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
- ALL ANTENNA INFORMATION BASED ON MOST RECENT VERSION OF THIS SITE'S RFDS.

NOTE:

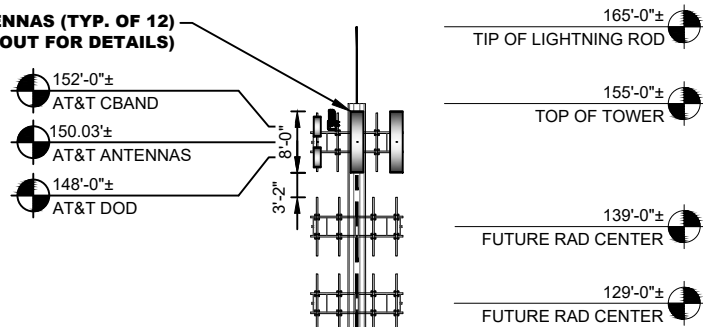
ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS.

CONTRACTOR IS TO PROVIDE QUANTITY AND SIZES OF INNERDUCT ON REDLINES AFTER CONSTRUCTION. PLEASE INCLUDE THE CABLES INSIDE EACH INNERDUCT AND WHICH SECTOR THEY ARE CONNECTED TO.

ANTENNA SEPARATION REQUIREMENTS:

- 3' SEPARATION REQUIRED BETWEEN B14 & B17 ANTENNAS
- 3' SEPARATION REQUIRED BETWEEN B14 & B29 ANTENNAS
- 6' SEPARATION REQUIRED BETWEEN B12/17 & B29 ANTENNAS
- 3' SEPARATION REQUIRED BETWEEN ALL AIR ANTENNAS ON 3 OR LESS ANTENNAS PER SECTOR SETUP. 1' MIN. SEPARATION REQUIRED FOR ALL AIR ANTENNAS AT P2/P4 ON4 OR MORE ANTENNAS PER SECTOR SETUP.
- 1' SEPARATION REQUIRED FOR ALL OTHER ANTENNAS
- 4' SEPARATION REQUIRED BETWEEN ANTENNAS ON DIFFERENT SECTOR MOUNTS.

AT&T ANTENNAS (TYP. OF 12)
(SEE ANTENNA LAYOUT FOR DETAILS)



FIBER AND DC POWER TRUNKS ROUTED UP PROPOSED TOWER PER MANUFACTURER'S SPECIFICATIONS

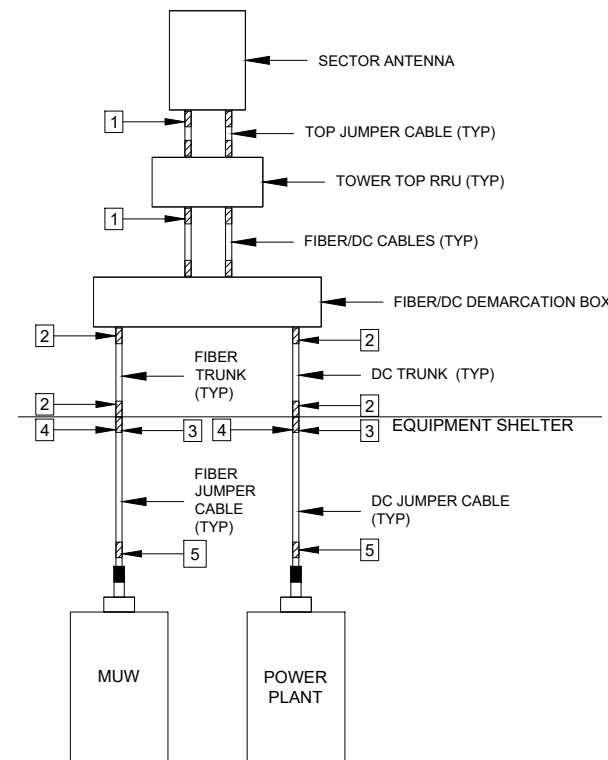
(2) 24 PAIR FIBER TRUNK (5) #6 DC POWER TRUNKS

PROPOSED 155' MONOPOLE (DESIGNED BY OTHERS)

NO LIGHTING IS REQUIRED

TOWER ELEVATION

11"x17" SCALE: NTS

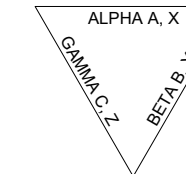


FIBER/DC CABLE MARKING LOCATOPM DOAGRAM

ALL RF CABLE SHALL BE MARKED AS PER CABLE MARKING LOCATIONS TABLE BELOW.

CABLE MARKING LOCATIONS TABLE			
NO.	TAPE	TAG	LOCATIONS
1.	X		EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2.	X		EACH MAIN CABLE TRUNK SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TO-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING
3.		X	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER
4.	X		ALL BOTTOM JUMPERS/CABLES SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPERS.
5.	*	*	ALL BOTTOM JUMPERS/CABLES SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

(* - DENOTES TAG OR TAPE.)



TOWER PLAN VIEW

NOTES:

- CONTRACTOR SHALL FILL OUT THE CABLE PORT DIAGRAM UPON CABLE INSTALLATION. CABLE PORT DIAGRAM WILL BE AFFIXED TO THE INTERIOR SHELTER WALL NEAR THE CABLE ENTRY PORT TO AID IN CABLE IDENTIFICATION. THE CHART IS INTENDED TO BE USED TO RECORD THE LINE AND CORRESPONDING ANTENNA POSITION ON THE TOWER AT THE TIME OF INSTALLATION.
- ONE COMPLETED COPY PLUS TWO BLANK COPIES OF THE CHART SHOULD BE POSTED IN THE SHELTER IN A PROTECTIVE PLASTIC SLEEVE.



RAPHAEL MOHAMED, P.E. 2/25/2025
LOUISIANA NO. 32343

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
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2/25/2024	PRELIMINARY	B	RM
10/3/2024	PRELIMINARY	C	RM
11/04/2024	PRELIMINARY	D	RM
11/12/2024	PRELIMINARY	E	RM
12/6/2024	PRELIMINARY	F	RM
1/10/2025	PRELIMINARY	G	RM
2/24/2025	PRELIMINARY	H	RM

DRAWN BY: JC
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APPV'D BY: RM

MNS PROJECT NO: 46312-AEC

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PREPARED FOR:



PREPARED BY:



SITE NAME:

NSB ANTIOCH ROAD

AT&T LOCATION NAME:

ANTIOCH RD

SITE ADDRESS:

**15900 JEFFERSON HWY
BATON ROUGE, LA 70817
(EAST BATON ROUGE PARISH)**

FA LOCATION:

10154437

TOWER OWNER ID:

N/A

SHEET TITLE

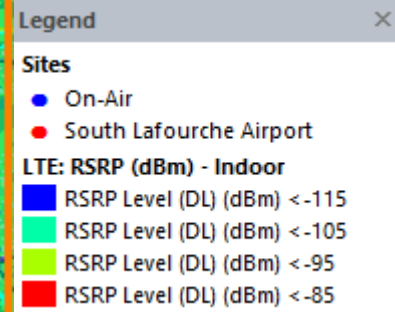
**TOWER ELEVATION
AND CABLE MARKING**

SHEET NUMBER

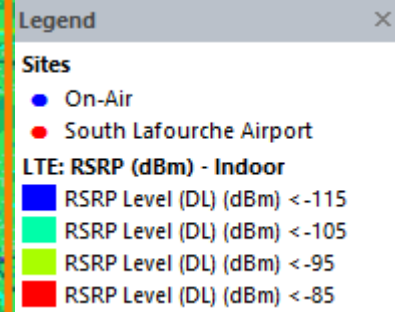
C-2

Ex. 06
Propagation
Maps

700 MHz Indoor Coverage without Proposed site



700 MHz Indoor Coverage with Proposed site



Ex. 07
Tower and Foundation
Design

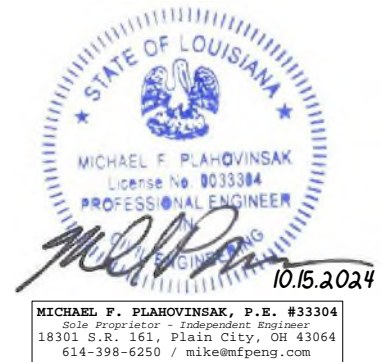
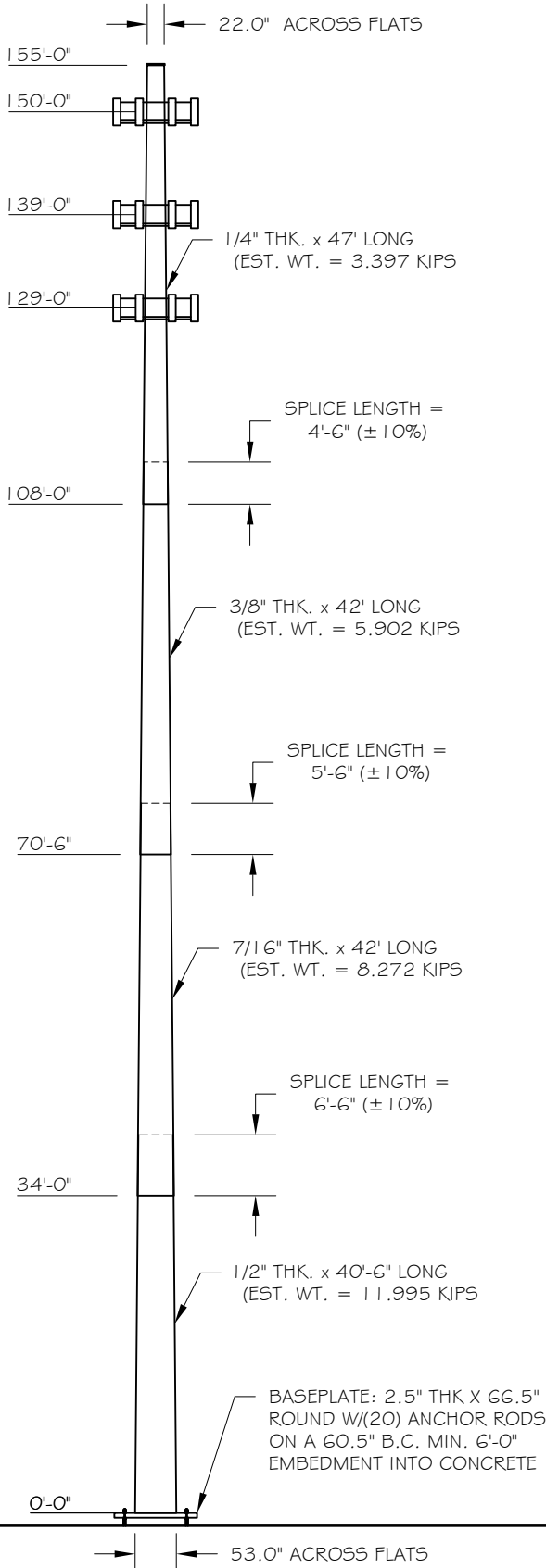
Page 1 of 3	Job Number: 23524-647
Eng: MFP	Customer Ref: TP-23917
	Date: 10/15/2024
Structure: 155-FT MONOPOLE	
Site: US-LA-5478 ANTIOCH RD.	
Location: EAST BATON ROUGE PARISH, LA / 30°22'21", -91°0'44"	
Owner: VERTICAL BRIDGE	
Revision No.: Revision Date:	

DESIGN			
Building Code: 2021 IBC / LOUISIANA UNIFORM CONSTRUCTION CODE			
Design Standard: TIA-222-H			
Wind Speed Load Cases: ASCE-7-16 WIND SPEED			
Load Case #1: 126 MPH Design Wind Speed			
Load Case #2: 30 MPH Wind with 0.5" Ice Accumulation			
Load Case #3: 60 MPH Service Wind Speed			
Structure Class Risk Category	Exposure Cat.	Topography Cat.	Crest Height
II	C	I	

EQUIPMENT LIST	
Elev.	Description
150	(12) ANTENNAS + MOUNTING (EPA 40,000 IN2)
150	GENERIC ANTENNA MOUNT
139	(12) ANTENNAS + MOUNTING (EPA 30,000 IN2)
139	GENERIC ANTENNA MOUNT
129	(12) ANTENNAS + MOUNTING (EPA 30,000 IN2)
129	GENERIC ANTENNA MOUNT

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE

STRUCTURE PROPERTIES					
Cross-Section: 18-Sided			Taper: 0.21371 in/ft		
Shaft Steel: ASTM A572 GR 65			Baseplate Steel: ASTM A572 GR 50		
Anchor Rods: 2.25 in. AG 15 GR. 75 X 7'-0"					
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	47.00	0.2500	4.50	22.00	32.04
2	42.00	0.3750	5.50	30.58	39.56
3	42.00	0.4375	6.50	37.63	46.61
4	40.50	0.5000	0.00	44.34	53.00



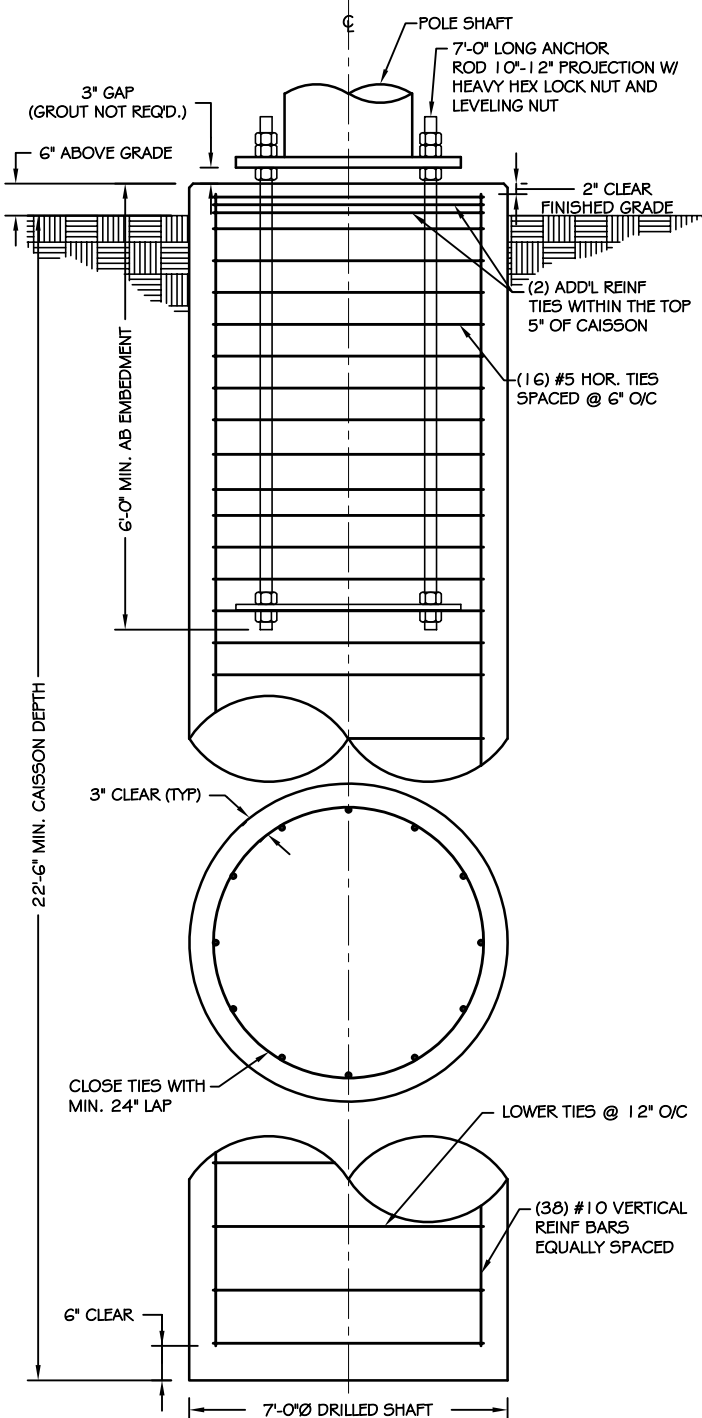
BASE REACTIONS FOR FOUNDATION DESIGN

Moment: 6003 ft-kip
Shear: 48 kip
Axial: 54 kip

Page 2 of 3	Job Number: 23524-647
Eng: MFP	Customer Ref: TP-23917
	Date: 10/15/2024
Structure: 155-FT MONOPOLE	
Site: US-LA-5478 ANTIOCH RD.	
Location: EAST BATON ROUGE PARISH, LA / 30°22'21", -91°0'44"	
Owner: VERTICAL BRIDGE	
Revision No.: Revision Date:	

FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45. IN AREAS OF POTENTIAL FREEZING, CONCRETE SHALL BE AIR ENTRAINED 6% (± 1.5%). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.
2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
3. CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.
4. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
5. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY:
 ENGINEER: DELTA OAKS GROUP
 REPORT NO.: GEO24-22374-08 (DATED 7/22/24)
6. ESTIMATED CONCRETE VOLUME = 33 CUBIC YARDS.
7. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS:
 MOMENT: 6003 FT*KIPS
 SHEAR: 48 KIPS
 AXIAL: 54 KIPS
8. GEOTECHNICAL REPORT INDICATES GROUNDWATER MAY BE ENCOUNTERED AT 25'-0" BELOW GRADE.



MICHAEL F. PLAHOVINSAK, P.E. #33304
 Sole Proprietor - Independent Engineer
 18301 S.R. 161, Plain City, OH 43064
 614-398-6250 / mike@mfpeng.com

CAISSON FOUNDATION

NOT TO SCALE

Page 3 of 3	Job Number: 23524-647
Eng: MFP	Customer Ref: TP-23917
	Date: 10/15/2024
Structure: 155-FT MONOPOLE	
Site: US-LA-5478 ANTIOCH RD.	
Location: EAST BATON ROUGE PARISH, LA / 30°22'21", -91°0'44"	
Owner: VERTICAL BRIDGE	
Revision No.: Revision Date:	

FOUNDATION NOTES:

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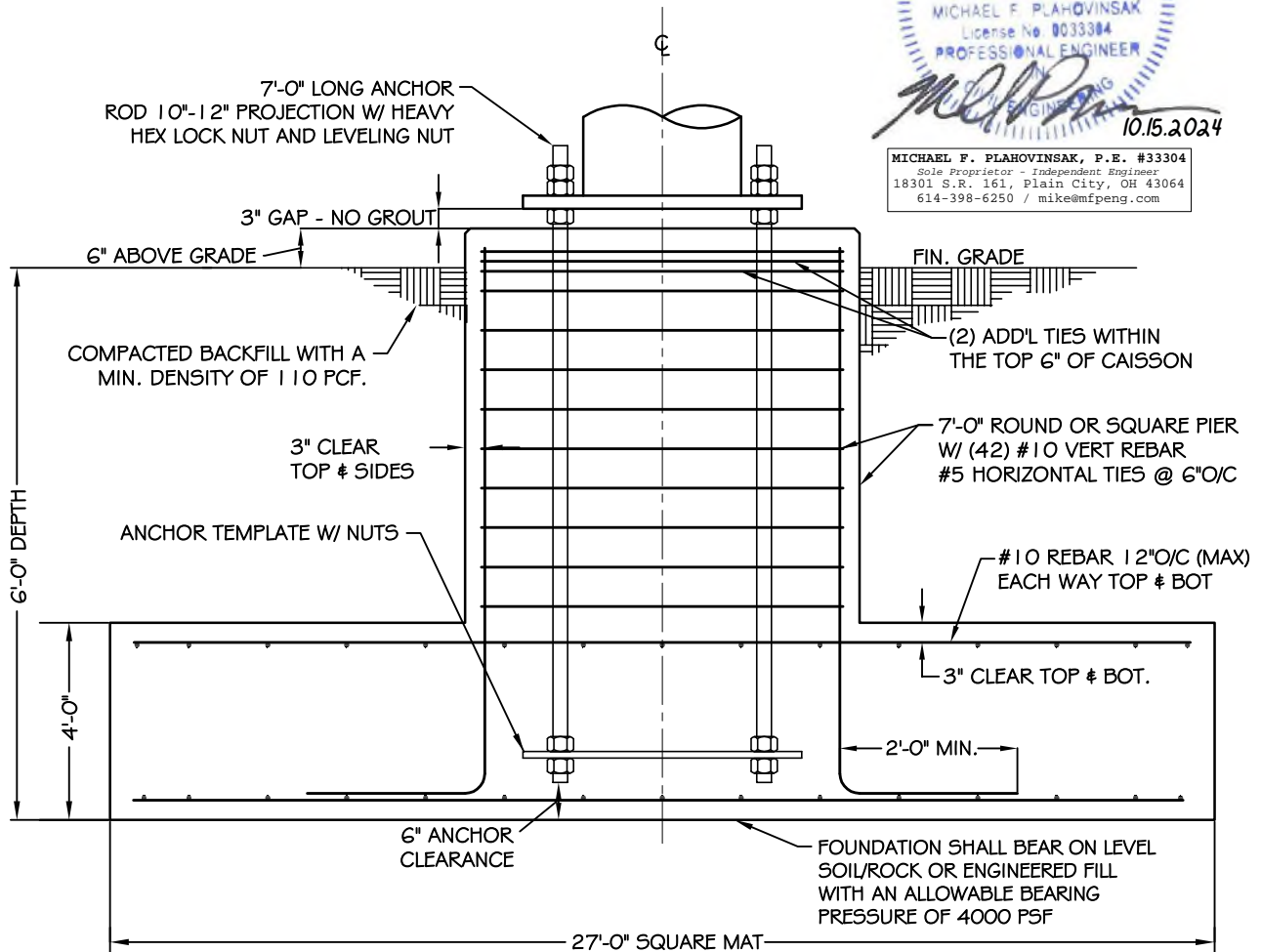
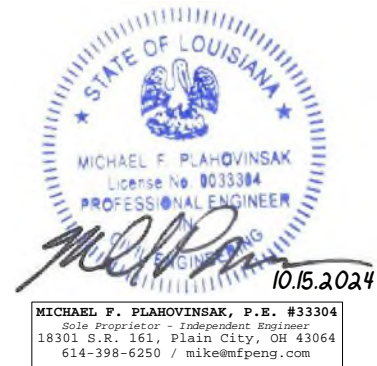
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.

4. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY:
 ENGINEER: DELTA OAKS GROUP
 REPORT NO.: GEO24-22374-08 (DATED 7/22/24)

5. ESTIMATED CONCRETE VOLUME = 113 CUBIC YARDS.

6. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS:

MOMENT: 6003 FT*KIPS
 SHEAR: 48 KIPS
 AXIAL: 54 KIPS



SPREAD FOOTING
 NOT TO SCALE

Ex. 08
Google Aerial



ANTIOCH VILLA

Woodlawn Elementary School

Azalea Lakes Veterinary Clinic

Currency Dr

Baringer Rd

Jefferson Hwy

Most Blessed Sacrament Catholic Church

Antioch Rd

Antioch Auto Trim

Proposed Antioch Rd (AT&T)

Baringer Rd

Long Farm Subdivision

Alder Dr

L&S Automotive

Baringer Rd

73

Ex. 09
Tower Map

Legend

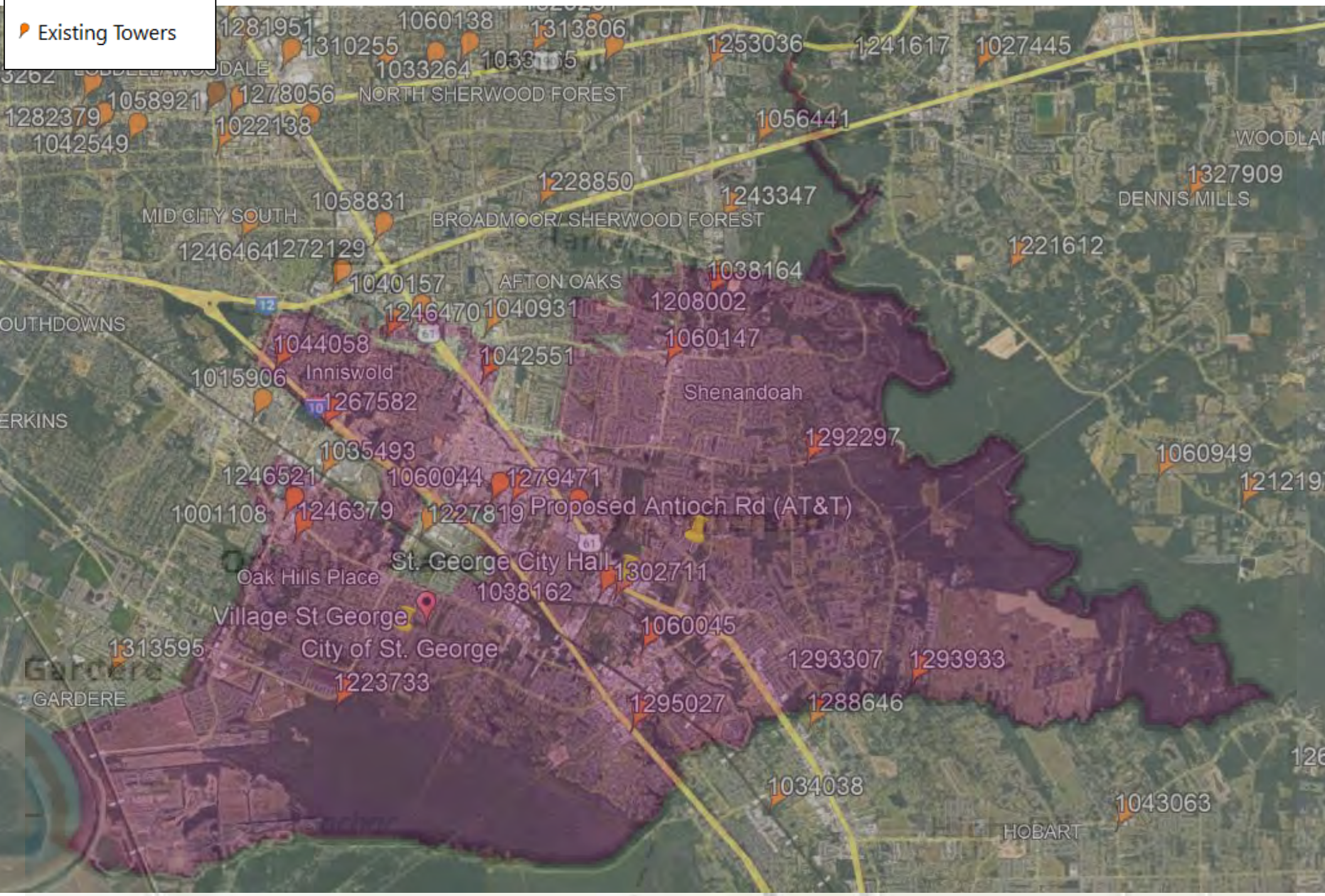
City of Saint George



Existing Towers

Tower Location Map – City of St. George

Antioch Road



Geographic Search Area

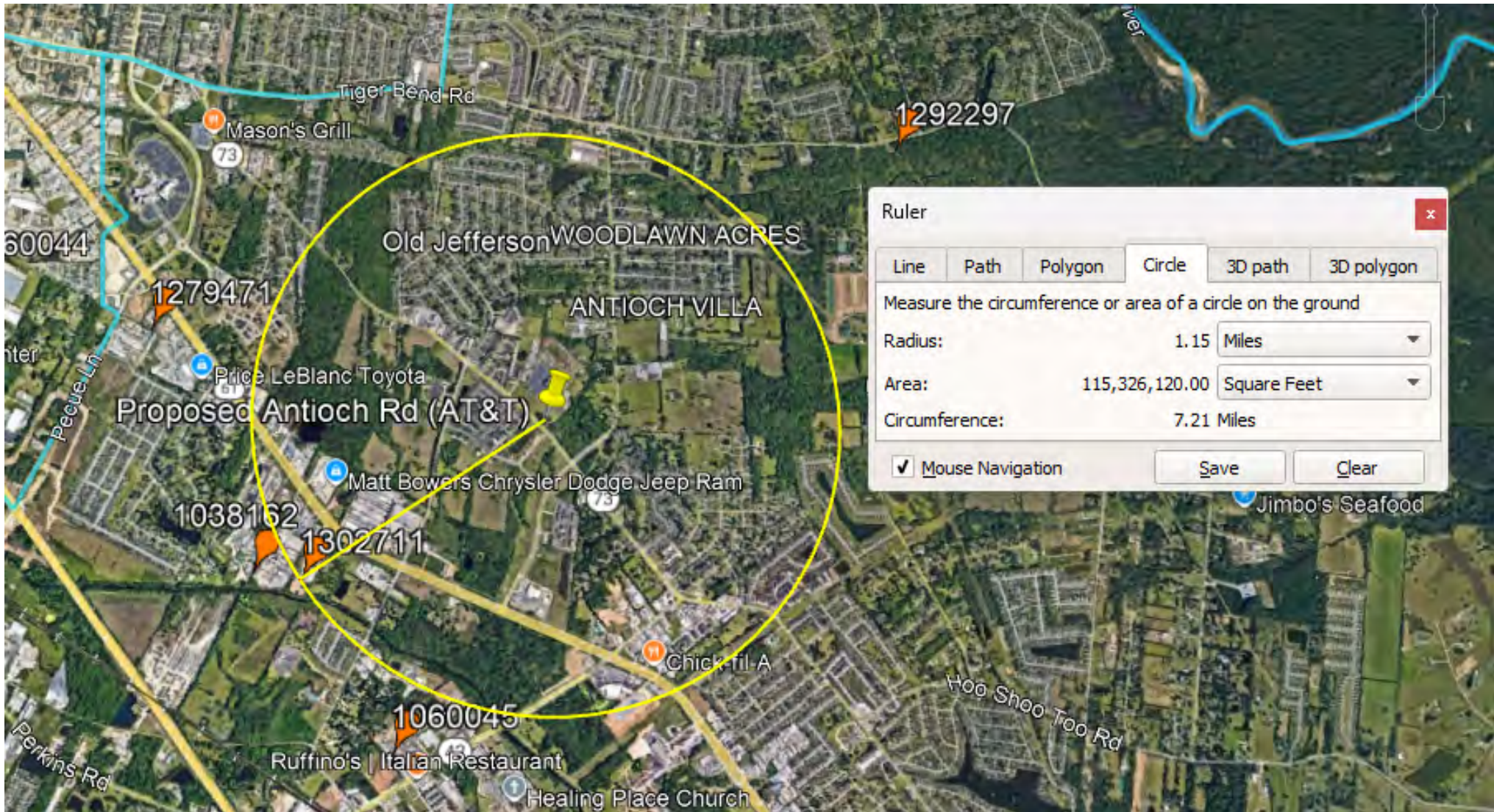
Antioch Road

Antioch_Rd_Search_Area.png



Nearest Towers

Antioch Road



Ex. 10
Notice Criteria Tool

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

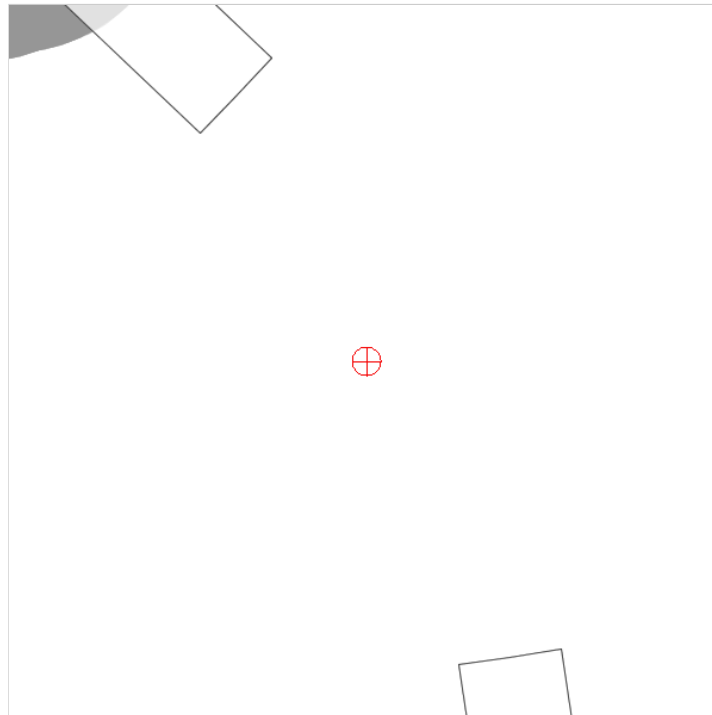
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* Structure Type:	TOWER Antenna Tower ▼			
	Please select structure type and complete location point information.			
Latitude:	<input type="text" value="30"/> Deg	<input type="text" value="22"/> M	<input type="text" value="20.68"/> S	<input type="text" value="N"/> ▼
Longitude:	<input type="text" value="91"/> Deg	<input type="text" value="00"/> M	<input type="text" value="43.86"/> S	<input type="text" value="W"/> ▼
Horizontal Datum:	<input type="text" value="NAD83"/> ▼			
Site Elevation (SE):	<input type="text" value="24"/> (nearest foot)			
Structure Height :	<input type="text" value="165"/> (nearest foot)			
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes			

Results

You do not exceed Notice Criteria.



Ex. 11
FCC License List



Universal Licensing System

FCC > WTB > ULS > Online Systems > License Search

FCC Site Map

License Search

Search Results

[HELP](#)

[New Search](#) [Refine Search](#) [Printable Page](#) [Query Download](#) [Map Licenses](#)

Specified Search

State = Louisiana
 County = EAST BATON ROUGE
 Name like New Cingular Wireless PCS, LLC
 City like Dallas
 State = Texas
 Zip Code like 75202
 FRN like 0003291192
 Status = Active

Matches 1- 10 (of 20)

PA= Pending Application(s)
 TP= Termination Pending
 L= Lease

Page 1 2

[NEXT >](#)

Call Sign/Lease ID	Name	FRN	Radio Service	Status	Expiration Date
1 PA KNKA268	NEW CINGULAR WIRELESS PCS, LLC	0003291192	CL	Active	10/01/2034
2 KNLG381	NEW CINGULAR WIRELESS PCS, LLC	0003291192	CW	Active	04/28/2027
3 KNLG382	New Cingular Wireless PCS, LLC	0003291192	CW	Active	04/28/2027
4 KNLG906	NEW CINGULAR WIRELESS PCS, LLC	0003291192	CW	Active	08/21/2027
5 WPSL356 L	New Cingular Wireless PCS, LLC	0003291192	WS	Active	07/21/2027
6 WPSL362 L	New Cingular Wireless PCS, LLC	0003291192	WS	Active	07/21/2027
7 PA WPWV462	New Cingular Wireless PCS, LLC	0003291192	WZ	Active	06/13/2029
8 WPWV463 L	New Cingular Wireless PCS, LLC	0003291192	WZ	Active	06/13/2029
9 PA WPZA237 L	New Cingular Wireless PCS, LLC	0003291192	WZ	Active	06/13/2029
10 WQFD538 L	New Cingular Wireless PCS, LLC	0003291192	CW	Active	04/28/2027

Call Sign/Lease ID Name FRN Radio Service Status Expiration Date

Page 1 2

[NEXT >](#)

* Please note search results do not return licenses that contain geometry data issues.

License Search

Search Results

[HELP](#)

[New Search](#) [Refine Search](#) [Printable Page](#) [Query Download](#) [Map Licenses](#)

Specified Search

State = Louisiana
 County = EAST BATON ROUGE
 Name like New Cingular Wireless PCS, LLC
 City like Dallas
 State = Texas
 Zip Code like 75202
 FRN like 0003291192
 Status = Active

Matches 11- 20 (of 20)

PA= Pending Application(s)
 TP= Termination Pending
 L= Lease

[PREVIOUS <](#)

Page 1 2

Call Sign/Lease ID	Name	FRN	Radio Service	Status	Expiration Date
11 WQFD540 L	New Cingular Wireless PCS, LLC	0003291192	CW	Active	08/21/2027
12 WQFD542 L	New Cingular Wireless PCS, LLC	0003291192	CW	Active	04/28/2027
13 WQIZ503 L	New Cingular Wireless PCS, LLC	0003291192	WY	Active	06/13/2029
14 WQIZ554 L	New Cingular Wireless PCS, LLC	0003291192	WY	Active	06/13/2029
15 PA WQJU491	New Cingular Wireless PCS, LLC	0003291192	WY	Active	06/13/2029
16 WONE327 L	New Cingular Wireless PCS, LLC	0003291192	CW	Active	06/23/2025
17 WORU351 L	New Cingular Wireless PCS, LLC	0003291192	WZ	Active	06/13/2029
18 WQVN969 L	New Cingular Wireless PCS, LLC	0003291192	AT	Active	04/08/2027
19 WQYV636 L	New Cingular Wireless PCS, LLC	0003291192	AW	Active	11/29/2036
20 WRKX556 L	New Cingular Wireless PCS, LLC	0003291192	AW	Active	04/30/2037

Call Sign/Lease ID Name FRN Radio Service Status Expiration Date

[PREVIOUS <](#)

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* Please note search results do not return licenses that contain geometry data issues.

Ex. 12
Shared Use Letter



N. Justin Bernard
Lead Real Estate & Construction
ATO-Const & Engineering

AT&T Mobility Services
1876 Data Dr
840 Poydras St
New Orleans, LA 70112

T: 504-909-8425
NB3440@att.com
www.att.com

February 19, 2025

City of St. George
Attn: Planning & Zoning
planning@stgeorgela.gov
13646 Perkins Rd.
St. George, LA 70810

Re: Shared Use Statement - **Antioch Road Site**

Dear Sir or Madam:

AT&T agrees to accommodate collocation of additional antennae for future users of equal size to the current proposed installation and that the application will charge comparable rates, reasonable within the area market to all users. The proposed tower will provide space for two additional carriers to locate their antenna.

Sincerely,

A handwritten signature in cursive script that reads "N. Justin Bernard". The signature is written in black ink and is positioned above a horizontal line.

Title: Lead Real Estate & Construction

Ex. 13
Buffer Preservation
Agreement

BAKER DONELSON
BEARMAN, CALDWELL & BERKOWITZ, PC

1501 MAIN STREET
SUITE 310
COLUMBIA, SC 29201
PHONE: 803.251.8800
FAX: 803.753.0011

www.bakerdonelson.com

HOLLIE H. HUNTER, WIRELESS PROJECT SPECIALISTS
Direct Dial: 803.251.8821
E-Mail Address: hhunter@bakerdonelson.com

February 19, 2025

Re: Forested Buffer Area for Tower Site located at 15755 Jefferson Hwy, Baton Rouge, LA 70817 (the "Property") owned by East Baton Rouge Parish School Board (the "Landowner")

New Cingular Wireless PCS, LLC ("AT&T") has leased a portion of the Property from the Landowner for the purposes of constructing and operating a Wireless Communications Facility. To comply with Section 3.5.3 of the St. George Unified Development Code, it will be necessary for the current forested buffer area around the perimeter of the leased area to remain in place for as long as the Wireless Communications Facility remains on the Property.

By signing below, the Landowner consents and agrees to preserve the existing forested buffer area around the lease area for as long as the Wireless Communications Facility remains on the Property. Please do not hesitate to contact me if you have any questions.

Sincerely,



Hollie H. Hunter, Wireless Project Specialist

Enclosures

THE LANDOWNER HEREBY CONSENTS AND AGREES TO PRESERVE THE EXISTING FORESTED BUFFER AROUND THE PERIMETER OF THE LEASE AREA AS SHOWN ON THE ENCLOSED SITE DRAWING FOR AS LONG AS THE WIRELESS COMMUNICATIONS FACILITY REMAINS ON THE PROPERTY:

East Baton Rouge Parish School Board



Printed Name: LAMONT COLE

Title: Superintendent

Date: 2/28/2025

Ex. 14
Photo Simulations

**Antioch Road Site (AT&T Site ID 10154437)
Baton Rouge, Louisiana
150-Foot Monopole Tower Depicted
As Viewed from the Southeast**



**Antioch Road Site (AT&T Site ID 10154437)
Baton Rouge, Louisiana
150-Foot Monopole Tower Depicted
As Viewed from the West**



Before

PUBLIC COMMENTS

RECEIVED AS OF 3/31/2025

Rachel Zhou

From: Russell Mosely <russell@longfarmbr.com>
Sent: Thursday, February 27, 2025 1:46 PM
To: COSG Planning
Subject: Opposition to AT&T Wireless Tower

You don't often get email from russell@longfarmbr.com. [Learn why this is important](#)

Dear Planning Commission Members,

I'm writing to strongly oppose AT&T's application for approval of a monopole wireless tower on Jefferson Highway across the street from the Long Farm Village development. The proposed tower would be very visible and would greatly change the current landscape for residents of Long Farm – residents who have all made large investments in the St. George area. Property values (and corresponding tax values for the city) will certainly decrease. Current and future lot sales will be negatively impacted as well. In short, there is a place for 155' towers, and residential areas are not the proper locations for them. Such towers should be put in commercial or industrial areas so that they don't negatively impact residential property values. I sincerely hope that you'll deny AT&T's application and encourage a more suitable location for the new tower.

Sincerely,
Russell Mosely

Russell Mosely
Long Farm Village
Village Founder and Developer
Baton Rouge, Louisiana
www.longfarmbr.com
(225) 308-4546

Rachel Zhou

From: elizabeth.l.grace@gmail.com
Sent: Friday, February 28, 2025 12:18 PM
To: elizabethlgrace@gmail.com; 'Jeff Bandera'
Subject: Opposition to AT&T Wireless Tower (Jefferson HWY @ Longfarm)

Some people who received this message don't often get email from elizabeth.l.grace@gmail.com. [Learn why this is important](#)

Dear Planning Commission Members,

I'm writing to strongly oppose AT&T's application for approval of a monopole wireless tower on Jefferson Highway across the street from the Long Farm Village development and my house. We are one of the closest houses to the planned site. The proposed tower would be very visible from inside our house. As a wheelchair user and someone that works from home you can imagine how much time I spend at home.

This would greatly change the current landscape for my family and other residents of Long Farm – residents who have all made large investments both personally and in a lot of cases professionally in the St. George area. Property values (and corresponding tax values for the city) will certainly decrease. Current and future lot sales will be negatively impacted as well. All effecting our property values. In short, there is a place for 155' towers, and residential areas are not the proper locations for them. Such towers should be put in commercial or industrial areas so that they don't negatively impact residential property values. I sincerely hope that you'll deny AT&T's application and encourage a more suitable location for the new tower.

Thanks!

Elizabeth Grace & Jeff Bandera
225 953-3998

Rachel Zhou

From: Jennifer Soares <jennifersoares31126@gmail.com>
Sent: Saturday, March 1, 2025 7:31 PM
To: COSG Planning; Max Himmel; Billy J Aguillard; Jason McAllister; Bobby McKey; Laurie Nelson Marien; Travis Thornton
Subject: Opposition to AT&Ts tower application

Some people who received this message don't often get email from jennifersoares31126@gmail.com. [Learn why this is important](#)

I'm writing to strongly oppose AT&T's application for approval of a wireless tower on Jefferson Highway across the street from the Long Farm Village development. The proposed tower would be very visible and would greatly change the current landscape for residents of Long Farm – residents who have all made large investments in the St. George area. Property values (and corresponding tax values for the city) will certainly decrease. The tower will be visible from my backyard, only a few houses away. Not to mention the health risks of being located so close to a tower. When purchasing a home we would never buy one near power lines or cell phone towers due to these risks.

In short, there is a place for 155' towers, and residential areas are not the proper locations for them. Such towers should be put in commercial or industrial areas so that they don't negatively impact residential property values. I sincerely hope that you'll deny AT&T's application and encourage a more suitable location for the new tower.

Respectfully,

Jennifer Soares
Long Farm Village resident

Rachel Zhou

From: Kahne Guillot <ksguillot@aol.com>
Sent: Sunday, March 2, 2025 2:04 PM
To: COSG Planning
Subject: ATT Wireless Tower

You don't often get email from ksguillot@aol.com. [Learn why this is important](#)

Dear Planning Commission Members

I would like to oppose the approval of the AT&T monopole wireless tower on Jefferson Highway across the street from my subdivision (Long Farm Village) and next door to Woodlawn High School. I think these towers should be in commercial or industrial areas, not residential and school areas. If the tower is approved for this location, it would be visible from my home and an eyesore for sure. So please deny AT&T's application for this tower.

Thanking you in advance,

Kim and Kahne Guillot
15707 Rose Meadow Drive
Baton Rouge, LA 70817
225-937-8135



LONG LAW FIRM
BATON ROUGE • WASHINGTON, DC

March 3, 2025

St. George Planning Commission
P.O. Box 82114
St. George, LA 70884

Re: Opposition to AT&T Wireless Tower at 15755 Jefferson Highway

Dear Planning Commission Members:

I am writing in my capacity as a co-manager/attorney for PRL Farm, L.L.C., which owns the wooded tract at the corner of Old Jefferson Highway and Antioch Road that shares the property line with the above proposed tower location. We strongly oppose AT&T's application for approval of a wireless tower to be located on the property. We would like to stress that the proposed location of the tower will negatively impact the value of our contiguous property and could limit the future development of the property in a way that will enhance the neighborhood.

We are also quite concerned that a wireless tower in a residential setting next to a school is highly problematic given the uncertainty of the effects of long-term continuous radio frequency on children and adults, as cautioned by the American Academy of Pediatrics.

While there are locations that could be acceptable for a 155-foot tower, such a tower is not compatible with our future land use planning for this most important area. We sincerely hope that you will deny AT&T's application and possibly help them find a more logical location for this wireless tower.

Please call with any questions and thank you for opposing this application.

Warmest regards,

C. Kris Kirkpatrick

CKK/sk

Enclosures

cc: Planning Commission Members

Long Law Firm, LLP 1800 City Farm Drive, Building 6 Baton Rouge, LA 70806
Telephone: (225) 922-5110 Telefax: (225) 922-5105

www.LongLaw.com