

#### Municipal-Regional Planning Commission October 22, 2020 6:30 p.m. Meeting Agenda Atoka Town Hall, 334 Atoka-Munford Avenue, Atoka, TN

- I. Call to Order & Establishment of a Quorum
- II. Approval of the Minutes
  - Regular Commission meeting September 17, 2020
- III. Reports

Code Enforcement Monthly Activity Report – Rex Wallace, Director of Code Enforcement

- IV. Old Business Shelly Johnstone, AICP
  - A. Consideration of Sterling Meadows Preliminary Plat- APEX
  - B. Consideration of Amendments to the Atoka Zoning Ordinance & Subdivision Regulations/appointment of a committee to review
- V. New Business Shelly Johnstone, AICP
  - A. Ledcor Site Plan Review for telecommunications facility
  - B. Report on staff approval of minor subdivisions
  - C. Plat Amendment Lochmeade Subdivision, Lots 37 and 38
- VI. Miscellaneous Items from the Planning Commission
- VII. Citizen Concerns
- VIII. Adjourn



Municipal-Regional Planning Commission



Atoka Town Hall 334 Atoka-Munford Avenue Thursday September 17, 2020 6:30 p.m.

Brett Giannini

Vicki Shipley

The Atoka Municipal/Regional Planning Commission met with the following members present:

Keith Moore

Stephen Shopher

Michael Smith

John Harber

Absent: Also attending:

> Shelly Johnstone, AICP, Town Planner Amanda Faurbo, Acting Clerk \*Attached Sign In sheet

Bill Scott, Atoka Fire Department Marc Woerner, Town Administrator Rex Wallace, Director Ben Ledsinger, Town Engineer

Planning Commission Meeting was called to order at 6:31 pm.

<u>Previous Minutes August 20, 2020</u> – Commissioner Moore made a motion to approve the August 20, 2020 minutes as presented. Commissioner Shipley seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

#### **REPORTS**

Code Enforcement Monthly Activity Report – Rex Wallace, Director reviewed as presented.

#### **OLD BUSINESS**

1. Consideration of an Amendment to the Atoka Zoning Ordinance – Adoption of Planned Unit Development provision - Shelly Johnstone, AICP presented the amendment to the Zoning Ordinance – Draft Planned Unit Development District(PUD). The Commission asked for the addition of a requirement for Pattern Books, and for the PUD overlay option to be available for all zoning districts. Shelly advised she will bring the ordinance with the requested changes to the Planning Commission in October.

#### **NEW BUSINESS**

1. Consideration of Sterling Meadows Preliminary Plat – Tony Terhune, Apex Home Builders

Town Planner Shelly Johnstone, AICP presented the staff report. Shelly identified several concerns staff has with the development at this time, including access for emergency apparatus to the development, general traffic ingress and egress, detention and federally-designated wetlands, citizens' concerns about safe access, and that the extension of Copper Lane would lie too close to the TVA Tower in violation of the subdivision regulations. After speaking on the certain concerns, Shelly advised that Town staff could not recommend an approval at this time. Lt. Scott of Atoka Fire Department spoke to the issue of access for emergency vehicles. Ben Ledsinger, SSR, stated that where the detention is sited on the plat is now in federally-designated wetlands. Citizen Trisha Phelps, who lives in Sterling Ridge VI subdivision stated her concerns about the inability of emergency services to get back to her area, or the residents being able to get out if there is an emergency. Tony Terhune of Apex stated he did not realize they needed to bring an environmental study to the Planning Commission because he believes the Planning Commission does not have jurisdiction. He said Apex has a study that shows there are no longer wetlands on the site. He also noted that the extension of Cooper Lane is an engineering issue, not a planning one. Commissioner Giannini made a motion to table

the plat until staff and developers can get together and work things out. Commissioner Shipley seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

#### OTHER BUSINESS - NONE

**MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION** – Commissioner Giannini asked for the status on Monument signs. He asked for the Planner to bring back the sign ordinance for their review.

Marc Woerner, Town Administrator, advised the Commission that the Sterling Meadows Preliminary Plat review starts a 60-day time clock. The Commission needs to either approve, disapprove or approve with conditions.

Shelly, Johnstone, AICP advised the Commission on the Wallace Estates design meeting with John Martin, D.R. Horton on site. She brought attention to a couple of issues that were found. She advised there will be a plat revision for lot 19 to allow more land to the lot and make an easement at lot 19 which will allow access to the retention pond in order to maintain the detention pond area. She also advised that the location of the cluster boxes was being moved from the original location to the larger cul-de-sac for safer access.

As a follow up to the Sterling Meadows discussion, Lt. Scott advised the Commission that the Town adopted the 2015 Fire Code which includes details on Fire Apparatus Access Roads in appendix D.

Commissioner Harber stated the Commission has a vacancy on the Board for a regional Commissioner and asked the Town Administrator for a timeline for putting the information out. Also, Commissioner Harber voiced his concern with the metal plate on Rosemark Road near the future round about location. He advised the issue with the road appears to include both lanes at this time.

<u>CITIZEN CONCERN</u> – Trisha Phelps, Sterling Ridge Subdivision Property Owner, thanked the Commission for taking the citizens' concerns into consideration during the Sterling Meadows Plat review. In addition, she thanked Marc Woerner and Rex Wallace for working on the construction sites in her area. Her concern continues with the construction sites not being kept clean.

#### ADJOURNMENT

Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.

Meeting adjourned at 7:42pm.

Stephen Shopher, Chair

Vicki Shipley, Secretary

# Code Enforcement Monthly Report 2020

													Fence Permits issued: 1
													COMMENTS
\$59,Z38	ŞÜ	ŞÜ	ŞÜ	\$9,035	\$6,/58	58,355	\$11,832	1,55,55	\$7,700	\$3,638	\$3,672	\$2,696	IUTAL PERMIT FEES
\$59,238	5	5	5	\$9,035	\$6,758	\$8,355	\$11,832	\$5,551	\$7,700	\$3,638	\$3,672	\$2,696	Collected Fees
TOTAL	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN	PERMIT FEES
673	0	0	0	64	130	93	63	96	74	76	41	36	TOTAL CODE ENFORCEMENT ACTIONS
442				47	91	56	43	63	46	58	19	19	Property Maintenance Complaints - Received
231				17	39	37	20	33	28	18	22	17	Property Maintenance Complaints - Closed
0													Municipal Court Citations
TOTAL	DEC	NON	OCT	SEP	AUG	JUL	NUL	MAY	APR	MAR	FEB	JAN	CODE ENFORCEMENT ACTIONS
368	c	o	o	6	24	40	43	34	42	33	40	42	TO FAL BUILDLING INSPECTIONS
53	,	•	,	10	2		<b>σ</b>	ۍ <b>د</b>	<b>ς</b> σ	<b>;</b>	12	<b>,</b> ω	Insulation Inspection
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69				12	6	7	7	ω	6	7	9	12	Brick Ties Inspection
49				12	л	7	ω	7	ω	7		л	Sheeting Inspection
60				11	з		7	8	8	8	6	9	Plumbing Inspection
7							6		1				Footing Inspection
50				15	ω	11		л	10	1	1	4	Form Board / Set Back Inspection
TOTAL	DEC	VON	OCT	SEP	AUG	JUL	NUC	MAY	APR	MAR	FEB	JAN	BUILDING INSPECTIONS
68	0	0	0	17	4	7	19	12	7	11	7	5	TOTAL CERTIFICATE OF OCCUPANCIES
68				17	4	7	19	12	7	11	7	л	Certificate of Occupancy - Residential
0													Certificate of Occupancy - Industria
0													Certificate of Occupancy - Commercial
TOTAL	DEC	VON	ОСТ	SEP	AUG	JUL	NDL	MAY	APR	MAR	FEB	JAN	CERTIFICATE OF OCCUPANCY
163	0	0	0	29	17	24	26	18	17	9	14	9	TOTAL PERMIT INFORMATION
20				2	4	ω	6				ω	2	Misc Permit - Storage Shed
4				ц		ц	ц			ц			Misc Permit - Sign Permit
28				12	1	ъ	4	ъ			1		Misc Permit - Pool Permit
4							2	2					Misc Permit - Fireworks Stand
													Misc Permit - Fence
2					1		1						Misc Permit - Detached Garage
7				1			1	2	2			1	<b>Building Permit - Residential - Upstairs Finish</b>
68				13	11	14	9	6	14	6	8	5	<b>Building Permit - Residential - New Build</b>
8						1	2		1	2	1	1	Building Permit - Residential - Addition
0													Building Permit - Industrial
1											1		Building Permit - Commercial
TOTAL	DEC	VON	OCT	SEP	AUG	JUL	NDL	MAY	APR	MAR	FEB	JAN	PERMIT INFORMATION

#### Johnstone & Associates

3469 Countrywood Road Belden, MS 38826 662-419-0161 Sjohnstone73@icloud.com

#### MEMORANDUM

TO: Atoka Board of Zoning Appeals RE: Staff Report for Atoka Planning Commission – Site Plan and Design Review for a Commercial Satellite Telecommunications Facility FROM: Shelly Johnstone, AICP DATE OF STAFF REPORT: October 16, 2020 ATTACHEMENTS: Site Plan/Lease provision

**Situation:** Ledcor Company is requesting placement of a Viasat ground satellite dish on property just off Highway 51N. Zoning for the site is <u>M (Industrial)</u> (regulations follow). Viasat is a satellite home internet provider that specializes in offering service to rural areas. The following is a summary of the request:

- 700 square foot lease area
- 300 square feet (of the 700 square feet) will be fenced in.
- 6' diameter dish/8' tall

## 1. Regulations from the Atoka Zoning Ordinance for M zone: 12.0 Uses Permitted...

12.2.13 Communication
11.12.2.14 Utilities
12.2.15 Other transportation, communication and utilities, Not elsewhere coded

#### 2. Site Plan Review Required

**3.15.1.2** The review and approval of a site plan <u>for any Permitted Use by the Atoka</u> <u>Municipal / Regional Planning Commission is required by this ordinance</u>. The Planning Commission may require such changes in the presented site plan as may be necessary to minimize the impact of the requested use upon the town. This power of review may include, but not be limited to, setbacks, screening, lighting, parking location, layouts, access and general landscaping requirements. This power of review shall not include the authority to specify or alter the architectural style of proposed or existing buildings.

# 3. General Screening Requirements under Atoka Design Standards (all uses in the C, NC, M, and Multi-Family zones)

## Lighting - Height and Light Levels

*Pole and building mounted light fixtures* shall meet the following height restrictions for maximum mounting height:

Within 50 feet of a residential property or residential district – 14 feet 50 –170 feet from residential property – 20 feet 170 feet or more from residential property – 25 feet

Light fixtures shall in no case be higher than 25 feet or shall not be higher than the majority of the building structure

#### Perimeter Lighting Requirements:

Lighting levels shall be based on maintained lamp lumens. Maintenance values shall be identified on the lighting calculations submitted for approval.

For lighting levels adjacent to commercial property, the lighting shall not exceed one (1) foot-candle of illumination at the property line, and shall not exceed one-half (1/2) foot-candles 10 feet beyond the property line.

For lighting levels adjacent to residential property, the lighting shall not exceed onequarter (0.25) foot-candle of illumination at the property line and shall not exceed onetenth (0.1) foot-candle 10 feet beyond the property line.

#### Lighting Plan Requirements

A Site Lighting Plan that is prepared by a licensed lighting design professional shall be submitted for all buildings 5,000 square feet or larger. The site lighting plan shall include at least the following:

- A site plan drawn to scale showing building(s), landscaping, parking areas, property line and proposed exterior lighting fixtures.
- Mounting heights for all proposed lighting fixtures shall be indicated.
- Specifications of the illuminating devices, lamps supports and other devices, including designation as IESNA (Illuminating Engineering Society of North America) "cut-off" fixtures. This description may include but is not limited to manufacturer's cut- sheets.

Site lighting plan shall include point by point lighting calculations of the entire site extending a minimum of 10 feet beyond the property line. Calculation point spacing shall not exceed a grid of more than 25 feet by 25 feet. Points falling within buildings shall be removed from calculations. Site shall be divided into multiple calculation zones. One zone shall be provided for the general parking area and driveways. A separate zone shall be provided for open space and perimeter area levels. Additional zones shall be provided for canopies, sidewalks, drive up windows and other areas where higher than standard DRC lighting levels are desired. Each lighting zone shall include minimum, maximum and average foot-candle lighting levels.

Any existing and proposed lighting of adjacent properties as well as lighting of public rights-of-way (street lighting) in calculations.

Lighting source shall have a color temperature between 3,000K and 4,000K with a color rendering index of at least 65. Maximum lamp wattage shall not exceed the following wattage restrictions:

- Light fixtures mounted up to 14 feet in height: 175 watts
- Light fixtures mounted above 14 feet and up to 20 feet: 250 watts
- Light fixtures mounted above 20 feet and up to 25 feet: 400 watts

Maximum total wattage of light fixtures per pole: 1000 watts

#### Other Lighting Provisions

Lighting for all recreational facilities shall be reviewed on a case- by-case basis. New sports lighting systems shall be furnished with glare control. Lighting fixtures shall be mounted and aimed so that the illumination falls within the primary playing field and immediate surroundings so that no direct light illumination is directed off site.

The maximum average luminance for a canopy or apron at a gas station, convenience store, bank, fast food restaurant or similar establishment shall not exceed 20 foot-candles, provided that the canopy or pump islands meet the setback requirements of the Zoning Ordinance. All lighting at canopies shall utilize fully shielded lighting fixtures with bottom of lens flush with canopy.

#### Prohibitions

Recreational Facilities: No outdoor recreational facility, public or private, shall be illuminated by nonconforming means after 11:00 PM except to conclude any recreational or sporting event or other activity conducted at the facility in progress prior to 11:00 PM.

Mercury Vapor: The installation of mercury vapor fixtures is prohibited.

## Exemptions

The DRC may grant an exemption to the requirements of these standards only upon a written finding that there are conditions warranting the exemption.

*Nonconforming Fixtures.* Outdoor lighting fixtures installed prior to the effective date of this Standard are exempt from the provisions of these standards, provided, however, that no change in use in lighting, replacement, and structural alteration of outdoor lighting fixtures shall be made unless it thereafter conforms to the provisions of this Standard.

#### Temporary fair, carnival or civic uses

**Landscaping** - The landscape of the City mirrors the predominant landscape of the surrounding region, with informal groupings of plants amidst green lawns. Landscape design should complement this image.

## Materials

Wherever possible, healthy existing trees should be retained, as they are an amenity requiring many years to replace. Grading and construction should avoid disturbance of such trees.

To provide a consistent effect in residential areas, the preferred street trees are 2 inch - 2 1/2 inch caliper oak, planted on average 50 foot on center.

To provide a more immediate effect in commercial areas and offset the larger scale structures, the preferred street trees are 3 inch - 3 1/2 inch caliper oak, planted no further apart than 50 feet on center.

Evergreen species are desirable for screening views, such as views into parking or service areas.

As an extension of the surrounding natural landscape, plant species should be native or well adapted to the region.

Recommended shade tree species include: Willow Oak, Pin Oak, Scarlet Oak, Bald Cypress, Tulip Tree, Honey Locust and Red Maple.

Recommended shrub species at 24 inches-36 inches height include: Wax Leaf Ligustrum, Pfitzer Juniper, Mugho Pine, Dwarf Japanese Holy, Dwarf Chinese Holly, Variegated Privet, Manhattan Euonymous and Florida Jasmine.

Recommended screening plants include: Magnolia - Brackens Brown and Little Gem, Savannah Holly and Foster Holly.

Recommended screening shrub species include: Wax Leaf Ligustrum, Pfitzer Juniper, Mugho Pine, Dwarf Japanese Holy, Dwarf Chinese Holly, Variegated Privet, Manhattan Euonymous and Florida Jasmine

On site areas adjacent to streets, lawn areas must be established or be sodded prior to occupancy of the project.

#### **Maintenance and Irrigation**

All planting must be maintained by the respective property owners. Planting plans approved by the Commission must be maintained as originally designed. Any diseased, dying or dead plants should be treated or removed by the property owner. Appropriate, durable plants should be installed.

Irrigation systems must be provided to ensure robust planting areas (including within parking islands and medians, if applicable).

To prevent accidents, irrigation systems must be installed below ground, with spray heads flush with the ground surface.

Irrigation systems must have a reduced pressure backflow prevention (R.P.B.P.) device approved by the water operator in charge.

## 4. Non-inhabitable Structure Provisions that apply

## 14.4.4 Screening and Landscaping

For all ground structures and buildings, special care shall be taken to minimize the effects on adjacent residential areas.

All ground structures shall be screened in a manner, which consists of a minimum of an eight (8) foot wide landscaped strip around the perimeter of the security fencing. The screen shall consist of a combination of trees, shrubs, vines and ground covers that blends and enhances the appearance of the ground structures with the surrounding area. The screen shall be installed for the permanent year round protection of adjacent property by visually shielding internal activities from adjoining property to a height of eight (8) feet or the height of the proposed accessory structures, whichever is greater. The landscaping provisions of this section may be varied or reduced if the proposed plan provides for unique and innovative landscaping treatment or physical features that meet the intent and purpose of this section.

## 14.4.7 Lighting

**14.4.7.2** Structures: Outside lighting of structures, if required for safety and security purposes, shall be of a sensory fashion in which illumination occurs only when the site is approached. The lighting shall be arranged to minimize glare and reflection on adjacent residential properties and public streets.

**14.4.8 Security** - The cellular tower facility shall be fully secured through the installation of a security fencing/wall system of a minimum height of eight (8) feet or the height of the accessory structures, whichever is greater.

**14.4.9 Removal of Obsolete Towers** - Any tower that is no longer in use for its original communication purpose shall be removed at the owner's expense. The owner shall provide the Town with a copy of the notice of intent to the FCC to cease operations and shall be given ninety (90) days from the date of the ceasing of operations to remove the tower and all accessory structures, provided another operator has not submitted a request for a tower during that time period. In the case of multiple operators sharing a single tower, this provision shall not become effective until all users cease operations.

## **Staff Recommendations**:

The site is in the M "Industrial" zoning district which <u>permits</u> Communication and Utilities uses. The proposed location of the satellite dish is in the M zone, so design review requirements would apply. In addition, because this is a telecommunications facility the rules for non-inhabitable structures can be construed to apply. For purposes of screening and landscaping, these are essentially the same.

The Atoka Zoning Ordinance requires that the Town Engineer set a bond amount to satisfy the Town's "go dark" (removal of obsolete towers) provision, should the Commission require that.

Ledcor noted that the lessor plans to include its own "do dark" provision in the lease (provision attached) with Ledcor which will require removal of the facility if it is abandoned. The Town attorney feels that this can be an acceptable provision in place of Viasat posting a bond, but she does recommend that we require the inclusion of a noncompliance condition in the lease

If the Town has to go to court to enforce a lease and get the lessee to remove the equipment, she believes a non-compliance provision would ensure a) that the Town has the equipment removed, and b) if legal action must be taken, the Town wouldn't bear that cost.

<u>Non-Compliance</u>. Should either party incur any expense or legal fees as a result of the breach of any portion of this Agreement by the other party, the Court shall award reasonable attorneys' fees and suit expenses to the non-defaulting party. No breach, waiver or default of any of the terms of this agreement shall constitute a waiver of any subsequent breach or default of any of the terms of this Agreement.

Viasat would still be required to provide the Town with a copy of the notice of intent to the FCC to cease operations and shall be given ninety (90) days from the date of the ceasing of operations to remove the tower and all accessory structures.

I recommend that, should the Commission decide to approve the Site Plan, that it do so with the condition that no building permit is issued for construction of the facility without the Town Planner first receiving and approving an appropriate screening plan for the ground structures.

Viasat. PROJECT: ATOKA	VIASAT OSL NUMBER: 10530 VIASAT CSL NUMBER: TBA HAZLERIG DRAWING DESC GREENFI	VIASAT UNLOCODE NA0169 CRIPTION: ELD	CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN         I, JEFFERY S. GUTOWSKY, A PROFESSIONAL ENGINEER, DO         HEREBY CERTIFY THAT THE PLANS, ENGINEERING AND         DESIGNS GOVERNING THE CONSTRUCTION THIS SITE PLAN         ARE TRUE AND CORRECT, AND CONFORM TO THE         REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF         TOWN OF ATOKA, TENNESSEE.         OCTOBER 16       2020 (DATE)         JM	PLANS PREPARED FOR: Vlasat. PLANS PREPARED BY:
REGIONAL MAP:	JURISDICTION COMPLIANCE:	PROJECT INFORMATION:	ATOKA MUNICIPAL / REGIONAL PLANNING COMMISSION SHEET INDEX:	ENGINEERING LICENSE:
MARSHALL ACRES FITE FARM	ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES.	SITE ADDRESS:           LAT:         35.461279°           CONG:         -89.757924°           GRADE:         410'AMSL           ADDRESS:         9300 HWY 51 \$	SHEET NO.     SHEET TITLE     DISC.       CS-1.0     COVER SHEET     C/E	10/16/20 EXP 04/30/21
FORREST HILLS FORREST HILLS C FORREST HILLS C FAULEN BITCH C C FAULEN BITCH C FAULEN BITCH C FAULEN MAP DATA © 2020 GOOGLE ACRIAL MAP: FORDES GIL	<ol> <li>INTERNATIONAL BUILDING CODE</li> <li>NATIONAL ELECTRICAL CODE</li> <li>INATIONAL ELECTRICAL CODE</li> <li>INAT</li></ol>	CITY, STATE ZIP: ATOKA, TN 8004 COUNTY: TIPTON JURISDICTION: TOWN OF ATOKA LEASE AREA: 700 SQ FT FROST DEPTH: PER STATE CLASSIFICATION: COMMUNICATION FACILITY ZONING: M TAX PARCEL NUMBER: 097 03200 001097 UTLITY INFORMATION: POWER COMPANY SOUTHWEST TENNESSEE ELEC CONTACT: ISAIAH MAY CONTACT #: 901-422-0244 FIBER COMPANY ZAYO CONTACT #: 866-364-6033 PROPERTY OWNER: ERICA HAZLERIG 9300 HWY 51 S ATOKA, TN 38004 PHONE: 901-482-3887 VIASAT: 349 INVERNESS DRIVE SOUTH ENGLEWOOD, COLORADO 80112 SERVICE ASSURANCE CENTER PHONE: (720) 493-7300	LS-1       LAND SURVEY         LS-2       LAND SURVEY         A-1.0       OVERALL SITE PLAN         A-1.1       ENLARGED SITE PLAN         C       A-1.1         ENLARGED SITE PLAN       C         A-2.0       COMPOUND PLAN & EQUIPMENT ELEVATION       C         A-3.0       CONSTRUCTION DETAILS       C         A-4.0       FENCE DETAILS       C         E-1.0       OVERALL UTILITY PLAN       E         E-1.1       ENLARGED UTILITY PLAN       E         E-2.0       ONE-LINE DIAGRAM       E         G-1.0       GROUNDING PLAN       E         G-2.0       GROUNDING DETAILS (1 OF 2)       E         G-2.1       GROUNDING DETAILS (2 OF 2)       E         SP-1.0       SPECIFICATIONS (1 OF 5)       C         SP-1.1       SPECIFICATIONS (1 OF 5)       C         SP-1.2       SPECIFICATIONS (2 OF 5)       C         SP-2.1       SPECIFICATIONS (5 OF 5)       E         SP-2.1       SPECIFICATIONS (5 OF 5)       E         VIASAT LOOK ANGLE:       VIASAT LOOK ANGLE:       Image: Context and the set of th	DRAWING PREPARATION:         APPROVED BY:       BM         DESIGNED BY:       BW         PROJECT NO:       10530         DATE REVIEWED:       09/10/20         DRAWING NOTICE:         THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSE OF DIRECTLY. NOR USED FOR ANY PURPOSE OF DIRECTLY. NOR USED FOR ANY PURPOSE OF DIRECTLY OR INDIRECTLY. NOR USED FOR ANY PURPOSE OF DIRECTLY OR INDIRECTLY. NOR USED FOR ANY PURPOSE OF DIRECTLY OR INDIRECTLY. NOT USED FOR ANY PURPOSE OF DIRECTLY. OR UNEED FOR ANY PURPOSE OF DIRECTLY. OR UNEED FOR ANY PURPOSE OF DIRECTLY. OR USED FOR ANY PURPOSE OF DIRECTLY. OR UNEED FOR ANY PURPOSED FOR ANY PURPOSED FOR ANY PURPOSED FOR ANY PURPOSED FOR ANY PURPOSED FOR ANY PURPOSED FOR ANY PU
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Disperaetiis	ENGINEERING:       LTS MANAGED TECHNICAL SERVICES, LLC.         723 N OAKLAWN AVE       ELMHURST, IL 60126         PHONE: 312-971-9182       CLIENT MANAGER:         BRANDON MILLER       A&E PROJECT MANAGER:         BRANDON MILLER       LEAD ENGINEER:         BRANDEN WILFONG       LEAD ELECTRICAL:         BRANDEN WILFONG       LEAD ENGINE ENGINEER		rengeng uguus ★ rengeng uguus ↓ Runnig 6 ↓ Azimuth : 171° Elevation : 47° 89°4	NAU169 SITE ADDRESS: 9300 HWY 51 S ATOKA, TN 38004 SHEET DESCRIPTION: TITLE SHEET DWG INFORMATION: DRAWN BY: BW CHECKED BY: BW CHECKED BY: BW

## RECORD DESCRIPTION HAZLERIG PROPERTY

DESCRIPTION OF THE W. S. BOYD 94.22 ACRES BEING THE SAME PROPERTY AS RECORDED IN DEED BOOK 307, PAGE 195 AND LOCATED IN THE 7TH CIVIL DISTRICT OF TIPTON COUNTY, TENNESSEE.

3EGINNING AT A FOUND IRON PIPE (PAINTED WHITE) AT A FENCE CORNER AND BEING THE NORTHERN MOST NORTHEAST CORNER OF THIS SURVEY, ALSO BEING THE INTERIOR CORNER OF THE CORNER OF M. H. SIMONTON PROPERTY AS RECORDED IN DEED BOOK 270, PAGE 187, THENCE SOUTHWESTWARDLY ALONG AN EASE LINE OF BOYD, ALSO BEING A WEST LIEN OF M. H. SIMONTON, ALSO BEING A WEST LINE OF SIMONTON AND BLALACK S 00° 00' 20 " W AND PASSING A FOUND IRON PIPE A MEASURED DISTANCE OF 251.9.3 FEET SAID IRON BEING THE SOUTHWEST CORNER OF M. H. SIMONTON, ALSO BEING THE NORTHWEST CORNER OF SIMONTON AND BLALACK PROPERTY AS RECORDED IN DEED BOOK 195, PAGE 344, BUT IN ALL 130793 FEET TO A SET IRON POST BEING A RE-ENTRANT CORNER OF BOY, ALSO BEING AN EXTERIOR CORNER OF THE SIMONTON AND BLALACK PROPERTY, THENCE SOUTHEASTWARDLY ALONG A RE-ENTRANT LINE OF THE BOYD PROPERTY, ALSON BEING A SOUTH LINE OF THE SIMONTON AND BLALACK PROPERTY, S 84° 57' 16" E, A CALL AND MEASURE OF 603.90 FEET TO A CORNER BEING A RE-ENTRANT CORNER OF BOYD, ALSON BEING THE INTERIOR CORNER OF THE SIMONTN AND BLALACK PROPERTY, THENCE SOUTHWESTWARDLY ALONG AN EAST LINE OF BOYD, ALSO BEING A WEST LINE OF SIMONTON AND BLALACK, S 02° 00' 01" W, A CALL AND MEASURE OF 310.20 FEET TO A POINT IN THE CENTERLINE OF THE NORTH BOUND TRACK OF ILLINOIS CENTRAL GULF RAILROAD AND BEING AN EXTERIOR CORNER OF BOYD, ALSO BEING THE CENTERLINE OF THE NORTH BOUND TRACK OF THE ILLINOIS CENTRALL GULF RAILROAD, S 42° 28' 37" W, A CALL AND MEASURE OF 2308.02 FEET TO A POINT IN THE CENTERLINE OF THE NORTH BOUND TRACK, AND BEING THE SOUTHEAST CORNER OF BOYD, ALSO BEING THE NORTHEAST CORNER OF OLA MARTIN, THENCE NORTHWESTWARDLY ALONG THE SOUTH LINE OF BOYD, ALSO BEING THE NORTHEAST CORNER OF OLA MARTION, N 85° 48' 07" W A CALLED DISTANCE OF 811.80 FEET BUT A MEASURE DISTANCE OF 780.51 FEET TO A SET IRON IN A POST AND WIRE FENCE AND BEING SOUTHWEST CORNER OF BOYD, ALSO BEING THE NORTHWEST CORNER OF OLA MARTIN, AND BEING IN THE EAST LINE OF THE CLYDE OWEN PROPERTY AS RECORDED IN DEED BOOK 247, PAGE 341, THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF BOYD, ALSO BEING THE EAST LINE OF OWEN, ALSO BEING THE EAST LINE OF R. L. INMAN AS RECORDED IN BEED BOOK 427, PAGE 383, N 03° 48' 39" E, AND PASSING THROUGH THE NORTHEAST CORNER OF OWEN, ALSO BEING THE SOUTHEAST CORNER OF INMAN BEING AN 8" STEEL CORNER POST PAINTED WHITE AT APPROXIMATELY 1178 FEET, BUT IN ALL A CALLED DISTANCE OF 2293.50 FEET, BUT A MEASURED DISTANCE OF 2271.77 FEET TO A DEED TITLE CORNER BEING THE WESTERNMOST NORTHWEST CORNER OF BOYD, ALSO BEING IN THE EAST LINE OF R.L. INMAN, AND ALSO BEING THE SOUTHWEST CORNER OF THE SIGLER AND WILSON PROPERTY AS RECORDED IN DEED BOOK 322, PAGE 484, THENCE SOUTHEASTWARDLY ALONG A RE-ENTRANT LINE OF BOYD, ALSO BEING THE SOUTH LINE OF SIGLER AND WILSON, S 82° 17' 05" E ALONG A POST AND WIRE FENCE, A CALLED DISTANCE OF 108 9.00 FEET, BUT A MEAURED DISTANCE OF 1091.19 FEET TO A FENCE CORNER BEING A RE-ENTRANT CORNER OF BOYD, ALSO BEING THE SOUTHEAST CORNER OF SIGLER AND WILSON, THENCE NORTHEASTWARDLY ALONG A WEST LINE OF BOYD, ALSO BEING THE EAST LINE OF SIGLER AND WILSON AND BEING THE EAST LINE OF THE PAUL D. WILLIAMSON PROPERTY AS RECORDED IN DEED BOOK 247, PAGE 255, AND PASSING THE NORTHEAST CORNER OF SIGLER AND WILSON, ALSO BEING THE SOUTHEAST CORNER OF WILLIAMSON, N 07° 16' 14" E ALONG A POST AND WIRE FENCE A DISTANCE OF 1153.33 MEASURED FEET TO A FENCE CORNER BEING THE NORTHERNMOST NORTHWEST CORNER OF BOYD, ALSO BEING THE NORTHEAST CORNER OF PAUL D. WILLIAMSON, ALSO BEING THE SOUTH LINE OF THE EDDIE GLOVER 1.00 ACRE LOT AS RECORDED IN DEED BOOK 374, PAGE 422, THENCE NORTHEASTWARDLY ALONG THE NORTH LINE OF BOYD, ALSO BEING THE SOUTH LINE OF GLOVER AND ALSO BEING A SOUTH LINE OF M. H. SIMONTON, N 81° 58' 48" E PASSING A FOUND IRON PIPE, BEING THE SOUTHEAST CORNER OF GLOVER , ALSO BEING A REENTRANT CORNER OF SIMONTON, A CALL DISANCE OF 41976 FEET, BUT A MEASURED DISTANCE OF 371.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.22 ACRES.

FOR SOURCE OF TITLE SEE BOOK 473, PAGE 476 IN THE REGISTER'S OFFICE OF TIPTON COUNTY, TENNESSEE

#### RECORD DESCRIPTION HAMBICK, ETAL PROPERTY

BEGINNING AT A POINT IN THE EAST R.O.W. OF U. S. HWY, 51 (SAID R.O.W. LINE BEING 30.00 FEET EAST OF CENTERLINE) SAID POINT BEING THE WESTERNMOST NORTHWEST CORNER OF THE SIGLER AND WILSON PROPERTY AS RECORDED IN DEED BOOK 322, PAGE 484, ALSO BEING THE NORTHEAST CORNER OF R . L. INMAN AS RECORDED IN DEED BOOK 427, PAGE 383; THENCE NORTHEASTWARDLY WITH SAID EAST R .O.W. LINE WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 3235.05 FEET A DISTANCE OF 271.55 AS MEASURED ALONG ITS ARC LENGTH TO A SET IRON IN SAID R.O.W. BEING THE NORTHWEST CORNER OF THIS 8.39 ACRE PARTITION, ALSO BEING THE SOUTHWEST CORNER OF A 9.83 ACRE PARTITION OF THE SIGLER AND WILSON PROPERTY: THENCE SOUTHEASTWARDLY ALONG SAID PARTITION LINE AND BEING A NORTHEAST LINE OF THE 8.39 ACRE PARTITION, ALSO BEING A SOUTHWEST LINE OF A 9.83 ACRE PARTITION, SOUTH 35 DEG. 48 MIN. 39 SEC. EAST, 104.29 FEET TO A SET IRON BEING AN INTERIOR CORNER OF THIS 8.39 ACRE PARTITION, ALSO BEING AN EXTERIOR CORNER OF A 9.83 ACRE PARTITION, AND BEING IN THE EAST LINE OF SIGLER & WILSON, ALSO BEING A WEST LINE OF THE W. S. BOYD PROPERTY AS RECORDED N DEED BOOK 307, PAGE 195; THENCE SOUTHWESTWARDLY ALONG THE EAST LINE OF SIGLER AND WILSON ALSO BEING A WEST LINE OF W. B. BOYD WITH A POST AND WIRE FENCE, SOUTH 07 DEG. 16 MIN. 14 SEC. WEST, 467.00 FEET TO A FENCE CORNER BEING THE SOUTHEAST CORNER OF SIGLER AND WILSON, ALSO BEING A INTERIOR CORNER OF W. S. BOYD, AND BEING THE SOUTHEAST CORNER OF THIS 8.39 ACRE PARTITION; THENCE NORTHWESTWARDLY ALONG THE SOUTH LINE OF SIGLER AND WILSON ALSO BEING A NORTH LINE OF W. S. BOYD AND BEING THE SOUTH LINE OF THIS 8.39 ACRE PARTITION, NORTH 82 DEG. 17 MIN. OS SEC. WEST, A CALL DISTANCE OF 1089.00 FEET, BUT A MEASURED DISTANCE OF 1091.19 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE SIGLER AND WILSON PROPERTY, ALSO BEING THE WESTERNMOST NORTHWEST CORNER OF W. S. BOYD, AND BEING IN THE EAST LINE OF R. L. INMAN AS RECORDED IN DEED BOOK 427, PAGE 383; THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF SIGLER AND WILSON, ALSO BEING THE EAST LINE OF R. L. INMAN, AND BEING THE WEST LINE OF THIS 8.39 ACRE PARTITION, NORTH 03 DG. 48 MIN. 39 SEC. EAST, 141.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.39 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JEFF ROSENBERG, JASON HUTCHISON, AND DALE HAMBICK AT BOOK 1268, PAGE 852 IN THE TIPTON COUNTY REGISTER'S OFFICE.

#### PROPOSED 10' UTILITY EASEMENT NO. 1

BEING A CERTAIN TRACT OF LAND LOCATED SOUTH OF U.S. HWY. 51 IN THE SEVENTH CIVIL DISTRICT OF TIPTON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) WITH NO CAP, SAID ROD BEING THE NORTHWEST CORNER OF THE PARENT TRACT FROM WHICH THE HEREIN DESCRIBED LEASE IS CARVED, THE SOUTHWEST CORNER OF DALE HAMBICK, ETAL OF RECORD IN RECORD BOOK 1408, PAGE 198, REGISTER'S OFFICE FOR TIPTON COUNTY, TENNESSEE AND IN THE LINE OF STEVE AND AUDREY WATKINS OF RECORD IN RECORD BOOK 925, PAGE 19, REGISTER'S OFFICE FOR TIPTON COUNTY, TENNESSEE;

THENCE, PROCEEDING WITH THE LINE OF WATKINS SOUTH 07 DEGREES 15 MINUTES 04 SECONDS WEST, 965.56 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LEASE;

THENCE, SOUTH 86 DEGREES 36 MINUTES 12 SECONDS EAST, 732.50 FEET TO A POINT, SAID POINT BEING AT THE NORTHWEST CORNER OF THE PROPOSED 28X25' LEASE AREA;

THENCE, WITH SAID WEST LINE OF LEASE AREA SOUTH 01 DEGREES 40 MINUTES 48 SECONDS WEST, 10.00 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE NORTH 86 DEGREES 36 MINUTES 12 SECONDS WEST, 733.47 FEET TO A POINT IN THE AFOREMENTIONED WATKINS LINE;

THENCE, WITH SAID WATKINS LINE NORTH 07 DEGREES 15 MINUTES 04 SECONDS EAST, 10.02 TO THE POINT OF BEGINNING AND CONTAINING 7,330 SQUARE FEET.

#### PROPOSED 10' UTILITY EASEMENT NO. 2

COMMENCING AT AN IRON ROD (OLD) WITH NO CAP, SAID ROD BEING THE NORTHWEST CORNER OF THE PARENT TRACT FROM WHICH THE HEREIN DESCRIBED LEASE IS CARVED, THE SOUTHWEST CORNER OF DALE HAMBICK, ETAL OF RECORD IN RECORD BOOK 1408, PAGE 198, REGISTER'S OFFICE FOR TIPTON COUNTY, TENNESSEE AND IN THE LINE OF STEVE AND AUDREY WATKINS OF RECORD IN RECORD BOOK 925, PAGE 19, REGISTER'S OFFICE FOR TIPTON COUNTY, TENNESSEE;

THENCE, PROCEEDING SOUTH 31 DEGREES 19 MINUTES 27 SECONDS EAST, 1,172.08 FEET TO AN IRON ROD (NEW) WITH CAP "RLS 1417", SAID ROD BEING THE NORTHWEST CORNER OF THE PROPOSED 28X25' LEASE AREA;

THENCE WITH THE NORTH LINE OF SAID LEASE AREA SOUTH 88 DEGREES 19 MINUTES 11 SECONDS EAST, 28.00 FEET TO AN IRON ROD (NEW) WITH CAP "RLS 1417", SAID ROD BEING THE NORTHEAST CORNER OF THE PROPOSED 28X25' LEASE AREA;

THENCE WITH THE EAST LINE OF SAID LEASE AREA SOUTH O1 DEGREES 40 MINUTES 48 SECONDS WEST, 25.00 FEET TO AN IRON ROD (NEW) WITH CAP "RLS 1417", SAID ROD BEING THE SOUTHEAST CORNER OF THE PROPOSED 28X25' LEASE AREA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LEASE;

THENCE, SOUTH 63 DEGREES 10 MINUTES 04 SECONDS EAST, 567.06 FEET TO A POINT;

THENCE, SOUTH 77 DEGREES 03 MINUTES 19 SECONDS EAST, 179.32 FEET TO A POINT;

THENCE, SOUTH 12 DEGREES 56 MINUTES 41 SECONDS WEST, 10.00 FEET TO A POINT;

THENCE, NORTH 77 DEGREES 03 MINUTES 19 SECONDS WEST, 180.54 FEET TO A POINT;

THENCE, NORTH 63 DEGREES 10 MINUTES 04 SECONDS WEST, 573.51 FEET TO A POINT, SAID POINT BEING IN THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA;

THENCE, WITH SAID SOUTH LINE SOUTH 88 DEGREES 19 MINUTES 11 SECONDS EAST, 10.14 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 9,299 SQUARE FEET.

PROPOSED 20' ACCESS EASEMENT NO. 1 3,183 SQUARE FEET





-INE	BEARING	DISTANCE
L1	S 88°19'11" E	28.00'
L2	S 01°40'48" W	25.00'
L3	N 88°19'11" W	28.00'
L4	N 01°40'48" E	25.00'
L5	S 04°37'22" W	167.40'
L6	N 04°37'22" E	150.93'
L7	N 78°53'04" W	20.13'
L8	S 04°37'22" W	134.99'
L9	S 02°05'57" W	116.59'
L10	S 05°37'08" E	144.86'
L11	S 12°00'10" E	122.15'
L12	S 21°45'01" E	94.39'
L13	S 52°21′06″ E	67.96'
L14	S 77°20'32" E	109.57'
L15	S 66°14'10" E	107.20'
L16	S 47°58'55" E	184.84'
L17	S 42°10'04" E	215.94'
L18	N 88°19'11" W	27.73'
L19	N 42°10'04" W	195.71'
L20	N 47°58'55" W	180.61'
L21	N 66°14'10" W	102.05'
L22	N 77°20'32" W	112.05'
L23	N 52°21'06" W	77.87'
L24	N 21°45'01" W	101.57'
L25	N 12°00'10" W	124.97'
L26	N 05°37'08" W	147.32'
L27	N 02°05'57" E	118.38'
L28	N 04°37'22" E	137.71'
L29	S 01°40'48" W	10.00'
L30	S 88°19'11" E	10.14'
L31	N 07°15'04" E	10.02'
L32	S 12°56'41" W	10.00'







#### FIBER UTILITY NOTE:

THE FIBER P.O.C. & ROUTING SHOWN ON THIS SITE PLAN IS PRELIMINARY. FINAL FIBER P.O.C. & ROUTING WILL BE DETERMINED BY A FUTURE

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0' 50' 100' 150' 200' 1" = 100'-0" (22"x34")1" = 200'-0" (11"x17")

PLANS PREPARED FOR: Viasat" PLANS PREPARED BY ENGINEERING LICENSE: OFTER 10/16/20 EXP 04/30/21 DRAWING PREPARATION: APPROVED BY: BM DESIGNED BY: BW PROJECT NO: 10530 DATE REVIEWED: 09/10/20 DRAWING NOTICE: -THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING. THE BORROWER PROMISES AND ACREES TO RETURN IT UPON REQUEST AND ACREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DROPEOR OF DREPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED. SUBMITTALS: DESCRIPTION DATE BY REV ISSUED FOR REVIEW 09/10/20 BLW A FINAL CDs 09/18/20 BLW 0 ADDED CERTIFICATIONS 10/16/20 BLW 1 VIASAT OSL NUMBER: 10530 VIASAT CSL NUMBER: TBA HAZLERIG VIASAT UNLOCODE: NA0169 SITE ADDRESS: 9300 HWY 51 S ATOKA, TN 38004 - SHEET DESCRIPTION: -**OVERALL** SITE PLAN DWG INFORMATION: SHEET NUMBER: DRAWN BY:

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CHECKED BY:

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OVERALL UTILTY PLAN



#### FIBER UTILITY NOTE:

THE FIBER P.O.C. & ROUTING SHOWN ON THIS SITE PLAN IS PRELIMINARY. FINAL FIBER P.O.C. & ROUTING WILL BE DETERMINED BY A FUTURE UTILITY COORDINATION.





50' 100' 150' 200' 

1" = 100'-0" (22"x34")1" = 200'-0" (11"x17")

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CONTRACTOR SHALL FURNISH AND INSTALL POWER AND TELCO PULL BOXES; CONSTRUCTED, SIZED, AND LOCATED AS REQUIRED TO MEET

THE POWER P.O.C. & ROUTING SHOWN ON THIS SITE PLAN IS PRELIMINARY. FINAL POWER P.O.C. & ROUTING WILL BE DETERMINED BY A FUTURE

THE FIBER P.O.C. & ROUTING SHOWN ON THIS SITE PLAN IS PRELIMINARY. FINAL FIBER P.O.C. & ROUTING WILL BE DETERMINED BY A FUTURE







ONE-LINE DIAGRAM

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GROUNDING PLAN

NOTES:				
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BUC.	PLANS PREPARED FOR:			
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	SYSTEM CTION FINISHED GRADE		PLANS PREPARED FOR: Viasat.
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GENERAL REQUIREMENTS	<u>SECTION 01 10 00</u>	G. WATERING OF TREES AND VEGETATION DURING CONSTRUCTION ACTIVITIES.	B. COMPOUND (NEW CONSTRUCTION): 4" COMPACTE
PART 1: GENERAL		H. REMOVAL AND LEGAL DISPOSAL OF CLEARED MATERIALS.	C. STRUCTURAL FILL: SHALL BE INSTALLED PER EN
1.1 INTENT:		I. MAINTAIN ALL EXISTING FENCING AND GATES TO MAINTAIN A SECURE SITE AT ALL	REQUIREMENTS.
<ul> <li>A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS DONE AND THE MATERIALS TO BE FURNISHED FOR CONT TO BE SCALED.</li> <li>B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING E SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL B</li> </ul>	DESCRIBE THE WORK TO BE DINSTRUCTION. PLANS ARE D BE FULLY EXPLANATORY BE SHOWN, INDICATED OR E DONE THE SAME AS IF	<ul> <li>J. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT LIFE AND PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.</li> <li>3.2 CLEARING:</li> </ul>	A. GEOTEXTILE FABRIC: PROVIDE MIRAFI 500X OR A B. PLASTIC MARKING TAPE: SHALL BE ACID AND AL FILM SPECIFICALLY MANUFACTURED FOR MARKING UTILITIES, 6" WIDE WITH A MINIMUM THICKNESS
<ul> <li>SHOWN, INDICATED OR SPECIFIED IN BOTH.</li> <li>C. THE INTENTION OF DOCUMENTS IS TO INCLUDE ALL L REASONABLY NECESSARY FOR THE PROPER EXECUTION WORK AS STIPULATED IN THE CONTRACT.</li> <li>D. CONFLICTS: THE CONTRACTOR SHALL BE RESPONSIBLE MEASUREMENTS AT THE SITE BEFORE ORDERING MATE NO COMPENSATION SHALL BE ALLOWED DUE TO DIFFE DIMENSIONS AND THOSE ON THE DOCUMENTS. ANY DI REPORTED TO THE OWNER OR THEIR AGENT FOR CON</li> <li>1.2 LICENSING REQUIREMENTS:</li> <li>A. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMEN APPLICABLE LICENSES AND BONDS.</li> <li>1.3 STORAGE:</li> <li>A. ALL MATERIALS MUST BE STORED IN A LEVEL AND DF OBSTRUCT THE FLOW OF OTHER WORK, ANY STORAGE</li> </ul>	ABOR AND MATERIALS N AND COMPLETION OF THE FOR VERIFICATION OF ALL RIALS OR DOING ANY WORK. RENCES BETWEEN ACTUAL SCREPANCY SHALL BE ISIDERATION. T AND MAINTAINING ALL RY FASHION THAT DOES NOT METHOD MUST MEET ALL	<ul> <li>A. PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN, INCLUDING ON AND OFF SITE. PROTECT EXISTING TREES AND VEGETATION INDICATED TO REMAIN. DO NOT STOCKPILE MATERIALS AND RESTRICT TRAFFIC WITHIN DRIP LINE OF EXISTING TREES TO REMAIN OR THAT INTERFERE WITH ACCESS TO SITE. PROVIDE AND MAINTAIN TEMPORARY GUARDS TO ENCIRCLE TREES OR GROUPS OF TREES TO REMAIN; OBTAIN APPROVAL BEFORE BEGINNING WORK.</li> <li>B. WATER VEGETATION AS REQUIRED TO MAINTAIN HEALTH. COVER TEMPORARILY EXPOSED ROOTS WITH WET BURLAP AND BACKFILL AS SOON AS POSSIBLE. COAT CUT PLANT SURFACES WITH APPROVED EMULSIFIED ASPHALT PLANT COATING.</li> <li>C. REPAIR OR REPLACE VEGETATION DESIGNATED FOR REUSE, WHICH HAS BEEN DAMAGED. REMOVE HEAVY GROWTHS OF GRASS BEFORE STRIPPING. STOCKPILE SATISFACTORY TOPSOIL CONTAINING NO LARGE STONES, FOREIGN MATTER AND WEEDS ON SITE FOR REUSE.</li> <li>D. COMPLETELY REMOVE ALL IMPROVEMENTS, STUMPS AND DEBRIS EXCEPT FOR THOSE INDICATED TO REMAIN. REMOVE BELOW GRADE IMPROVEMENTS AT LEAST 12"</li> </ul>	<ul> <li>PART 3: EXECUTION</li> <li>3.1 BACKFILL:</li> <li>A. AS SOON AS PRACTICAL AFTER COMPLETING CO STRUCTURE, INCLUDING THE SPECIFIED MINIMUM CAST-IN-PLACE CONCRETE, BACKFILL THE EXCA TO RESTORE THE REQUIRED FINISHED GRADE.</li> <li>1. PRIOR TO PLACING BACKFILL AROUND STRUC BEEN REMOVED AND THE EXCAVATION CLEAN UNSUITABLE MATERIALS.</li> <li>2. BACKFILL BY PLACING AND COMPACTING SUI SELECT GRANULAR BACKFILL MATERIAL, WHE HORIZONTAL LAYERS OF NO GREATER THAN HAND OPERATED COMPACTORS ARE USED, T PLACED IN LIFTS NOT TO EXCEED 4" IN LO</li> </ul>
RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURE		BELOW FINISH GRADE SO AS NOT TO INTERFERE WITH NEW CONSTRUCTION. REMOVE ABANDONED MECHANICAL AND ELECTRICAL WORK AS REQUIRED. E. PREVENT EROSION AND SILTATION OF STREETS, CATCH BASINS AND PIPING. CONTROL WINDBLOWN DUST. REMOVE WASTE MATERIALS AND UNSUITABLE SOIL	3. IF THE DENSITY TESTING INDICATES THAT TH SUCCEEDING LAYER SHALL NOT BE PLACED REQUIREMENTS ARE MET UNLESS AUTHORIZE ENDIFIER THE CONTRACTOR SHALL TAKE W
A. THE CONTRACTOR SHALL REEP THE SHE FREE FROM MATERIALS OR RUBBISH AT ALL TIMES. 1.5 QUALITY ASSURANCE:	ACCOMULATION OF WASTE	FROM SITE AND DISPOSE OF IN A LEGAL MANNER. F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FLU AND CONDACT AS DECUMPED	ENGINEER. THE CONTRACTOR SHALL TAKE W NECESSARY TO OBTAIN PROPER COMPACTION B. COMPACT EACH LAYER OF BACKFILL TO A MINIM DENSITY AS PROVIDED BY THE STANDARD PROC
<ul> <li>ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABL FEDERAL REGULATIONS.</li> </ul>	LE LOCAL, STATE, AND	3 3 FROSION CONTROL	3.2 TRENCH EXCAVATION:
PART 2: PRODUCTS – NOT APPLICABLE TO THIS PART 3: EXECUTION – NOT APPLICABLE TO THIS	S SECTION S SECTION	A. PROVIDE EROSION AND SILTATION CONTROL AS REQUIRED TO MEET ALL LOCAL AND STATE REQUIREMENTS. END OF SECTION	A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE THE DRAWINGS OR AS DIRECTED BY THE OWNEF SHORING, SHEETING AND BRACING AS REQUIRED SLOUGHING OF THE TRENCH WALLS.
END OF SECTION			B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6"
SITE CLEARING/EROSION CONTROL	SECTION 31 00 00	EARTH MOVING/EXCAVATION/BACKTILLING SECTION ST 20 00	THE OUTER-MOST CONDUIT.
PART 1: GENERAL 1.1 SUMMARY:		PART I: GENERAL <u>1.1 SUMMARY</u> : A DROVIDE EARTHWORK OPERATIONS INCLUDING BUT NOT LIMITED TO EXCAVATION	C. WHEN SOFT, YIELDING, OR OTHERWISE UNSTABLI ENCOUNTERED, BACKFILL AT THE REQUIRED TRE THAN 12" BELOW THE REQUIRED ELEVATION AND BEDDING MATERIAL.
A. PROVIDE SITE-CLEARING AS REQUIRED TO COMPLETE CONTRACT DOCUMENTS INCLUDING CLEARING, GRUBBIN SILTATION CONTROL, AND PROTECTION OF LANDSCAPE BE PROTECTED DURING CONSTRUCTION.	WORK AS SHOWN ON IG, STRIPPING, EROSION AND MATERIALS DESIGNATED TO	A. PROVIDE EARTHWORK OPERATIONS INCLUDING BOT NOT LIMITED TO EXCAVATION, GRADING, TRENCHING AND COMPACTION. <u>1.2 QUALITY ASSURANCE COMPACTION</u> :	<u>3.3 TRENCH BACKFILL</u> : A. PROVIDE GRANULAR BEDDING MATERIAL (WELL G
1.2 QUALITY ASSURANCE: A. COMPLY WITH GOVERNING CODES AND REGULATIONS.		A. UNDER STRUCTURES, BUILDING SLABS, STEPS, PAVEMENTS, AND WALKWAYS, 95% MAXIMUM DENSITY, ASTM D 1557.	WITH THE DRAWINGS AND THE UTILITY REQUIREN B. NOTIFY THE OWNER OR HIS AGENT 24 HOURS I
B. SITE PROTECTION: PROVIDE ALL NECESSARY JOB SITE COMMENCEMENT OF WORK UNTIL COMPLETION OF THE	MAINTENANCE FROM SUBCONTRACT	<ol> <li>GRADING TOLERANCES:</li> <li>a. LAWNS, UNPAVED AREAS, AND WALKS, PLUS OR MINUS 1".</li> </ol>	C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFI TRENCH BEFORE ACCEPTANCE TESTING.
C. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILIT AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTI EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR F DAMAGED BY THE WORK. PART 2: PRODUCTS	IES, STRUCTURES, TREES, VE MEASURES TO PREVENT REMOVAL FROM BEING	<ul> <li>b. KEEP SITE FREE FROM ANY PONDING WATER</li> <li>c. GRADING TOLERANCE FOR FILL UNDER BUILDING OR EQUIPMENT SLABS: PLUS OR MINUS 1/4" MEASURED WITH 10'-0" STRAIGHTEDGE.</li> </ul>	<ul> <li>D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY CONDUITS IN 6" UNCOMPACTED LIFTS UNTIL 6" AND TAMP BACKFILL INTO SPACES AROUND CON</li> <li>E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IN LOADING</li> </ul>
2.1 MATERIALS: A. TREE PROTECTION, EROSION CONTROL, SILTATION CON MATERIALS SUITABLE FOR SITE CONDITIONS.	TROL, AND DUST CONTROL	<ol> <li>TESTING: FIELD TESTING OF EARTHWORK AND COMPACTION SHALL BE PERFORMED BY OWNER'S INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE CONTRACTOR.</li> <li>ALL WORK SHALL BE INSPECTED AND RELEASED BY THE OWNER OR HIS</li> </ol>	<ul> <li>F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE IN 8" MAXIMUM LOOSE THICKNESS LIFTS TO RE SURFACE GRADE.</li> </ul>
<ul> <li>PART 3: EXECUTION</li> <li>3.1 SITE CLEARING OPERATIONS:</li> <li>A. PROTECTION OF EXISTING TREES, VEGETATION, LANDSC IMPROVEMENTS NOT SCHEDULED FOR CLEARING WHICH CONSTRUCTION ACTIVITIES.</li> </ul>	APING, AND SITE 1 MIGHT BE DAMAGED BY	AGENT WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK AS SPECIFIED AND/OR CALLED OUT BY THE CONSTRUCTION DOCUMENTS. PROVIDE A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY PLACEMENT OF CONCRETE OR BACKFILLING OF TRENCHES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.	<ul> <li>G. COMPACT FINAL TRENCH BACKFILL TO A DENSIT EXISTING UNDISTURBED MATERIAL ADJACENT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DEN STANDARD PROCTOR TEST, ASTM D 698.</li> <li>3.4 FINISH GRADING:</li> </ul>
B. TRIMMING OF EXISTING TREES AND VEGETATION AS RE FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.	COMMENDED BY ARBORIST	4. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY OWNER OR HIS AGENT AND THEN ONLY AFTER ACCEPTABLE TEMPORARY	A. PERFORM ALL GRADING TO PROVIDE SMOOTH, E ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCT COMPATIBLE WITH ALL SURROUNDING TOPOGRAP
<ul> <li>C. CLEARING AND GRUBBING OF STUMPS AND VEGETATION DISPOSAL OF DEBRIS, RUBBISH, DESIGNATED TREES, A</li> <li>D. TOPSOIL STRIPPING AND STOCKPILING.</li> </ul>	N, AND REMOVAL AND AND SITE IMPROVEMENTS.	UTILITY SERVICES HAVE BEEN PROVIDED. PART 2: PRODUCTS	B. UTILIZE SATISFACTORY FILL MATERIALS RESULTIN THE CONSTRUCTION OF FILLS, EMBANKMENTS AT REMOVED UNSUITABLE MATERIALS.
E. TEMPORARY EROSION CONTROL, SILTATION CONTROL,	AND DUST CONTROL.	2.1 GENERAL: A. UTILITY TRENCH: PROVIDE WELL GRADED SAND (SW-SM) FROM BASE OF TRENCH	C. REPAIR ALL ACCESS ROADS AND SURROUNDING OF THIS WORK TO THEIR ORIGINAL CONDITION.

- F. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
- A. UTILITY TRENCH: PROVIDE WELL GRADED SAND (SW-SM) FROM BASE OF TRENCH TO MINIMUM ABOVE THE HIGHEST CONDUIT WITHIN TRENCH. REMAINDER OF TRENCH AREA CAN BE EITHER AB 3 OR CLEAN GRAVEL AS DESCRIBED HEREIN. COMPACT AS REQUIRED TO PREVENT SETTLING.

END OF SECTION

ACTED #57 ANGULAR GRAVEL.	
ENGINEER OF RECORD	
R APPROVED EQUAL.	
ALKALI RESISTANT POLYETHYLENE KING AND LOCATING UNDERGROUND SS OF 0.004".	PLANS PREPARED FOR:
	Viasat
CONSTRUCTION OF THE RELATED IUM CURING PERIOD FOR XCAVATION WITH APPROVED MATERIAL 	PLANS PREPARED BY:
RUCTURES, ALL FORMS SHALL HAVE EANED OF ALL TRASH, DEBRIS, AND	EDCUR
SUITABLE BACKFILL MATERIAL OR	
AN 8" LOOSE THICKNESS. WHERE D, THE FILL MATERIAL SHALL BE LOOSE DEPTH.	ENGINEERING LICENSE:
THE SPECIFIED DENSITY, THE ED UNTIL THE SPECIFICATION RIZED BY THE GEO-TECHNICAL E WHATEVER APPROPRIATE ACTION IS TION.	10/16/20 EXP 04/30/21
INIMUM OF 95% OF THE MAXIMUM DRY ROCTOR TEST, ASTM D 698.	DRAWING PREPARATION: APPROVED BY: BM
	DESIGNED BY: BW
THE LINES AND GRADES SHOWN ON INER OR HIS AGENT. PROVIDE RED TO PREVENT CAVING OR	PROJECT NO:10530DATE REVIEWED:09/10/20
6" BEYOND THE OUTSIDE EDGE OF	DRAWING NOTICE:
ABLE SOIL CONDITIONS ARE TRENCH TO A DEPTH OF NO LESS AND BACKFILL WITH GRANULAR	PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.
L GRADED SAND) IN ACCORDANCE REMENTS.	DESCRIPTION         DATE         BT         REV           ISSUED FOR REVIEW         09/10/20         BLW         A           FINAL CDs         09/18/20         BLW         0
S IN ADVANCE OF BACKFILLING.	ADDED CERTIFICATIONS 10/16/20 BLW I
KFILLING. BACKFILL AND COMPACT	
ILY ON BOTH SIDES OF THE	VIASAT OSL NUMBER:
6" OVER THE CONDUITS. SOLIDLY RAM	10530
, IMPAUT DAMAGE, OR UNBALANCED	
CE AND COMPACT BACKFILL MATERIAL RESTORE THE REQUIRED FINISHED	TBA HAZLERIG
ISITY EQUAL TO OR GREATER THAN TO THE TRENCH BUT NO LESS THAN DENSITY AS PROVIDED BY THE	NA0169
DENGITI AG FILOVIDED DI INE	SITE ADDRESS: 9300 HWY 51 S
	ATOKA, TN
, EVEN SURFACE DRAINAGE OF THE JCTION. GRADING SHALL BE	38004
KAPHY AND STRUCTURES. TING FROM THE EXCAVATION WORK IN	- SHEET DESCRIPTION:
S AND FOR THE REPLACEMENT OF	(1 OF 5)
NG AREAS USED DURING THE COURSE N.	
	DRAWN BY: BW CHECKED BY: BN SP-1.0

#### COMMUNICATIONS/ANTENNA'S

#### PART 1: GENERAL



A. ANTENNA AND FEEDLINE CABLES ARE FURNISHED BY OWNER UNDER SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGER.

SECTION 27 00 00

- B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATIONS.
- C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- D. INSTALL FURNISHED GALVANIZED STEEL WAVEGUIDE LADDER AS INDICATED ON DRAWINGS.
- E. THE CONTRACTOR SHALL PROVIDE FREQUENCY DOMAIN REFLECTOMETER (FDR) TEST RESULTS TO THE CONSTRUCTION MANAGER AND OWNER WITHIN ONE WEEK OF COMPLETION.
- F. INSTALL FEEDLINE CABLES AND TERMINATORS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL FEEDLINE CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
- G. ANTENNA AND FEEDLINE CABLE GROUNDING:
  - 1. ALL FEEDLINE CABLE GROUNDING CONNECTIONS ARE TO BE WEATHER SEALED WITH ANDREW CONNECTOR/SPLICE WEATHERPROOFING KITS OR APPROVED EQUAL.
- 2. ALL FEEDLINE CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF FEDLINE CABLE (NOT WITHIN BENDS)

#### 1.2 REQUIREMENTS OF REGULATOR AGENCIES:

- A. FURNISH UL LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH UL STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES, AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, AND ANY SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- 1. TIA-222 (TELECOMMUNICATIONS INDUSTRY ASSOCIATION) STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- 2. FAA (FEDERAL AVIATION ADMINISTRATION ADVISORY) CIRCULAR AC 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING.
- 3. FCC (FEDERAL COMMUNICATIONS COMMISSION) RULES AND REGULATIONS OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES AND HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
- 4. AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- 5. NEC (NATIONAL ELECTRICAL CODE) FOR TOWER LIGHTING KITS.
- 6. UL (UNDERWRITERS LABORATORIES) APPROVED ELECTRICAL PRODUCTS.
- 7. IN ALL CASES, THE FAA RULES AND THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
- 8. LIFE SAFETY CODE NFPA, LATEST EDITION.
- PART 2: PRODUCTS NOT APPLICABLE TO THIS SECTION
- PART 3: EXECUTION NOT APPLICABLE TO THIS SECTION

END OF SECTION

NO TRESPASSING VIOLATORS WILL BE PROSECUTED	SITE SIGNAGE REQUIREMENTS: • QTY. OF 4 • SIGN TO BE RED BACKGROUND WITH BLACK LETTERING • ALUMINUM MATERIAL REQUIRED • ATTACHED WITH GALVANIZED HOG TIES OR STAINLESS HARDWARE • 10"x14" RF MICRO HAZA AUTHORI PERSONNE	SITE SIGN • QTY. OF • SIGN TC • SIGN TC • SIGN TC • SIGN TC • ALUMIN • ATTACH • TIES OF • 7"x10"
NOTICE: SIGNS TO BE 1.6MM THICK UV RATED PLASTIC. BLUE BACKGROUND WITH WHITE ENGRAVED LETTERS. LARGEST FONT POSSIBLE.	SITE ID: FOR ACCESS OR EMERGENCIES CONTACT: SERVICE ASSURANCE CENTER 720-493-7300	2 SITE SIGNAGE REQ • ENGRAVED SIGNS • ADHESIVE BACKED • 3"x6"
	FIP01 FIBER INTERFACE PANEL SERVICE FROM FIBER DEMARC SERVICE TO EQUIPMENT CABINET	3 SITE SIGNAGE REQ • ENGRAVED SIGNS • ADHESIVE BACKED • 3"x6"
	SW01 MAIN UTILITY SWITCH/DISCONNECT 70 AF/100 AS 120/240, 1 PH, 3 W FED FROM UTILITY METER FEEDING MDP01	A SITE SIGNAGE REQ • ENGRAVED SIGNS • ADHESIVE BACKED • 3"x6"
	MDP01 MAIN DISTRIBUTION PANEL 120/240, 1 PH, 3 W FED FROM SW01 FEEDING EQUIPMENT CABINET	5 <u>SITE SIGNAGE REQU</u> • ENGRAVED SIGNS • ADHESIVE BACKED • 3"x6"
	SITE ID: ADDRESS: FOR ACCESS OR EMERGENCIES CONTACT: SERVICE ASSURANCE CENTER 720-493-7300	SITE SIGNAGE REQUIREM • ALUMINUM MATERIAL REQU • ATTACHED WITH GALVANIZI TIES OR STAINLESS HARD • 8"x10"



CAST-IN-PLACE-CONCRETE SECTION 03 30 00	2.4 MIXTURES:	E. ISOLATION JOINTS: PROVIDE BETWEEN SLABS AND COLUMNS AND STRUCTURAL WALLS.
PART 1: GENERAL	A. THE CONCRETE SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C-260 AND ACI 212.1R AND A WATER-REDUCING	F. CONTROL JOINTS: PROVIDE SAWN OR TOOLED JO
1.1 SUMMARY:	ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C-494 AND ACI 212.1R. ADMIXTURES SHALL BE PURCHASE AND BATCHED IN LIQUID SOLUTION.	STRIPS; DEPTH EQUAL TO 1/4" SLAB THICKNESS REQUIRED AND APPROVED.
A. FURNISH AND INSTALL ALL CAST-IN-PLACE CONCRETE, REINFORCING AND ACCESSORIES, AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS.	THE USE OF CALCIUM CHLORIDE OR AN ADMIXTURE CONTAINING CALCIUM CHLORIDE IS PROHIBITED.	G. ALL CONCRETE SHALL BE THOROUGHLY CONSOLI
1.2 SUBMITTALS:	B. ADMIXTURES SHALL BE OF THE SAME MANUFACTURER TO ASSURE COMPATIBILITY.	AND DEPOSITING IN ACCORDANCE WITH ACI 309.
A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION	C. ACCEPTABLE MANUFACTURERS ARE:	THE FORMS SO AS TO ELIMINATE ALL AIR AND S
INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.	1. W.R. GRACE 3. MASTER BUILDERS	<u>3.5 FINISHING</u> :
B. MIX DESIGN: SUBMIT FOR APPROVAL MIX DESIGN PROPOSED FOR USE.	2. SIKA GROUP 4. EUCLID CHEMICAL CO	A. FINISHING OF ALL SLABS SHALL BE IN ACCORDAI WITH A MINIMUM OF THREE TROWELINGS.
	2.5 CURING COMPOUNDS:	1. INTERIOR SLAB FINISH TOLERANCE AS MEASU
A. COMPET WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR A MINIMUM OF THREE YEARS USE EXPERIENCED INSTALLERS	A. CURING COMPOUNDS SHALL CONFORM TO ASTM C309, TYPE 1, ID, CLASS A AND B AND ASTM C171 AS APPLICABLE	E 1155, SHALL HAVE AN OVERALL TEST F N AND FOR LEVEL, FL=15. THE MINIMUM LOCA
DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S	PART 3: EXECUTION	AND FOR LEVEL, FL=10.
B. TESTING: EMPLOY AN INDEPENDENT TESTING AGENCY ACCEPTABLE TO OWNER TO	3.1 GENERAL:	2. EXTERIOR SLAB FINISH SHALL BE FLAT (FF=2 MINIMUM OF 1/8" PER FOOT TO A MAXIMUM
DESIGN CONCRETE MIXES AND TO PERFORM MATERIAL EVALUATION TESTS. PROVIDE 4 AND 28 DAY CYLINDER TESTS. COMPLY WITH ASTM C 143, C 173, C 31 AND	A. CONSTRUCT AND ERECT FORMWORK IN ACCORDANCE WITH ACI 301 ACI 347.	PONDING WATER.
C 39.	B. COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.	B. SURFACES OF SLABS SHALL RECEIVE TWO COATS
PART 2: PRODUCTS	C. HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305.	IN CHAPTER 10 OF ACI 301.
2.1 MATERIALS:	3.2 INSERTS, EMBEDDED COMPONENTS AND OPENINGS:	3.6 CURING:
A. MATERIALS SHALL CONFORM TO THE RESPECTIVE PUBLICATIONS AND OTHER REQUIREMENTS SPECIFIED HEREIN.	A. CONTRACTOR SHALL CHECK ALL CIVIL, ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS AND	A. FRESHLY DEPOSITED CONCRETE SHALL BE PROTE AND EXCESSIVELY HOT OR COLD TEMPERATURES
B. CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. CEMENT MAY BE	OTHER ITEMS TO BE BUILT INTO THE CONCRETE WORK.	MINIMAL MOISTURE LOSS AT A RELATIVELY CONST OF TIME NECESSARY FOR THE HYDRATION OF TH
BAGGED OR BULK. CEMENT SHALL BE USED FROM ONLY ONE MILL THROUGHOUT PROJECT.	B. COORDINATE THE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, RECESSES, SLOTS, CHASES, ANCHORS, INSERTS AND OTHER ITEMS TO BE	HARDENING OF THE CONCRETE.
C. FINE AGGREGATE: FINE AGGREGATE SHALL CONFORM TO ASTM C33-08 AND SHALL		B. CURING SHALL IMMEDIATELY FOLLOW THE FINISH KEPT CONTINUOUSLY MOIST AT LEAST OVERNIGHT
FREE FROM ORGANIC IMPURITIES.	C. EMBEDDED THEMS SHALL BE SET ACCOMPTENT IN EXCATION, ALIGNMENT, ELEVATION, AND PLUMBNESS. LOCATE AND MEASURE FROM ESTABLISHED SURVEYED DEFENSION FROM THE SET ACCOMPTENT OF THE STATEMENT OF THE STATEMENT.	INITIAL CURING. BEFORE THE CONCRETE HAS DRI ACCOMPLISHED BY ONE OF THE FOLLOWING MAT
D. COURSE AGGREGATE: COURSE AGGREGATE SHALL CONFORM TO ASTM C33–08 AND SHALL BE NATURAL WASHED GRAVEL OR WASHED CRUSHED ROCK HAVING HARD.	D EMBEDDED ITEMS SHALL BE ANCHORED INTO PLACE AS REQUIRED TO PREVENT	1. PONDING OR CONTINUOUS SPRINKLING
STRONG, DURABLE PIECES, FREE FORM ADHERENT COATINGS, THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 3/4" IN ACCORDANCE WITH THE REQUIREMENTS	MOVEMENT DURING CONCRETE PLACEMENT AND CONSOLIDATION. COMPONENTS FORMING A PART OF A COMPLETE ASSEMBLY SHALL BE ALIGNED BEFORE	2. ABSORPTIVE MAT OR FABRIC KEPT CONTINUO
OF ASTM C33-08; GRADATION SIZE NO. 67.	ANCHORING. PROVIDE TEMPORARY BRACING, ANCHORAGE, AND TEMPLATES AS REQUIRED TO MAINTAIN THE SETTING AND ALIGNMENT.	3. NON-ABSORPTIVE FILM (POLYETHYLENE) OVER
E. WATER: WATER USED IN THE CONCRETE MIX SHALL BE POTABLE, CLEAN, AND FREE FROM OILS, ACIDS, SALTS, CHLORIDES, ALKALI, SUGAR, VEGETABLE, OR	3.3 REINFORCEMENT PLACEMENT:	4 SAND OR OTHER COVERING KEPT CONTINUOU
OTHER INJURIOUS SUBSTANCES.	A. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH CHECKED AND RELEASED	5 CONTINUOUS STEAM (NOT EXCEEDING 150 DE
F. REINFORCING SIELL: ALL BARS ARE TO BE NEW BILLET SIELL CONFORMING TO ASTM A615, GRADE 60. BENDING DETAILS ARE TO CONFORM TO THE STANDARDS CE AOL 74.9	DRAWINGS AND ACI 301 AND ACI 315; SECURELY WIRE-TIE REINFORCEMENT AT ALL INTERSECTIONS.	6. SPRAYED-ON CURING COMPOUND APPLIED IN
UF ACI 518.	B. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST	PERPENDICULAR DIRECTIONS.
AND DIMENSIONS AS SHOWN ON THE DRAWINGS. ALL FORMS SHALL BE RIGIDLY CONSTRUCTED BRACED AND TIED TO DREVENT ANY DEFLECTION OR DISDLACEMENT	CONSOLIDATION. REINFORCING SHALL BE SUPPORTED ON METAL CHAIRS, RUNNERS,	C. THE FINAL CURING SHALL CONTINUE UNTIL THE FRACTION THEREOF, NOT NECESSARILY CONSECUT
DURING PLACING OF CONCRETE. ALL EXPOSED CORNERS AND EDGES SHALL HAVE	C SPLICES OF REINFORCING BARS SHALL BE CLASS B LINLESS SHOWN OTHERWISE	OF THE AIR IN CONTACT WITH CONCRETE IS ABO SEVEN (7) DAYS. CONCRETE SHALL NOT BE PER
SEALED AS REQUIRED.	SPLICES SHALL BE STAGGERED. FULL DEVELOPMENT LENGTH SHALL BE PROVIDED ACROSS JOINTS.	CURING PERIOD. RAPID DRYING AT THE END OF PREVENTED.
H. CONCRETE:	D. LOCATE REINFORCING TO PROVIDE CONCRETE COVER AND SPACING SHOWN ON	END OF SECTION
1. PROPORTIONING: CONCRETE SHALL CONFORM TO THE FOLLOWING:	THE DRAWINGS. MINIMUM COVER SHALL BE AS REQUIRED BY ACI 318.	
a. CEMENT-6 SACKS PER CUBIC YARD, MINIMUM	E. WELDING OF AND TO ANY REINFORCING MATERIALS INCLUDING TACK WELDING OF CROSSING BARS IS STRICTLY PROHIBITED. BARS SHALL BE FREE OF FLAKY OR	
<ul> <li>WATER SHALL BE KEPT TO AN ABSOLUTE MINIMUM TO MAINTAIN SLUMP AS SPECIFIED</li> </ul>	SCALY RUST AT THE TIME THE CONCRETE IS PLACED.	
C. AGGREGATE; SAND FACTOR SHALL BE AS REQUIRED TO GIVE THE BEST	3.4 CONCRETE PLACEMENT:	
WURRABLE MIX WITHIN THE RANGE OF 46% TO 52% OF TOTAL AGGREGATE.	A. FRIGETO FOR THE CONCRETE, FORMS AND REINFORCEMENT STALL BE THOROUGHLY INSPECTED. ALL WOOD CHIPS, DIRT, ETC., AS WELL AS ALL TEMPORARY BRACING TIES AND CLEATS REMOVED AND ALL OPENINGS FOR	
e. ALL CONCRETE SHALL CONTAIN A WATER-REDUCING AGENT AND SHALL	UTILITIES PROPERLY BOXED, ALL FORMS SHALL BE PROPERLY SECURED IN THEIR CORRECT POSITION AND MADE TIGHT, ALL REINFORCING AND EMBEDDED ITEMS	
HAVE THREE (3) TO FIVE (5) PERCENT ENTRAINED AIR.	SHALL BE SECURED IN THEIR PROPER LOCATIONS ALL OLD AND DRY CONCRETE AND DIRT SHALL BE CLEANED AND ALL STANDING WATER AND OTHER FOREIGN	
2.2 SLUMP:	MATTER REMOVED.	
A. THE MAXIMUM SLUMP SHALL NOT EXCEED 3" EXCEPT FOR CONCRETE TO BE PLACED IN FORMS 8" WIDE OR LESS, WHERE THE MAXIMUM SLUMP SHALL BE 4".	B. PLACING CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 304 AND SHALL BE CARRIED OUT AT SUCH A RATE THAT THE CONCRETE PREVIOUSLY	
B. THE DETERMINATION OF SLUMP SHALL CONFORM TO ASTM C143.	CONCRETING, ONCE STARTED, SHALL BE CARRIED ON AS A CONTINUOUS	
2.3 MIXING:	ALLOWED.	
A. THE CONTRACTOR SHALL USE READY-MIXED CONCRETE, MIXED AND DELIVERED IN	C. CONSTRUCTION JOINTS: USE KEYWAYS, CONTINUE REINFORCEMENT THROUGH JOINT.	
CUNFORMANCE WITH ASIM C94.	D. EXPANSION JOINTS: FOR EXTERIOR WORK, LOCATE AT 30'-0" O.C. MAXIMUM, AT	
	HORIZONTAL MOVEMENT AND NO VERTICAL SHEAR MOVEMENT.	



<u>ELEC</u>	TRICAL SECTION 16000		
PART	1: GENERAL	IRON. ALL FITTINGS SHALL BE COMPRESSION TYPE AND WATERTIGHT.	
<u>1.1 G</u>	ENERAL CONDITIONS:	<ol> <li>NON-METALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC, HEAVY-WALL RIGID WITH SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY</li> </ol>	
A.	THE CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.	THE MANUFACTURER. B. WIRE AND CABLE:	
В.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION.	<ol> <li>WIRE AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN, 600 VOLT, SIZES AS INDICATED, #12 AWG MINIMUM.</li> </ol>	
C.	DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.	2. #10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID AND #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.	
<u>1.2 L</u>	WS, REGULATIONS, ORDINANCES, STATUTES AND CODES:	3. SOLDERLESS, PRESSURE - IYPE CONNECTORS CONSTRUCTED OF HIGH-STRENGTH, NON-CORRODIBLE, TIN-PLATED COPPER DESIGNED TO FURNISH HIGH-DILLOUT STRENGTH AND HIGH CONDUCTIVITY JOINTS SHALL BE	
А.	ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES.	USED. C. DISCONNECT SWITCHES:	
<u>1.3 R</u>	EFERENCES:	1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE,	
Α.	THE PUBLICATIONS LISTED BELOW FORM PART OF THIS SPECIFICATION. EACH	QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCKED WITH COVER IN CLOSED POSITION, RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE SOLIARE D CLASS 3110 OR APPROVED	
	DATE THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE, EXCEPT AS MODIFIED BY THE REQUIREMENTS SPECIFIED HEREIN OR	EQUAL.	
	THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THESE PUBLICATIONS.	D. SYSTEM GROUNDING:	
	1. ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)	INDICATED, EXCEPT ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INDICATED, EXCEPT ABOVE GRADE GROUNDING CONDUCTORS SHALL BE	
	2. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)	2. GROUND BUSSES SHALL BE BARE ANNEALED COPPER BARS OF RECTANGULAR	
	3. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)	CROSS SECTON.	
	4. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)	3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED. USE	
	5. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)	CONNECTIONS.	
	6. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)	4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF	
	7. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)	CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.	
	8. UL (UNDERWRITERS LABORATORIES, INC.)	5. GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO	
<u>1.4 S</u>	COPE OF WORK:	CORE, $3/4" \times 10'-0"$ .	
А.	WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE READY FOR OPERATION SYSTEMS AS SHOWN ON THE DRAWINGS AND HEREIN DESCRIBED.	<ul> <li>E. OTHER MATERIALS:</li> <li>1. THE CONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY</li> </ul>	
В.	ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE CONTRACTOR.	OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.	
C.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.		
D.	THE CONTRACTOR SHALL FURNISH TO THE OWNER, CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.		
PART	2: PRODUCTS		
<u>2.1 G</u>	ENERAL:		
Α.	ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE NEW, FREE FROM DEFECTS AND OF THE BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE.		
В.	ALL MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.		
C.	ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.		
D.	ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 10,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.		
<u>2.2 M</u>	ATERIALS AND EQUIPMENT:		
Α.	CONDUIT:		
	<ol> <li>RIGID GALVANIZED STEEL CONDUIT (RGS) SHALL BE HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.</li> </ol>		

2. FLEXIBLE METAL CONDUIT SHALL BE GALVANIZED, ZINC-COATED STEEL, PVC COATED FOR OUTDOOR APPLICATIONS.

PLANS PREPARED FOR:		
PLANS PREPARED BY:		
ENGINEERING LICENSE:		
DRAWING PREPARATION: APPROVED BY: BM DESIGNED BY: BW PROJECT NO: 10530 DATE REVIEWED: 09/10/20		
DRAWING NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.		
SUBMITTALS: DESCRIPTION DATE BY REV ISSUED FOR REVIEW 09/10/20 BLW A FINAL CDs 09/18/20 BLW 0 ADDED CERTIFICATIONS 10/16/20 BLW 1 		
VIASAT OSL NUMBER: 10530 VIASAT CSL NUMBER:		
TBA HAZLERIG - viasat unlocode:		
SITE ADDRESS: 9300 HWY 51 S ATOKA, TN 38004		
SHEET DESCRIPTION: SPECIFICATIONS (1 OF 5)		
DRAWN BY: BW CHECKED BY: BM		

PART 3: EXECUTION	2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR	C. TEST PROCEDURES:
3.1 GENERAL:	3. PULLING LUBRICANTS SHALL BE SOAPSTONE POWDER, POWDERED TALC, OR A	1. ALL FEEDERS SHALL HAVE THEIR IN BEFORE CONNECTION TO DEVICES.
A. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	COMMERCIAL PULLING COMPOUND. NO SOAP SUDS, SOAP FLAKES, OIL, OR GREASE SHALL BE USED, AS THESE MAY BE HARMFUL TO CABLE INSULATION. CONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CABLE TO	SHORT CIRCUITS AND GROUNDS. TE 1000V DC. INVESTIGATE ANY VALUES
B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.	AVOID SCORING THE CONDUIT. 4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES FOLIPMENT FTC. TO PERMIT MAKING A	2. PRIOR TO ENERGIZING CIRCUITRY, T CONTINUITY AND PROPER POLARITY 3. MEASURE AND RECORD VOLTAGES F
3.2 LABOR AND WORKMANSHIP:	NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS, AND SHALL BE PROTECTED FROM	WIRES AND NEUTRALS. SUBMIT A R
A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE DONE BY EXPERIENCED MECHANICS OF THE PROPER TRADES.	MECHANICAL INJURY AND FROM MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.	END OF SECTION
B. ALL ELECTRICAL EQUIPMENT FURNISHED SHALL BE ADJUSTED, ALIGNED AND	C. DISCONNECT SWITCHES:	END OF SPECIFICATION
TESTED BY THE CONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.	<ol> <li>INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUND AS INDICATED.</li> </ol>	
C. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION ENVISION AND READY FOR OPERATION	D. GROUNDING:	
CARIONS AND LEAVE THE INSTALLATION FINISHED AND READT FOR OPERATION.	1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF	
A. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS	ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.	
WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.	2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEMS INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE	
<u>3.4 INSTALLATION</u> :		
	SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE	
SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4" NOMINAL SIZE SHALL BE USED.	4. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND	
2. PROVIDE RGS CONDUIT FOR ALL EXPOSED, EXTERIOR CONDUIT.	TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S	
3. PROVIDE SCHEDULE 40 PVC OR RGS CONDUIT BELOW GRADE, 1" MINIMUM, UNLESS NOTED OTHERWISE. ALL 90 DEGREE BENDS TO ABOVE GRADE SHALL DES MUNIMA DIDIAL DEGREE SHALL DE 24" OF AD TOD OF CONDUCT	COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL 486A TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.	
UNLESS NOTED OTHERWISE.	<ol> <li>ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.</li> </ol>	
DESIRABLE FOR REASONS OF EQUIPMENT MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUIDTIGHT, PVC COATED FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS.	6. ALL GROUND CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC-WELDED CONNECTIONS SHALL BE APPROVED BY THE CONSTRUCTION INSPECTOR REFORE REFINE REPAINENTLY, CONCEALED	
5. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORTS TO ALLOW FOR EXPANSION AND	<ol> <li>APPLY CORROSION-RESISTANT FINISH TO FIELD CONNECTIONS, AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE REEN DESTROYED LISE</li> </ol>	
CONTRACTION.	COPPER-BASED "NO-OX" OR APPROVED EQUAL.	
THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE BOX OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW.	8. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS	
<ol> <li>WHERE CONDUIT HAS TO BE CUT IN THE FIELD, IT SHALL BE CUT SQUARE WITH A PIPE CUTTER USING CUTTING KNIVES.</li> </ol>	<ol> <li>BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE #6 AWG GROUNDING CONDUCTOR TO A GROUND BUS OR GROUNDING LUG IN ENCLOSURE.</li> </ol>	
8. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF WIRE OR CABLE. CLEAR ALL BLOCKACES AND REMOVE BURRS DIRL AND DEBRIS	10. DIRECT BURIED GROUND CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 30" BELOW GRADE, UNLESS NOTED OTHERWISE.	
<ol> <li>INSTALL PULL STRINGS IN ALL EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END WITH ITS DESTINATION</li> </ol>	11. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSULATED OR INSTALLED IN PVC CONDUIT.	
10. PROVIDE INSULATED GROUNDING BUSHINGS FOR ALL CONDUITS STUBBED INTO EQUIPMENT ENCLOSURES OR STUBBED OUT FOR FUTURE USE BY OTHERS.	12. INSTALL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.	
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING	13. DRIVE GROUND RODS UNTIL TOPS ARE 30" BELOW FINAL GRADE.	
CUNSTRUCTION. TEMPORARY OPENINGS IN THE CONDULT STSTEM STALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER CONTRACTOR SHALL PEDIACE ANY CONDUCTS CONTAINING EOPEICN	14. GROUNDING CONDUCTOR TO EQUIPMENT GROUND LUGS:	
MATERIALS THAT CANNOT BE REMOVED.	a. BOLTED TO EQUIPMENT HOUSING WITH STAINLESS STEEL BOLTS AND LOCK	
<ol> <li>INSTALL 2" ORANGE DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUIT AND WIRE.</li> </ol>	WASHERS. b. ALL EQUIPMENT TO BE GROUNDED SHALL BE FREE OF PAINT OR ANY	
<ol> <li>CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.</li> </ol>	OTHER MATERIAL COVERING BARE METAL AT THE POINT OF CONNECTION.	
B. WIRE AND CABLE:	A PROVIDE PERSONNEL AND FOLIPMENT MAKE REQUIRED TESTS AND SUBMIT TEST	
1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:	REPORTS UPON COMPLETION OF TESTS.	
DESCRIPTION 120/240V 208Y/120V 480Y/277V PHASE A BLACK BLACK BROWN PHASE B RED RED ORANGE PHASE C BLUE YELLOW NEUTRAL WHITE WHITE GRAY GROUND GREEN GREEN GREEN	B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NONCOMPLYING ITEMS SHALL BE REMOVED FROM THE JOBSITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE OF SUCH NON-COMPLIANCE.	

INSULATION TESTED AFTER INSTALLATION, BUT THE CONDUCTORS SHALL TEST FREE FROM FESTING SHALL BE FOR ONE MINUTE USING ES LESS THAN 50 MEGAOHMS.

TEST WIRING DEVICES FOR ELECTRICAL Y CONNECTIONS.

BETWEEN PHASES AND BETWEEN PHASE REPORT OF MAXIMUM AND MINIMUM

Viasat				
PLANS PREPARED BY:				
ENGINEERING LICENSE:				
DRAWING PREPARATION:APPROVED BY:BMDESIGNED BY:BWPROJECT NO:10530DATE REVIEWED:09/10/20				
DRAWING NOTICE:     THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF VIASAT. AND IS LENT TO THE BORROWER FOR THEIC CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.				
PURPOSE OTHER THAN FOR	RECTL	Y, NOR USE I IT IS FURN	D FOR	VISE ANY
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VIASAT OSL NUMBER: - TBA HAZ VIASAT UNLOCODE: - NA01 SITE ADDRESS: - 9300 HW ATOKA 3800	0N 00 30 30 30 30 30 30 30 30 30 30 30 30	Y, NOR USE HT IS FURN 09/10/20 09/18/20 10/16/20 10/16/20 RIG	BY BLW BLW	
SUBMITTALS: DESCRIPTI ISSUED FOR REVIEW FINAL COS ADDED CERTIFICATIONS VIASAT OSL NUMBER: 1053 VIASAT OSL NUMBER: 1053 VIASAT CSL NUMBER: TBA HAZ VIASAT UNLOCODE: NA01 SITE ADDRESS: 9300 HW ATOKA 3800 SHEET DESCRIPTION: SPECIFICA (1 OF	69 60 69 7 5 7 5) 60	Y, NOR USE HT IS FURN DATE 09/10/20 09/18/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20 10/16/20	BLW BLW	

#### 10. CONSTRUCTION AND ALTERATIONS.

10.1 <u>Improvements</u>. Tenant may make such Improvements to the Premises or any part thereof as it deems necessary or appropriate at any time during the Lease Term in connection with the Permitted Use, and may alter, demolish or remove any such Improvements constructed on the Premises.

10.2 **Ownership**. All Improvements, whether temporary or permanent in character, made in or upon the Premises by Tenant shall remain the Property of Tenant, unless otherwise provided herein. Unless otherwise approved by Landlord, within sixty (60) days of the expiration or sooner termination of this Lease, Tenant shall remove any or all of the Improvements, personal property, furniture, fixtures and equipment from the Premises. For the purpose of clarity, Tenant shall have no obligation to remove or restore any grading or otherwise replace any plant material installed, changed, modified or destroyed during the Lease Term.

#### 11. **DAMAGE OR DESTRUCTION.**

11.1 <u>Restoration</u>. If any Improvements constituting a part of the Premises are damaged or destroyed by a casualty, Tenant may, at its option, restore, repair, replace, rebuild and alter (collectively "<u>Restore</u>" or "<u>Restoration</u>") the same. Tenant may, at its sole discretion elect not to Restore any Improvements damaged or destroyed by a casualty. Further, if such damage or destruction impairs the operation of Tenant's Gateways, in Tenant's discretion, Tenant may terminate the Lease upon thirty (30) days prior notice to Landlord and vacate the Premises.

11.2 <u>**Right to Terminate**</u>. In addition to termination rights otherwise granted herein, if any of the following occur, Tenant shall have the option not to proceed with the Restoration and terminate this Lease in its sole and absolute discretion, which option shall be exercised by notice to Landlord within ninety (90) days after the date of such damage or destruction:

A. The damage or destruction occurs during the last two (2) years of the Lease Term;

B. The cost of Restoration is estimated to exceed fifty percent (50%) of the Value of the Improvements; or

C. The mortgagee under any Leasehold Mortgage of Tenant's Interest elects not to make insurance proceeds available for the Restoration.

If Tenant fails to notify Landlord of its intent to terminate the Lease within ninety (90) days after the date of the damage or destruction, Tenant shall be deemed to have elected not to terminate pursuant to this Section. Johnstone & Associates Michele Johnstone, AICP 3469 Countrywood Road Belden, MS 38826 662.419.0161 Sjohnstone73@icloud.com

#### MEMORANDUM

TO: Atoka Planning CommissionRE: Minor Subdivision Staff ReportFROM: Shelly Johnstone, AICPDATE: October 16, 2020

#### **Regulating Language**

## **PROCEDURE for Minor Subdivision Approval**

Whenever a proposed subdivision containing less than 5 lots fronting on an existing public way; not involving any new or improved public way, the extension of public facilities or the creation of any public improvements, and not in conflict with any provision of the adopted general plan, major road plan, zoning ordinance, or these regulations, this procedure for review and approval of the subdivision may apply.

Whenever a parcel of land is subdivided more than once every two years into a total of three (3) lots or more, the Planning Commission shall require the subdivision to comply with the requirements of a major subdivision.

- 1. The subdivider/developer may, if he desires, submit only a Final Plat in securing plat approval, provided that the plat submitted complies with all the requirements of the Final Plat. However, if any corrections or modifications are needed, the Planning Commission shall disapprove the plat and require it to be re-submitted for approval.
- 2. The procedure for review and approval of a minor subdivision and its documentation shall consist of 1 step. This step is the submission and action on a Final Plat. The preparation of a Final Plat is mandatory for all minor subdivision proposals. The Final Plat provides information relative to the calls and bearings for lot lines and has all necessary certificates of approval from various town and county offices to ensure protection of future owners of the property. The Final Plat, once approved by the Planning Commission and signed by the secretary, becomes the instrument to be recorded by the office of the County Registrar, subsequently allowing for the sale of the lots.
- 3. The Final Plat is the culmination of the land subdivision process. When approved and duly recorded as provided by law, the Final Plat becomes a permanent public record of the survey of the lots or parcels, rights-of-way, easements and public lands, and the restrictive covenants as may be applicable to the lots or parcels within the boundary of the subdivision. As such, it serves as a vital instrument in the sale and transfer of real estate, in the dedication of rights-of-way easements, and

public lands, and in future land survey of the properties contained in or adjoining the subdivision.

4. Whenever subdivision meets the criteria described below, the Secretary of the Atoka Municipal-Regional Planning Commission may approve a subdivided plat without the approval of the planning commission.

a. The divided tract involves no more than two (2) lots;

b. The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;

c. No request for variance from the adopted regulations of the planning commission has been made.

d. Re-subdivision involving no more than 2(two) lots or establishing new or additional utility easements.

The Atoka Planning Commission requested reports to them on Minor Subdivisions that were reviewed by staff and signed by the Secretary of the Planning Commission.

#### **New Subdivision**

Smith-Bethel Subdivision

#### **Re-subdivisions**

Lots 8/108 Williamsburg Subdivision VuCon Commercial Subdivision



CERTIFICATE	
OWNER'S	

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Owner

NOTARY'S CERTIFICATION State of \_\_\_\_\_\_ County of \_\_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said State and County, Duly commissioned and qualified, personally appeared personally acquainted and who upon their oath acknowledged themselves to be owners of the property, the within named bargainers and that they executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal this \_\_\_\_\_day of

20

Notary Public

plat) My Comi (Note: N

CERTIFICATE OF SURVEY

I, <u>Raymond E. Pittman</u> do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands embraced within the plat or map designated as the <u>SMIH - BETHEL ROAD SUBDIVISION</u> a subdivision lying within the Region of Atoka, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Regional Subdivision Regulations of Atoka, Tennessee; I further certify that survey of the lands embraced within said plat or map have been correctly monumented in accordance with the Regional Subdivision Regulations of Atoka, Tennessee.

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In witness whereof, I <u>Raymond E. Pittman</u> the said Registered Land Surveyor, hereunto set my hand and affix my seal this \_\_\_\_\_day of \_\_\_\_\_\_, 20

Registered Land Surveyor State of Tennessee Certificate No. 1414

Approval is hereby granted for Lots 1 & 2 Smith - Bethel Road Subdivision, Tipton County, Tennessee, as being suitable for subsurface disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and on SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at said property lines unless otherwise noted. Any cutting, filling or other alterations of the soil may void this approval. FAILURE TO OBTAIN APPROVAL PRIOR TO CONSTRUCTION MAY RESULT IN THE DENIAL OF A PERMIT TO CONSTRUCT A SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 All lots are evaluated for and restricted to one, single family dwelling.
 Driveway, water lines, and underground utilities are to be located adjacent to property lines. Environmental Specialist Division of Water Resources TN Dept. of Environment & Cc SMITH - BETHEL ROAD SUBDIVISION General Restrictions and Notes: 20 Date

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Indicates area suitable for subsurface sewage disposal area. 

Reservoir Area / Hatched - These areas reserved for use of Subsurface Sewage Disposal systems. No utility structures, cutting and filling is permitted in these areas. All utilities to be installed within ten feet of side property lines. 5. Sewage pumps may be necessary on a portion of the lots. 6. Bedroom approval may be increased depending upon house size and location of lot. Individual site evaluation at time of permit will determine final bedroom approval.

THE FINAL PLAT ОF <u>APPROVAL</u> ЧО PLANNING COMMISSION CERTIFICATE l, \_\_\_\_\_\_\_ do hereby certify that the Atoka Municipal/Regional Planning Commission has approved this Final Plat of Subdivision for recording.

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Secretary, Atoka Municipal/Regional Planning Commission

Date

W -	N       LINE       BEARING       DISTANCE         L1       N       48'58'49" E       40.62'         L2       S       42'22'33" E       85.88'         L3       S       49'00'19" W       42.62'         L4       N       41'02'27" W       85.84'         L5       S       41'01'11" E       73.41'         L6       S       07'25'47" W       66.81'         L7       N       41'01'11" W       117.73'	
	LEGEND	APPROX EXIS TOWN OF A (CONTACT FOR FUF
	These standard symbols will be found in the drawing.	FOUND 1/2" RE W/CAP (THY, I
······	<ul> <li>POWER POLE/ LIGHT POLE</li> <li>WATER METER</li> <li>MONUMENTS (AS NOTED)</li> <li>GAS VALVE</li> <li>GAS VENT PIPE</li> <li>BUILDING LINE</li> <li>CENTERLINE</li> <li>TITLE LINE</li> <li>NON SURVEYED PROPERTY LINE</li> </ul>	U.S. HIGHWAY 51 NORTHEOUND LANES, U.S. HIGHWAY R.O.W. PROM CL N 4858 49" E 34.50 N 4858 4
W W G G	- UNDERGROUND WATER LINE (APPROX. LOCATION) - UNDERGROUND GAS LINE (APPROX. LOCATION)	30.0' 30.0' 30.0' 30.0' CORNER IS S 44'58'23" E 0.47' FROM A
	30.0' 5 NO TO THE EAST IL 30.0' Frant 181.96' 10 THE EAST IL MANN ST	SECTION OF WAY 5'
		D&S RENTALS, RECORD BOOK 1261 F TRACT 1 PARCEL 084096 ( 3.07 Acres
	<u>OWNER &amp; DEVELOPER:</u> D&S RENTALS, LLC LOT 1 RECORD BOOK 1282 PAGE 110 PARCEL 084096 02000	
	LOT 2 RECORD BOOK 1261 PAGE 502 PARCEL 084096 02101 2 LOTS SUBDIVIDED 4.85 ACRES SUBDIVIDED 0.11 ACRES INGRESS/EGRESS EASEMENT ZONING INFORMATION ZONED: M (INDUSTRIAL)	FOUND T-POST W/FLAGGING



apply for a variance from FEMA.

HORIZONTAL CO TO GRID NORTH COORDINATE SY TENNESSEE DEP. NETWORK AS B HIPER V RTK G CONTROL ON TH THE CONVERGEN COORDINATE REF FACTOR AT REF

THE CONVERGEN COORDINATE RE FACTOR AT REF

DISTANCES SHO BE CONVERTED

	OWNER'S CERTIFICATE	, the undersigned owner of	
	the property shown hereon, herel dedicate the streets, easements, utilities to the Town of Atoka fo fee simple, duly authorized so to any taxes that have become due	by adopt this as my plan of subdivision and right—of—ways, rights of access as shown and all rever, and hereby certify that I am the owner in act, and that said property is unencumbered by and payable.	ENGINEERS SURVEYORS
	Owner		THY, INC. 1760 Moriah Woods Blyd
	Owner		Suite 1
	Notary Certificate <u>STATE OF TENNESSEE COUNTY O</u>	<u>F_TIPTON</u>	Memphis, TN 38117 901-362-3300
	Before me, the undersigned, a n aforesaid, duly commissioned and	otary public in and for the State and County d qualified, personally appeared	COPYRIGHT 2017 THY, INC.
	acquainted and who, upon oath, Subdivision, and he/she as such purpose therein contained by sig	with whom I am personally with whom I am personally acknowledge himself to be owner of the VuCon owner, executed the foregoing instrument for the ning his name as owner.	20018 Drawn by: JLC
	In witness whereof, I hereunto se day of	et out my hand and affix my seal this , 20	CHECKED BY:
	Notary Public		APPROVED BY:
	My Commission expires:		JLC
	CERTIFICATE OF SURVEY		
g burial his nds were pt	I, <u>Jimmy Cleveland</u> , do hereby ce that I have surveyed the land designated as the <u>VuCon Subdivi</u> Tennessee; said plat or map is o embraced therein, showing the s Subdivision Regulations of Atoka, the lands embraced within said accordance with the Municipal Su	ertify that I am a registered Land Surveyor, and is, embraced within the plat or map <u>sion</u> , a subdivision lying within the Town of Atoka, a true and correct plat or map of the lands ubdivision thereof in accordance with the Municipal Tennessee; I further certify that the survey of plat or map have been correctly monumented in ubdivision Regulations of Atoka, Tennessee.	
ed	In witness where of, I, <u>Jimmy Cle</u> set out my hand and affix my s	<u>eveland</u> , the said Registered Land Surveyor, hereunto real this day of 2020.	
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or	PLANNING COMMISSIONS CERTIFIC.	ATE OF APPROVAL OF THE FINAL PLAT	<b>∑</b> 28
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ROADCAST OF T ROADCAST ON PS UNITS WERL	RANSPORTATION VRS GPS AUGUST 24, 2020. TOPCON E USED FOR ESTABLISHING	SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND	
NCE ANGLE AT	THE STATE PLANE	GUARANTEE, EXPRESSED OR IMPLIED. THIS CERTIFICATION IS NOT MEANT TO IMPLY "PERFECTION". IT IS MEANT TO IMPLY "FREE	
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WN ON THIS P TO METERS B	'LAT ARE IN FEET AND CAN Y MULTIPLYING BY 0.3048	© THY, INC 2020 ORIGINAL SHEET SIZE: 24"X 36"	9/3/2020 SCALE 10F 1



OWNER'S CERTIFICATE

the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate streets, easements, right-of-ways, rights of access as shown and all utilities to the City of Atoka forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable. 20

Date

Owner

NOTARY'S CERTIFICATION State of \_\_\_\_\_\_ County of \_\_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said State and County, Duly commissioned and qualified, personally appeared personally acquainted and who upon their oath acknowledged themselves to be owners of the property, the within named bargainers and that they executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal this \_\_\_\_\_ day of

20

Notary Public

plat) My Commission Expires: (Note: Notary seal must be affixed to

OWNER'S CERTIFICATE

Owner Date

20

Owner

NOTARY'S CERTIFICATION State of \_\_\_\_\_\_ County of \_\_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said State and County, Duly commissioned and qualified, personally appeared personally acquainted and who upon their oath acknowledged themselves to be owners of the property, the within named bargainers and that they executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal this \_\_\_\_\_ day of

20

Notary Public

CERTIFICATE OF SURVEY

I. Raymond E. Pittman do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands embraced within the plat or map designated as the <u>RESUBUNSION or LOTS & 118 MLIIAMSBURG EST. SEC A & E</u> lying within the Region of Atoka, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Regional Subdivision Regulations of Atoka, Tennessee; I further certify that survey of the lands embraced within said plat or map have been correctly monumented in accordance with the Regional Subdivision Regulations of Atoka, Tennessee; Regulations of Atoka, Tennessee; Regulations of Atoka, Tennessee;

In witness whereof, I <u>Raymond E. Pittman</u> the said Registered Land Surveyor, hereunto set my hand and affix my seal this \_\_\_\_\_day of \_\_\_\_\_\_20

Registered Land Surveyor State of Tennessee Certificate No. 1414

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT

l, \_\_\_\_\_\_\_ do hereby certify that the Atoka Municipal/Regional Planning Commission has approved this Final Plat of Subdivision for recording.

Secretary, Atoka Municipal/Regional Planning Commission

20

Date

/ LOT 25 WILLIAMSBURG ES SETION B PLAT CABINET SLIDE 54 150' TVA EASEMEN' LOT 24 150' TVA EASEMENT LOT 23



#### **Johnstone & Associates**

3469 Countrywood Road Belden, MS 38826 662.419.0161 Sjohnstone73@icloud.com

#### **MEMORANDUM**

TO: The Atoka Board of Zoning Appeals RE: Staff Report for Lochmeade Lots 37/38 variance request FROM: Shelly Johnstone, AICP DATE: October 20, 2020 SUBJECT: Variance Request for Lots 37 and 38 in Lochmeade Estate Subdivision

**Situation:** The property owner of Lot 38 purchased a fence and applied for a fence permit from the Town of Atoka. It was at this point that it was discovered that the wrong pin was used for placement of the house. The builder was notified by the Town and he had a survey done of Lot 38 in order to verify the correct lot lines. David Tucker, D & D Custom Homes, contacted the Town as soon as he received the information. Lot 38 (which has a structure built on it and Certificate of Occupancy issued by the Town) only has a 5-ft side yard on the side in question (a 15' side yard is required in the Zoning Ordinance). Apparently, this error also affected the side yard measurement for Lot 37. Because of the fence application, there will also need to be a plat amendment (see attachment – new plat). This must go before the Planning Commission because it involves a variance application (see subdivision regulation rule) so it cannot be a staff determination. <u>The variance request is from the required 15' side yard to a 10' side yard for both Lot 37 and Lot 38.</u>

**Regulations from the Atoka Zoning Ordinance: 16.4.2 Variance** - Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application

of any provision of this Ordinance would result in peculiar and exceptional practical difficulties to or undue hardship upon the owner of such property, to authorize upon appeal related to said property a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. Before any variance is granted it shall be shown that circumstances are attached to the property, which does not generally apply to other property in the neighborhood. Financial disadvantage to the property owner is not sufficient proof of hardship.

Minimum Required Front Yard				
Lots fronting on arterial streets	Fifty (50) feet			
All other lots	Thirty (30) feet			
Minimum Required Side Yard on Each Side of the Lot				
Single-family dwellings		Fifteen (15) feet		
All other uses		Twenty- five (25) feet or more as required by the BZA		
Minimum Required Rear Yard				
Single-family dwellings		Twenty (20) feet		
All other uses		Forty (40) feet or more as required by the BZA		

#### From the Atoka Subdivision Regulations for Minor Subdivisions:

"Whenever subdivision meets the criteria described below, the Secretary of the Atoka Municipal-Regional Planning Commission may approve a subdivided plat without the approval of the planning commission:

a. The divided tract involves no more than two (2) lots;

b. The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;

*c. No request for variance from the adopted regulations of the planning commission has been made.* 

*d. Re-subdivision involving no more than 2(two) lots or establishing new or additional utility easements.* 

The Minor Plat for Lochemeade to re-subdivide lots 37 and 38 does involve a variance, so I interpret this to mean that the case must be heard by the Planning Commission. I understand they need a plat revision/minor subdivision approval in order to legally place a fence on the correct property line.

Attachments: Application for Variance, amended plat

