



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **December 30, 2021**
Project: **Verizon Wireless Tower**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

3

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

Located south of 1853 W. Henri de Tonti Blvd.

Parcel # 830-37879-200

SUMMARY: Verizon Wireless is requesting Preliminary Large-Scale Development (LSD) approval to construct a 195' tall monopole communications tower on a parcel that is approximately 7.6 acres in size (lease area is approximately 5,625 SF with an additional access easement).

CURRENT ZONING: C-2 General Commercial, with an approved Conditional Use Permit.

CITY WARD: 3- Penny Baskin, Tim Burress

FLOODPLAIN: No

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, existing waterline

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Verizon Wireless is requesting Preliminary Large-Scale Development (LSD) approval to construct a 195' tall monopole communications tower on a parcel that is approximately 7.6 acres in size (lease area is approximately 5,625 SF with an additional access easement).

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing water line along W. Henri de Tonti. The proposed project will not have a water connection.

Electric: Ozarks Electric- Have existing power along W. Henri de Tonti Blvd. that extends overhead to the existing building at 1853 W. Henri de Tonti Blvd. Applicant plans to extend power underground to the proposed tower lease area.

Sewer/Septic: Sewer- existing buildings on site connect to individual septic systems. The project does not have a septic connection associated with it.

Phone: AT&T- No comments were received from ATT.

Natural Gas: Black Hills Energy- No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

School District: Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading a drainage plan which is under review. A SWPPP must be completed and posted on site prior to construction.

Police:

No comments were submitted.

Fire:

The applicant has not provided information on the nearest hydrant. This information is required to be shown on the plans.

The access drive is shown as 20-foot wide with a turnaround area outside of the proposed fenced area.

"Fire Lane" signage may be required by the Fire Marshal. The access drive shall meet the required compaction rating to support emergency vehicles.

A Knox padlock allowing entry into the tower lease area shall be required. Placement is to be coordinated with the Fire Marshal.

Drainage:

There is not a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review. Any remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Roads:

This project has access on W. Henri de Tonti, which is an Arkansas State Highway. No new entrances are proposed. A 35-foot-wide access easement is shown with a 20-foot wide access drive.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

Planning:

The applicant has additional items to correct on the Plan Review Checklist that will be required prior to Construction Plan review.

This site has landscaping and screening fencing for the equipment in the lease area. The Conditional Use Permit allowing the tower use was approved by Planning Commission and City Council.

The tower was restricted to less than 200' so that no lighting is required and was required to be a monopole style. These changes have been incorporated.

STAFF RECOMMENDATION: There are some minor details that remain to be addressed prior to the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of Verizon Wireless Communication Tower Preliminary Large-Scale Development with conditions.

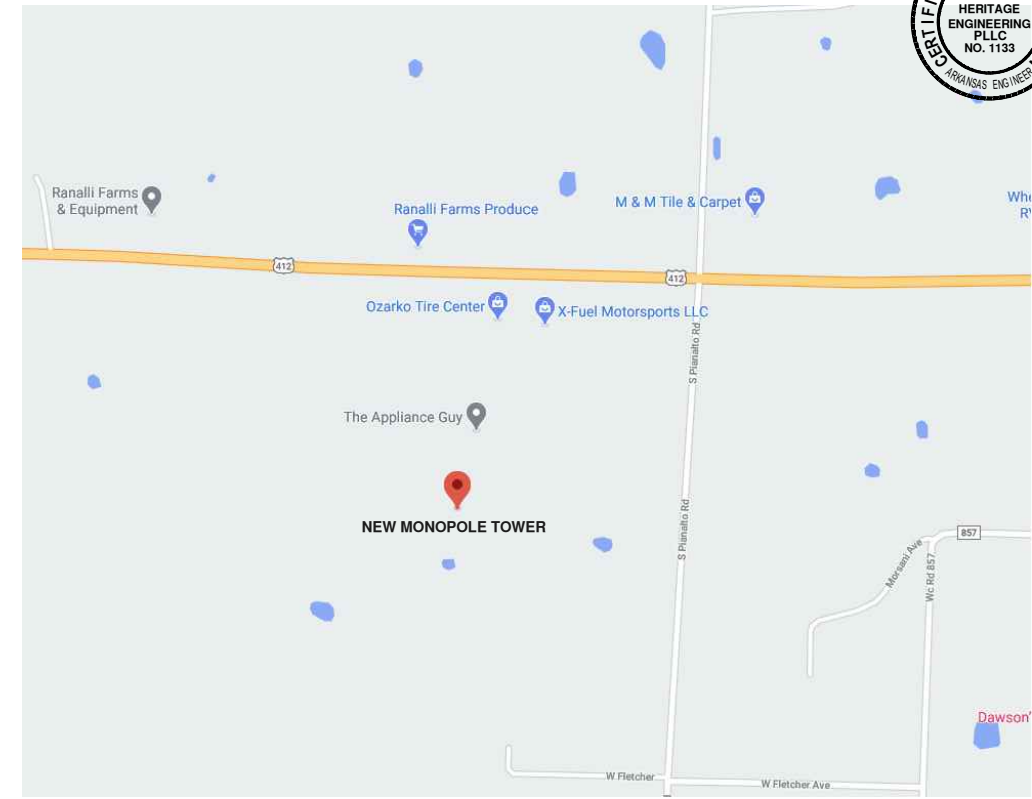
CONDITIONS RECOMMENDED FOR APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP must be completed and posted on site prior to construction.
3. The gate shall have a Knox padlock system for emergency access.
4. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff has provided a copy of the remaining requirements to the engineer for the project.
5. Coordinate "Fire Lane" signage with the Fire Marshal.
6. All interior drives must meet the required compaction rating to support emergency vehicles.
7. Correct all comments from the City Engineer prior to Construction Plan approval.
8. The applicant must apply for all required permits prior to construction.



SITE NAME

HENRI DE TONTI - ARKANSAS



VICINITY MAP



HE
Engineering Excellence
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



HENRI DE TONTI - ARKANSAS
NEW 195' MONOPOLE TOWER

COVER SHEET

PROJECT:
SHEET TITLE:

THE JOB NO.: 2020-0271
FILE NAME: 200271Z1.0.DWG
PLOT SCALE: 1:1
REV. 5: 27 AUG 2021
REV. 6: 18 NOV 2021
REV. 7: 06 DEC 2021
REV. 8: 20 DEC 2021

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: HERITAGE
DRAWN BY: HERITAGE
CHECKED BY: EAW

SHEET No.

1.0

SHEET INDEX

SHEET	TITLE
1.0	COVER SHEET
2.0	BOUNDARY SURVEY
3.0	OVERALL SITE & TOPO COMPOUND PLAN
3.1	OVERALL SITE VZW UTILITY PLAN
4.0	TOWER ELEVATION & ANTENNA DETAILS
5.0	LANDSCAPING PLAN
6.0	SINGLE FAMILY HOME SETBACK

DRIVE TO DIRECTIONS

FROM FAYETTEVILLE, AR: TAKE W LAWSON ST TO AR-112 N/GARLAND AVE. CONTINUE ON AR-112 N TO TONTITOWN. FOLLOW HENRI DE TONTI BLVD TO 1849 W HENRI DE TONTI BLVD. SITE IS IN BACK CORNER OF PROPERTY.



PROJECT DATA

SITE NAME: _____ HENRI DE TONTI
STATE: _____ ARKANSAS
COUNTY: _____ WASHINGTON
911 ADDRESS: _____ 1855 W HENRI DE TONTI BLVD
SPRINGDALE, AR 72762

TOWER/SITE OWNER: _____ VERIZON WIRELESS
ADDRESS: _____ ONE VERIZON DRIVE
LITTLE ROCK, AR. 72202

PROJECT: _____ NEW MONOPOLE TOWER SITE

VZW PROJECT NO: _____ N/A
VZW SITE NO: _____ N/A

PARENT PROPERTY OWNER: _____ UPWARD INVESTMENTS, LLC
CONTACT: _____ JARED THOMSON
ADDRESS: _____ 1849 W HENRI DE TONTI BLVD
TONTITOWN, AR 72704
PHONE NO: _____ 479-387-5038

ELECTRIC UTILITY _____ OZARK ELECTRIC COOP
PHONE NO: _____ 479-521-2900
CONTACT PERSON: _____ N/A

TELEPHONE COMPANY: _____ AT&T
PHONE NO: _____ 800-482-8998
CONTACT PERSON: _____ N/A

TOWER DATA

TOWER TYPE: _____ NEW MONOPOLE TOWER
TOWER HEIGHT: _____ 195'
PROPOSED ANTENNA CENTERLINE: _____ 190'
LATITUDE: _____ N 36° 10' 24.87" (NAD 83)
LONGITUDE: _____ W 94° 16' 04.97" (NAD 83)
GROUND ELEVATION: _____ 1310.1' (NAVD88)

EQUIPMENT PAD DATA

EQUIP. PADS: _____ 3'-0" x 8'-0" & 4'-0" x 9'-0"
MANUFACTURER: _____ N/A
ADDRESS: _____ N/A

PHONE NUMBER: _____ N/A
GROUNDING: _____ TYPICAL

TOWER/SITE NOTES

- TOWER TO HAVE A DESIGNED BREAK POINT 35' BELOW TOP OF TOWER, CREATING A 35' FALL ZONE RADIUS WITHIN THE PROPOSED LEASE AREA
- TOWER TO BE PAINTED IN A MANNER THAT REDUCES VISUAL IMPACT
- A 6' TALL (MIN.) WOODEN PRIVACY FENCE IS TO BE USED TO CREATE A 65'x65' FENCED COMPOUND
- GENERATOR IS TO HAVE AN ACOUSTIC ENCLOSURE
- N/A FOR FOR SITE LOCATED IN WETLANDS
- N/A FOR LOCATED WITHIN 100 YEAR FLOODPLAIN
- N/A FOR STATIC PRESSURE AND FLOW OF THE NEAREST HYDRANT
- N/A FOR LOCATION OF ANY KNOWN EXISTING EROSION PROBLEMS ON-SITE
- N/A FOR LOCATION OF ALL KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, PREVIOUSLY FILLED AREAS AND MEANS OF MITIGATING THE HAZARD
- N/A FOR ANY KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT

PROJECT DIRECTORY

VERIZON'S PROJECT MANAGER: _____ STEVEN UNGER
PHONE NUMBER: _____ (501) 905-2251
CELL PHONE NUMBER: _____ N/A

VERIZON'S REAL ESTATE MANAGER: _____ CHRISTINE LEWIS
ADDRESS: _____ ONE VERIZON DRIVE
LITTLE ROCK, AR. 72202
PHONE NUMBER: _____ (501) 905-8972

ENGINEER: _____ HERITAGE ENGINEERING
CONTACT PERSON: _____ ERIC WARFORD
ADDRESS: _____ P.O. BOX 505
BENTON, ARKANSAS 72018
PHONE NO: _____ (501) 939 - 2303

SURVEYOR: _____ CORNERSTONE SURVEYING
CONTACT PERSON: _____ JARED PAVATT
ADDRESS: _____ 15 FISHER COVE
GREENBRIER, ARKANSAS 72058
PHONE NO: _____ (501) 679-5005

LESSEE'S PREMISES

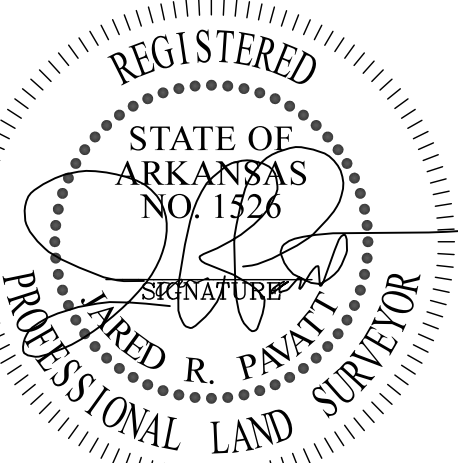
BEING A PART OF NE 1/4, SE 1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NE 1/4, SE 1/4; THENCE S87°35'28"E 83.89 FEET; THENCE N02°24'32"E 7.50 FEET; TO THE TRUE POINT OF BEGINNING; THENCE N87°35'28"W 75.00 FEET; THENCE N02°24'32"E 75.00 FEET; THENCE S87°35'28"E 75.00 FEET; THENCE S02°24'32"W 75.00 FEET TO THE POINT OF BEGINNING CONTAINING 5625.0 SQUARE FEET, 0.13 ACRES, MORE OR LESS

LESSEE'S ACCESS/UTILITY/FIBER EASEMENT

BEING A PART OF NE 1/4, SE 1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NE 1/4, SE 1/4; THENCE S87°35'28"E 83.89 FEET; THENCE N02°24'32"E 7.50 FEET; THENCE N87°35'28"W 75.00 FEET; THENCE N02°24'32"E 75.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE N02°24'32"E 30.00 FEET; THENCE S87°35'28"E 44.29 FEET; THENCE N14°43'09"E 215.99 FEET; THENCE N 06°35'53"E 309.51 FEET; THENCE S 83°24'07" E 304.40 FEET; THENCE N 06°34'15" E 315.33 FEET; THENCE N 07°12'12" E 243.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HENRI DE TONTI BLVD.; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE N 87°46'07" E 35.44 FEET; THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY LINE OF HENRI DE TONTI BLVD THENCE S 06°50'47" W 609.42 FEET; THENCE N 83°24'07" W 74.20 FEET; THENCE S 06°35'53" W 49.48 FEET; THENCE N 83°24'07" W 10.00 FEET; THENCE N 06°35'53" E 49.48 FEET; THENCE N 83°24'07" W 220.01 FEET; THENCE S 06°35'53" W 263.13 FEET; THENCE S 14°15'54" W 245.08 FEET; THENCE N87°35'28"W 75.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
- BEARINGS ARE REFERENCED TO ARKANSAS STATE PLANE GRID NORTH (NAD83).
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- THE LESSEE'S PREMISES AND EASEMENTS LIE IN A FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, BASED ON FLOOD INSURANCE RATE MAP #05143C0045F, EFFECTIVE APRIL 2, 2008.

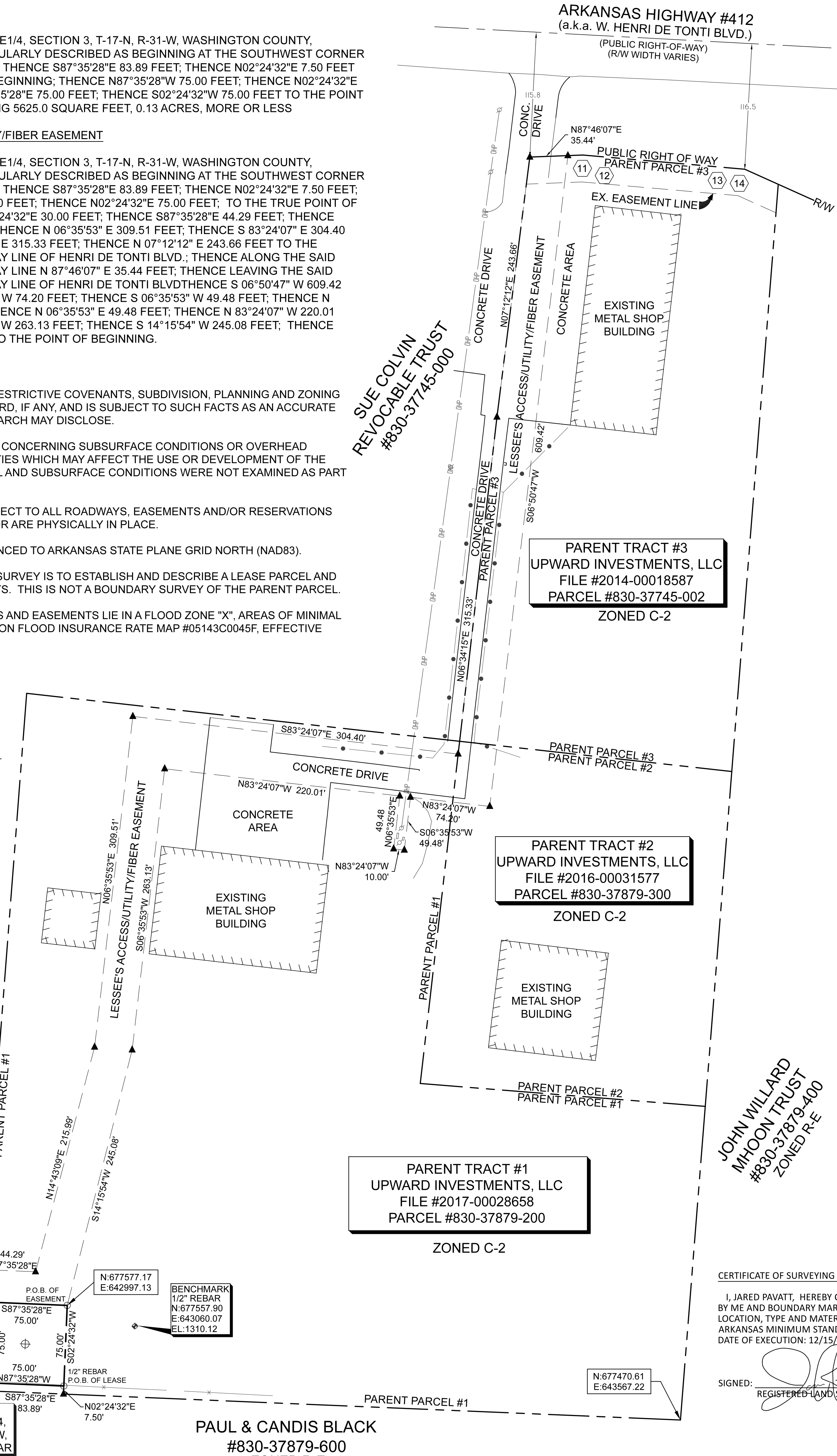


MUSSINO PROPERTIES, LLC
#001-18853-000
(NOT IN CITY LIMITS)

LESSEE'S PREMISES
5625 SQ. FT.
0.13 ACRES

F.A.A. 1A DESIGNATION
NAD83 COORDINATES:
N 36°10'24.87"
W 94°16'04.97"
GROUND ELEV = 1307.4

CALCULATED SW CORNER, NE 1/4, SE 1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, AR



PAUL & CANDIS BLACK
#830-37879-600
ZONED R-E

JOHN WILLARD
MHOON TRUST
#830-37879-400
ZONED R-E

CERTIFICATION

FILE #2016-00031577/PARCEL #830-37879-300 & FILE #2014-00018587/PARCEL#830-37745-002
I, JARED PAVATT, A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, HEREBY CERTIFY THAT THIS SURVEY (I) WAS MADE ON THE GROUND ON AUGUST 21, 2020 FOR CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C. AND UPWARD INVESTMENTS, LLC (II) CORRECTLY SHOWS THE SUBJECT PROPERTY AND THE LOCATION OF EASEMENTS, RIGHTS OF WAY AND SETBACK LINES THEREON THAT ARE VISIBLE OR REFLECTED ON THE TITLE. CERTIFICATE REFERENCED HEREON (III) REFLECTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, (IV) EXCEPT AS SHOWN HEREON, REFLECTS NO ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, AND (V) CONFORMS TO THE MINIMUM STANDARDS OF THE ARKANSAS STATE BOARD OF REGISTRATION OF LAND SURVEYORS.

AS PER AMC SETTLEMENT SERVICES COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 50015815, ISSUED DECEMBER 14, 2020, THE FOLLOWING ITEMS ARE OF SURVEY MATTERS:

- NOT APPLICABLE
- NOT APPLICABLE
- SEE SURVEY
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE (TAXES)
- THE MORTGAGE RECORDED IN INSTRUMENT #2017-00034090 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE MORTGAGE RECORDED IN INSTRUMENT #2019-00021115 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE MORTGAGE RECORDED IN INSTRUMENT #2020-00031250 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE RIGHT OF WAY GRANT FROM MICHAEL AND SUSAN MHOON TO TOWN OF TONTITOWN RECORDED 5/23/1980 IN BOOK 1016, PAGE 912, WASHINGTON COUNTY RECORDS DOES AFFECT THE LESSEE'S EASEMENTS/SEE SURVEY.
- THE RIGHT OF WAY GRANT FROM MICHAEL G. MHOON AND SUSAN L. MHOON TO ARKANSAS WESTERN GAS COMPANY AND TONTITOWN WATER WORKS RECORDED 1/6/1993, INST #1993-00689, WASHINGTON COUNTY RECORDS DOES AFFECT THE LESSEE'S ACCESS EASEMENT/SEE SURVEY.
- THE RIGHT OF WAY GRANT FROM SUE COLVIN TO ARKANSAS WESTERN GAS COMPANY RECORDED 11/5/1999, INST # 1999-100056, WASHINGTON COUNTY RECORDS DOES AFFECT THE LESSEE'S ACCESS EASEMENT/SEE SURVEY.
- THE EASEMENT AND RIGHT OF WAY GRANT FROM SUE COLVIN, TRUSTEE OF THE SUE COLVIN REVOCABLE TRUST TO TOWN OF TONTITOWN RECORDED 3/8/2001, INST #2001-023730, WASHINGTON COUNTY RECORDS DOES AFFECT THE LESSEE'S ACCESS EASEMENT/SEE SURVEY.
- THE RIGHT OF WAY GRANT FROM SUE COLVIN REVOCABLE TRUST TO ARKANSAS WESTERN GAS COMPANY RECORDED 4/13/2001, INST # 2001-039599, WASHINGTON COUNTY RECORDS DOES NOT AFFECT THE LESSEE'S ACCESS EASEMENT HOWEVER IT CAN'T BE PLOTTED ACCURATELY BECAUSE THE DESCRIPTION IS AMBIGUOUS.
- NOTHING TO PLOT
- NOTHING TO PLOT
- NOT APPLICABLE

PARENT PARCEL FILE #2016-00031577/PARCEL #830-37879-300

Part of the NE 1/4 of the SE 1/4 of Section 3, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SW corner of said NE 1/4 of the SE 1/4; thence N 88° 01' 13" E, 657.94 feet along the South line of said NE 1/4 of the SE 1/4; thence N 0° 08' 35" E, 292.53 feet to a found iron pin at the point of beginning; thence N 0° 08' 33" E, 312.47 feet; thence N 88° 04' 34" W, 254.47 feet; thence S 2° 10' 14" W, 320.24 feet to a found iron pin; thence S 89° 47' 08" E, 265.68 feet to the point of beginning, containing 1.89 acres and subject to and benefiting from a 22 foot wide ingress and egress easement, the centerline of which begins at the SW corner of this property; thence along said centerline as follows: N 2° 10' 14" E, 623.68 feet and N 2° 48' 50" E, 243.66 feet to the South right-of-way of U.S. Highway 412 and ending there. Subject to any and all rights-of-way, easements, other restrictions of record or fact, if any.

PARENT PARCEL FILE #2014-00018587/PARCEL#830-37745-002

Part of the NE 1/4 of the SE 1/4 of Section 3, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southwest Corner of said NE 1/4 of the SE 1/4, thence South 87 degrees, 35 minutes, 27 seconds East 657.95 feet along the South line of said NE 1/4 of the SE 1/4, thence North 04 degrees, 31 minutes, 50 seconds East 605.00 feet to a set iron pin and the Point of Beginning, thence North 83 degrees, 41 minutes, 17 seconds West 254.47 feet, thence North 06 degrees, 33 minutes, 31 seconds East 303.44 feet, thence North 07 degrees, 12 minutes, 07 seconds East 243.66 feet to the South right of way of U.S. Highway 412, thence along said right of way North 87 degrees, 36 minutes, 02 seconds East 49.35 feet, South 84 degrees, 58 minutes, 34 seconds East 151.13 feet, and South 65 degrees, 40 minutes, 10 seconds East 34.12 feet to a found iron pin, thence leaving said right of way South 04 degrees, 31 minutes, 50 seconds West 547.60 feet to the Point of Beginning, containing 3.10 acres, more or less. Subject to and benefiting from a 22 foot wide ingress and egress easement, the centerline of which begins at the Southwest Corner of this property, thence along said centerline as follows: North 06 degrees, 33 minutes, 31 seconds East 303.44 feet and North 07 degrees, 12 minutes, 07 seconds East 243.66 feet to the South right of way of U.S. Highway 412 and ending there.

CERTIFICATE OF SURVEYING ACCURACY

I, JARED PAVATT, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 12/15/2021

SIGNED: *Jared Pavatt*
REGISTERED LAND SURVEYOR STATE OF ARKANSAS REGISTRATION NO. 1526

CERTIFICATION

FILE #2017-00028658/PARCEL #830-37879-200
I, JARED PAVATT, A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, HEREBY CERTIFY THAT THIS SURVEY (I) WAS MADE ON THE GROUND ON AUGUST 21, 2020 FOR CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C. AND UPWARD INVESTMENTS, LLC (II) CORRECTLY SHOWS THE SUBJECT PROPERTY AND THE LOCATION OF EASEMENTS, RIGHTS OF WAY AND SETBACK LINES THEREON THAT ARE VISIBLE OR REFLECTED ON THE TITLE. CERTIFICATE REFERENCED HEREON (III) REFLECTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, (IV) EXCEPT AS SHOWN HEREON, REFLECTS NO ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, AND (V) CONFORMS TO THE MINIMUM STANDARDS OF THE ARKANSAS STATE BOARD OF REGISTRATION OF LAND SURVEYORS.

AS PER AMC SETTLEMENT SERVICES COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 50013156, ISSUED AUGUST 6, 2020, THE FOLLOWING ITEMS ARE OF SURVEY MATTERS:

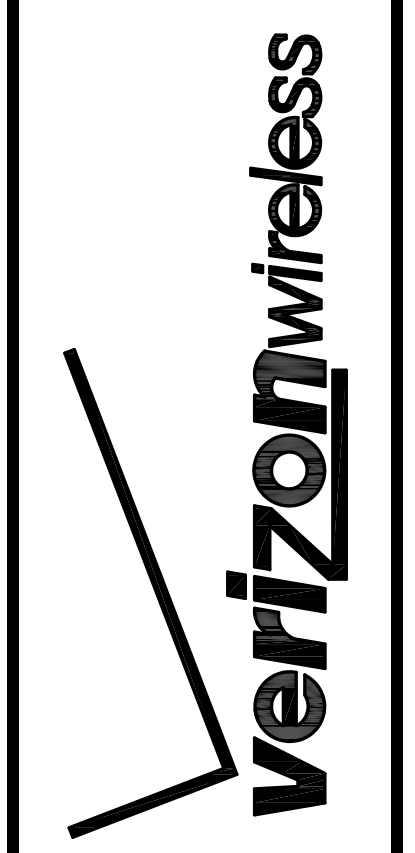
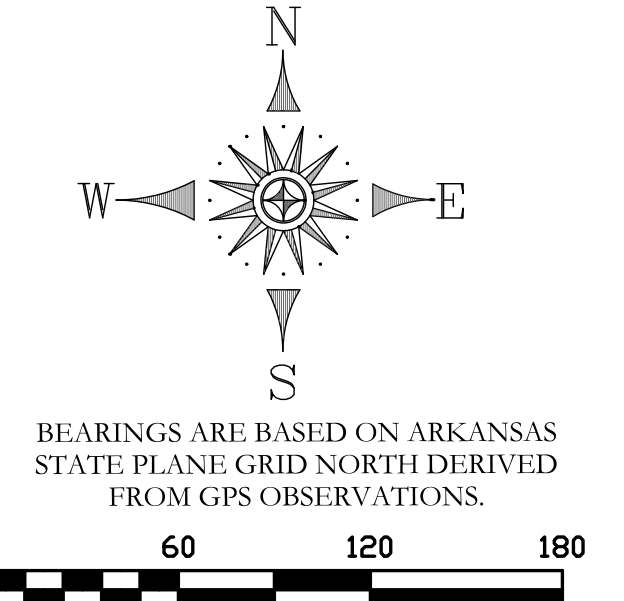
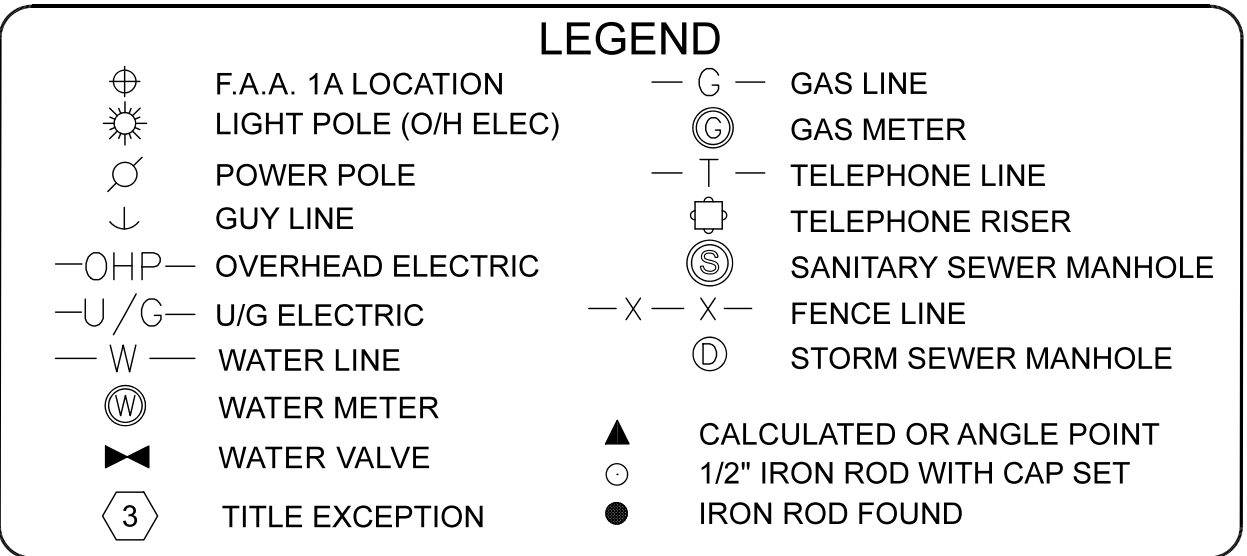
- NOT APPLICABLE
- NOT APPLICABLE
- SEE SURVEY
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE (TAXES)
- THE MORTGAGE RECORDED IN INSTRUMENT 2017-00028658 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE MORTGAGE RECORDED IN INSTRUMENT #2019-00021115 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE RIGHT OF WAY GRANT FROM MICHAEL AND SUSAN MHOON TO THE TOWN OF TONTITOWN RECORDED 5/23/1980 IN BOOK 1016, PAGE 912, WASHINGTON COUNTY RECORDS DOES NOT AFFECT THE LESSEE'S PREMISES OR EASEMENTS.
- NOTHING TO PLOT
- THE RIGHT OF WAY GRANT FROM SUE COLVIN TO ARKANSAS WESTERN GAS COMPANY RECORDED 11/5/1999, DOC # 1999-100056, WASHINGTON COUNTY RECORDS DOES NOT AFFECT THE LESSEE'S PREMISES OR EASEMENTS.
- EASEMENT AND RIGHT OF WAY GRANT FROM SUE COLVIN, TRUSTEE OF THE SUE COLVIN REVOCABLE TRUST TO TOWN OF TONTITOWN RECORDED 3/8/2001, DOC # 2001-23730, WASHINGTON COUNTY RECORDS DOES NOT AFFECT THE LESSEE'S PREMISES OR EASEMENTS.
- THE RIGHT OF WAY GRANT FROM SUE COLVIN REVOCABLE TRUST TO ARKANSAS WESTERN GAS COMPANY RECORDED 4/13/2001, DOC # 2001-39599, WASHINGTON COUNTY RECORDS COULD POSSIBLY AFFECT THE LESSEE'S ACCESS EASEMENT BUT IT DOES NOT APPEAR TO AFFECT THE LESSEE'S PREMISES HOWEVER THE DESCRIPTION IS AMBIGUOUS AND CAN'T BE ACCURATELY PLOTTED.
- NOTHING TO PLOT
- NOTHING TO PLOT
- NOT APPLICABLE

PARENT PARCEL FILE #2017-00028658/PARCEL #830-37879-200

PART OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SOUTHWEST CORNER OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE NORTH 649.85 FEET ALONG THE WEST LINE OF THE SAID W 1/2 OF THE NE 1/4 OF THE SE 1/4; THENCE S88°04'34"E 404.97 FEET; THENCE S02°10'14"W 320.24 FEET; THENCE S89°47'06"E 265.67 FEET TO THE EAST LINE OF THE SAID W 1/2 OF THE NE 1/4 OF THE SE 1/4; THENCE ALONG SAID EAST LINE S00°08'35"W 292.53 FEET; THENCE S88°01'13"W 657.94 FEET ALONG THE SOUTH LINE OF THE SAID W 1/2 OF THE NE 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING, CONTAINING 7.59 ACRES, MORE OR LESS.

SUBJECT TO A 22 FOOT WIDE ACCESS EASEMENT WITH THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE W 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE NORTH 649.85 FEET; THENCE S88°04'34"E 404.97 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE S02°10'14"W 320.24 FEET TO THE POINT OF ENDING.

ALSO INCLUDING A 22 FOOT WIDE ACCESS EASEMENT WITH THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE W 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE NORTH 649.85 FEET; THENCE S88°04'34"E 404.97 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N02°10'14"E 303.44 FEET; THENCE N02°48'50"E 243.66 FEET TO THE POINT OF ENDING AT THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 412 W.



HENRI DE TONTI - AR
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
BOUNDARY SURVEY
SHEET TITLE

HE JOB NO.:	2020--
FILE NAME:	
PLOT SCALE:	1:60
ISSUE DATE 1:	21 AUG 2020
ISSUE DATE 2:	17 JAN 2021
ISSUE DATE 3:	31 MAR 2021
WARNING	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE
SCALE:	1:60
DESIGNED BY:	J.P.
DRAWN BY:	J.P.
CHECKED BY:	J.P.

SHEET No.
2.0

SITE WORK NOTES:

- TOPOGRAPHIC & BOUNDARY DATA WERE TAKEN FROM A SURVEY PREPARED BY CORNERSTONE SURVEYING & MAPPING RECEIVED ON 28 AUGUST 2020.
- CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AUTHORITIES.
- AREA UNDER AND AROUND WHERE EQUIPMENT SHELTER FOUNDATION SLAB IS TO BE CONSTRUCTED IS TO BE CHECKED BY A REPRESENTATIVE OF OWNER'S MATERIALS LABORATORY. SHOULD THE SITE CONDITIONS REQUIRE, THIS AREA SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL IN ACCORDANCE WITH NOTE 4.
- ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF EIGHT (8) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1157). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO STANDARDS DICTATED BY O.S.H.A., FEDERAL, STATE COMPLY WITH ALL SAFETY STANDARDS AND LOCAL REGULATIONS
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN THE FINAL GRADING.
- CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE GRAVELED PRIOR TO INSTALLATION OF GRAVEL MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACT AS NOTED IN THE DETAILS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

ARKANSAS HIGHWAY #412
(a.k.a. W. HENRI DE TONTI BLVD.)
(PUBLIC RIGHT-OF-WAY)
(RW WIDTH VARIES)

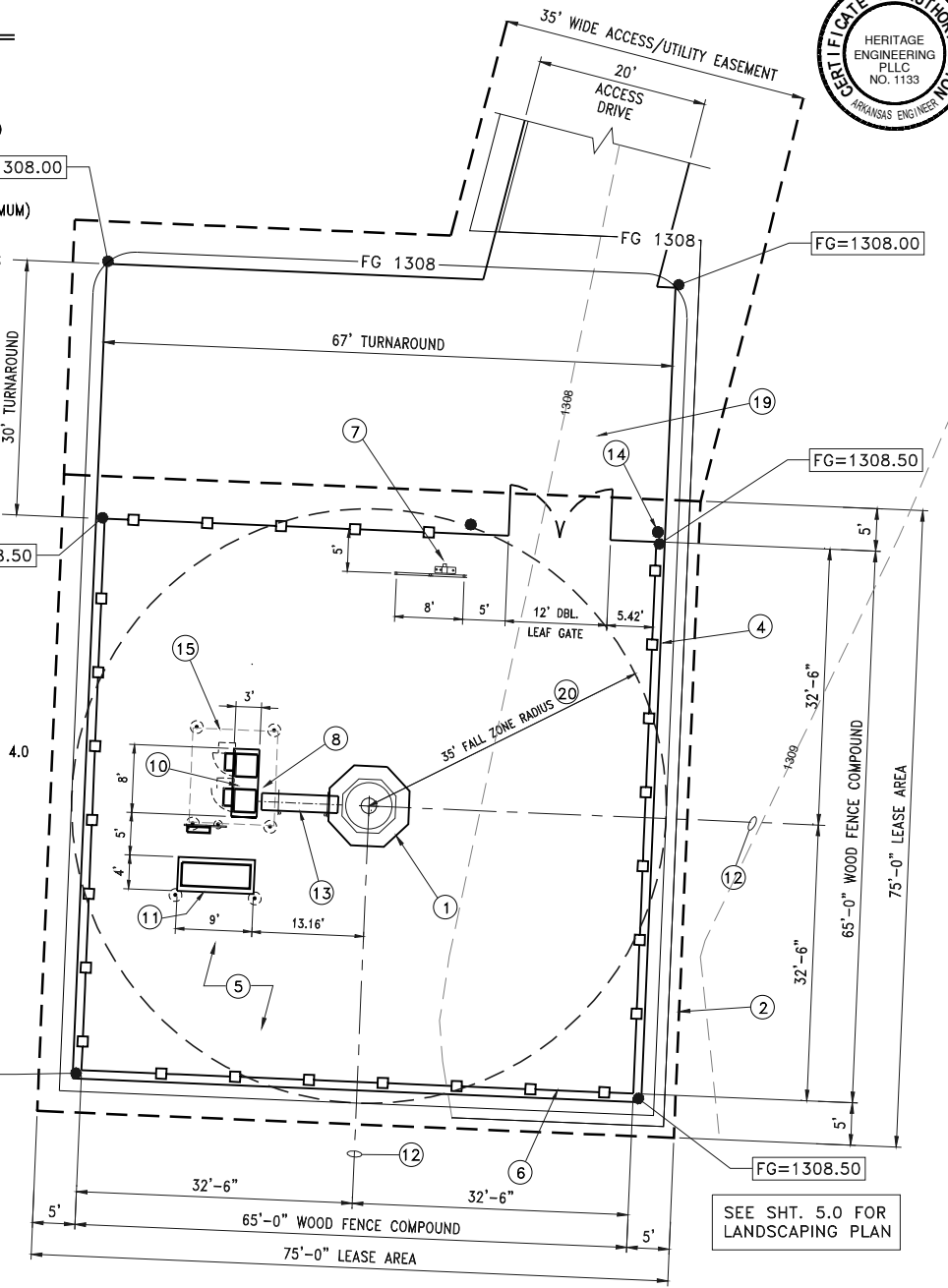
NOTES BY SYMBOL "○"

- NEW 195' MONOPOLE TOWER WITH FALL ZONE; SEE SHT. 4.0 (CL TOWER FG = 1309.00) AND (TOC = 1309.50)
- 75'x75' LEASE AREA; SEE SHT. 2.0
- 35'-WIDE UTILITY & INGRESS/EGRESS EASEMENT; SEE SHT. 2.0
- LIMITS OF GRAVEL
- CRUSHED STONE SURFACE
- 65'x65' WOOD FENCE COMPOUND; FENCE TO BE 6' TALL (MINIMUM)
- UTILITY DISTRIBUTION RACK
- SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM VERIZON'S EQUIPMENT PAD
- NEW 20' WIDE ACCESS DRIVE, SEE A/4.0
- ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 3'-0" x 8'-0" EQUIPMENT PAD EQUALS 1309.25
- ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 4'-0" x 9'-0" GENERATOR PAD EQUALS 1309.25. GENERATOR TO HAVE RESIDENTIAL MUFFLER INSTALLED (SEE DETAIL THIS PAGE)
- CENTER LINE OF TOWER
- WAVE GUIDE BRIDGE APPROX 10 L.F.
- CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES
- PROPOSED 9'-0" x 12'-9" AWNING OVER OUTDOOR EQUIPMENT (BY OTHERS)
- STA. 0+00.00 - INTERSECTION OF EXIST. CONCRETE DRIVE AND NEW GRAVEL ACCESS DRIVE
- STA. 5+40.0 END ACCESS DRIVE BEGIN TURNAROUND
- PROPOSED 10' WIDE UTILITY EASEMENT
- PROPOSED 30' x 67' GRAVEL TURNAROUND
- TOWER TO BE DESIGNED TO HAVE A 35' FALL ZONE; SEE SHT. 4.0

PROPOSED SELF-SUPPORT TOWER
CENTER LAT/LONG (NAD83)
LAT: 36° 10' 24.87" N
LONG: 94° 16' 04.97" W
EXIST. GROUND ELEVATION (NAVD88)
ELEVATION: 1310.11 FEET (AMSL)

LEGEND

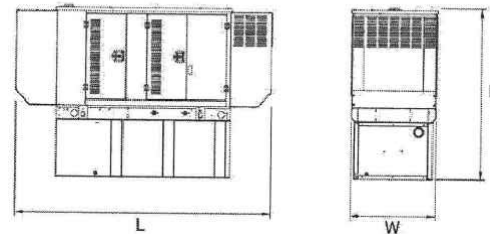
⊕	F.A.A. 1A LOCATION	- G -	GAS LINE
⊙	LIGHT POLE (OH ELEC)	⊙	GAS METER
⊙	POWER POLE	- T -	TELEPHONE LINE
⊙	GUY LINE	⊙	TELEPHONE RISER
- OH P -	OVERHEAD ELECTRIC	⊙	SANITARY SEWER MANHOLE
- U/G -	UNDERGROUND ELECTRIC	- X - X -	FENCE LINE
- W -	WATER LINE	⊙	STORM SEWER MANHOLE
⊙	WATER METER	⊙	CALCULATED OR ANGLE POINT
⊙	WATER VALVE	⊙	1/2" IRON ROD WITH CAP SET
⊙	TITLE EXCEPTION	⊙	IRON ROD FOUND



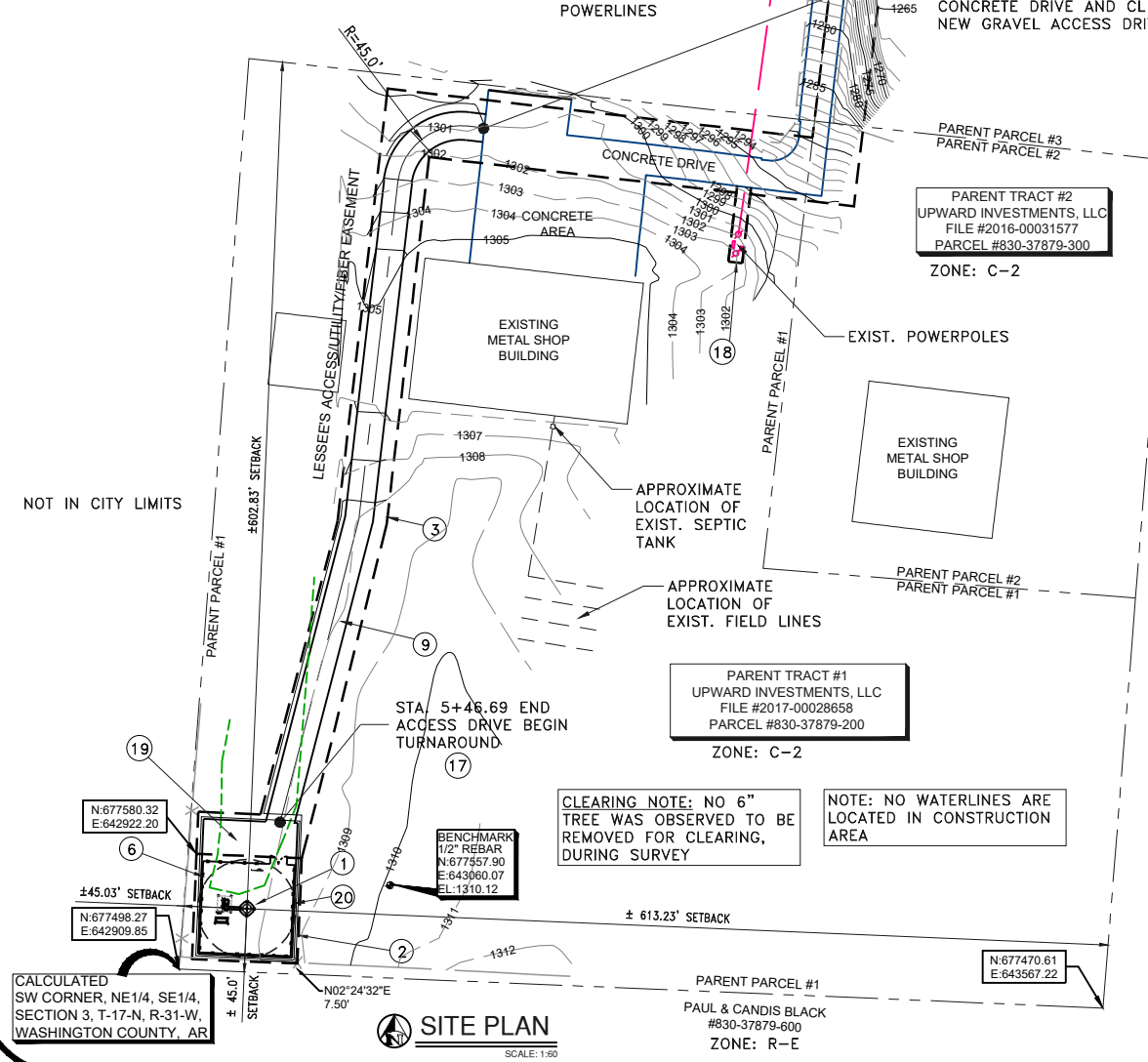
LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	112.5 (2857.1) x 38 (965.2) x 49.5 (1258.1)		
19	54 (204.4)	112.5 (2857.1) x 38 (965.2) x 62.5 (1587.5)		
48	132 (499.7)	112.5 (2857.1) x 38 (965.2) x 74.5 (1892.3)	455 (206)	288 (131)
77	211 (798.7)	112.5 (2857.1) x 38 (965.2) x 86.5 (2197.1)		
109	300 (1135.6)	112.5 (2857.1) x 38 (965.2) x 90 (2286)		

GENERAC SD030 30KW GENERATOR WITH LEVEL 1 ACOUSTIC ENCLOSURE



CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY. EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED:
I, *Ben W. Wadsworth*, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN PREPARED UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TOWNTOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.
DATE OF EXECUTION: 12/17/2021
REGISTERED ENGINEER *Ben W. Wadsworth*
STATE OF ARKANSAS REGISTRATION NO. 13226



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
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HENRI DE TONTI - ARKANSAS NEW 195' MONOPOLE TOWER
OVERALL SITE & TOPO COMPOUND PLAN

THE JOB NO.: 2020-0271
FILE NAME: 20027123.0.DWG
PLOT SCALE: 1:60
REV. 5: 27 AUG 2021
REV. 6: 18 NOV 2021
REV. 7: 06 DEC 2021
REV. 8: 20 DEC 2021

DESIGNED BY: HERITAGE
DRAWN BY: HERITAGE
CHECKED BY: EAW

SHEET No. **3.0**



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Engineering
PLLC
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Benton, Arkansas 72018
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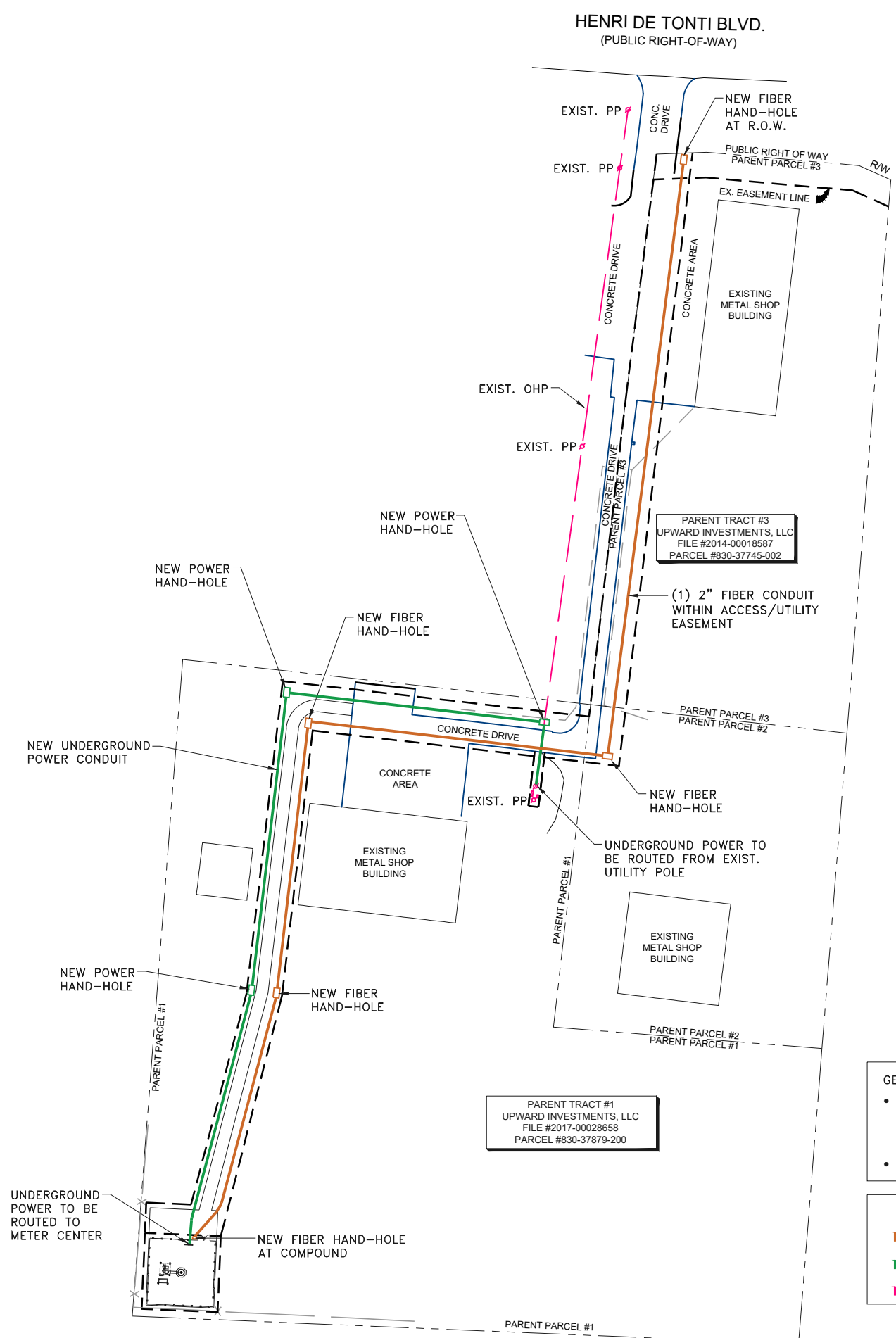
HENRI DE TONTI - ARKANSAS
NEW 195' MONOPOLE TOWER
OVERALL SITE VZW UTILITY PLAN

SHEET TITLE

HE JOB NO.:	2020-0271
FILE NAME:	20027123.1.DWG
PLOT SCALE:	1:60
REV. 5:	27 AUG 2021
REV. 6:	18 NOV 2021
REV. 7:	06 DEC 2021
REV. 8:	20 DEC 2021

WARNING
1/2 1
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1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: 1:60
DESIGNED BY: HERITAGE
DRAWN BY: HERITAGE
CHECKED BY: EAW

SHEET No.
3.1



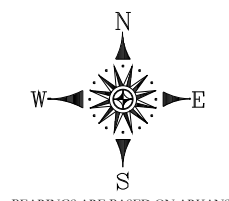
WATER LINE NOTES:
NO WATER LINE ONTO LEASE AREA

GENERAL NOTES:

- FINAL HAND-HOLE LAYOUT TO BE DETERMINED BY CONSTRUCTION MANAGER AND UTILITY PROVIDERS; ADD HAND-HOLES AS REQ'D
- ALL HAND-HOLES ARE TO BE TRAFFIC-RATED

KEY

—	NEW FIBER
—	NEW POWER
—	EXIST. POWER



BEARINGS ARE BASED ON ARKANSAS STATE PLANE GRID NORTH DERIVED FROM GPS OBSERVATIONS.



OVERALL VZW UTILITY PLAN
SCALE: NTS



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HENRI DE TONTI - ARKANSAS
NEW 195' MONOPOLE TOWER
TOWER ELEVATION & ANTENNA DETAILS

PROJECT: HENRI DE TONTI - ARKANSAS
SHEET TITLE: TOWER ELEVATION & ANTENNA DETAILS
HE JOB NO.: 2020-0271
FILE NAME: 200271Z4.0.DWG
PLOT SCALE: 1:96
REV. 5: 27 AUG 2021
REV. 6: 18 NOV 2021
REV. 7: 06 DEC 2021
REV. 8: 20 DEC 2021

DESIGNED BY: HERITAGE
DRAWN BY: HERITAGE
CHECKED BY: EAW
SHEET No. **4.0**

Antenna Summary

Added																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
LTE	LTE	LTE	LTE	LTE							COMMSCOPE	NHH-65C-R2B	UPDATED HEIGHT PENDING (190' CL)		82(01) 203(02) 339(03)	true	true	PHYSICAL	6
Removed																			
No data available.																			
Retained																			
No data available.																			

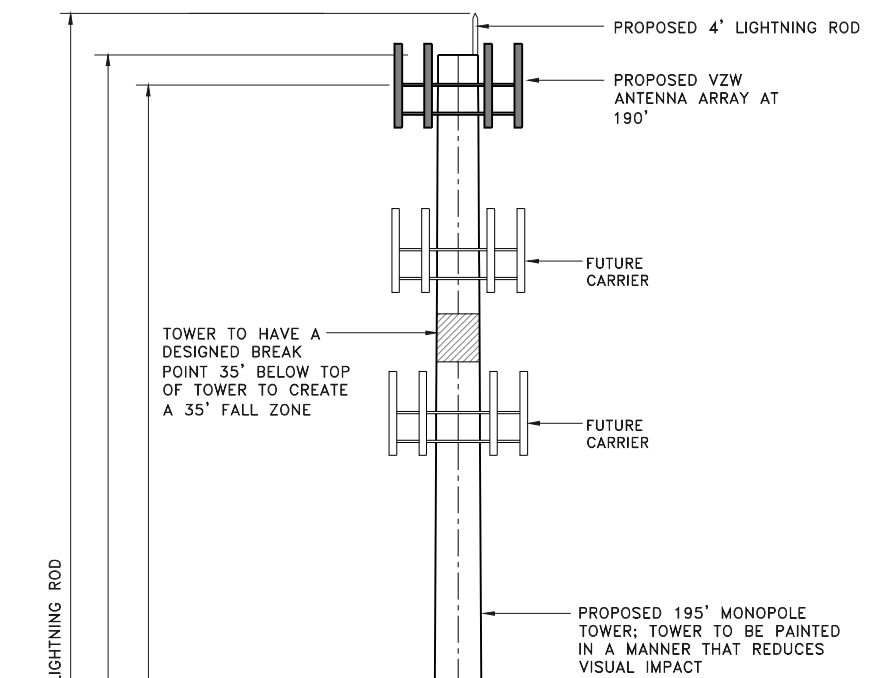
Added: 6 Removed: 0 Retained: 0

Equipment Summary

Added																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Hybrid Cable	Tower												Huber-Suhner	MLC Hybrid 6x12 (6AWGx6) SM-LCDx12			PHYSICAL	1
HTTA Box	Tower												Raycap	RVZDC-6627-PF-48			PHYSICAL	1
RRU	Tower			LTE	LTE	LTE							Samsung	B2/B66A RRH-BR049 (RFV01U-D1A)			PHYSICAL	3
RRU	Tower	LTE	LTE										Samsung	B5/B13 RRH-BR04C (RFV01U-D2A)			PHYSICAL	3
Removed																		
No data available.																		
Retained																		
No data available.																		

MOUNTS PROVIDED BY CONTRACTOR UNLESS NOTED IN TOWER BID DOCUMENTS PROVIDED BY VZW CONSTRUCTION MANAGER.

MOUNTS SHALL BE DESIGNED TO MEET THE LATEST ADDITION OF THE NSTD-445 AND LATEST ADDITION OF ANSI/EIA/TIA-222



TOWER NOTES

- FOR DETAILED TOWER INFORMATION REFER TO TOWER ERECTION DRAWINGS BY OTHERS. THE TOWER ON THIS SHEET IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY.
- VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
- ANTENNA CONFIGURATION IS SUBJECT TO CHANGE.

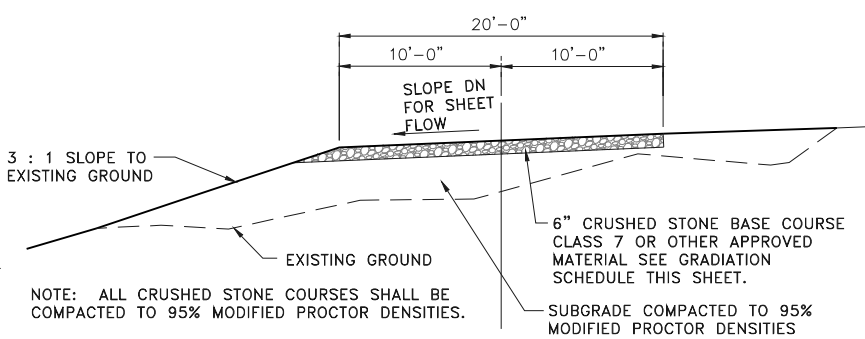
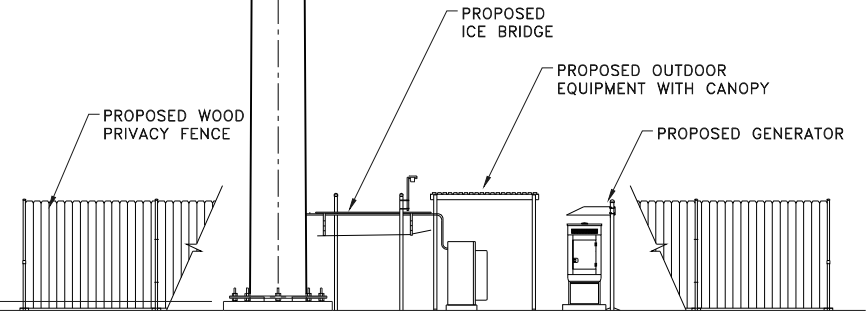
ANTENNA NOTES

- ALL COAX SHALL BE COLOR CODED AT (3) PLACES EACH; AT ANTENNA, EXTERIOR OF SHELTER, AND THE INTERIOR OF SHELTER.
- CONTRACTOR TO VERIFY ACTUAL LENGTH ABOVE BEFORE ORDERING.
- ALL COAX SHALL BE LABELED WITH BRASS TAGS AND COLOR TAPE TOP AND BOTTOM

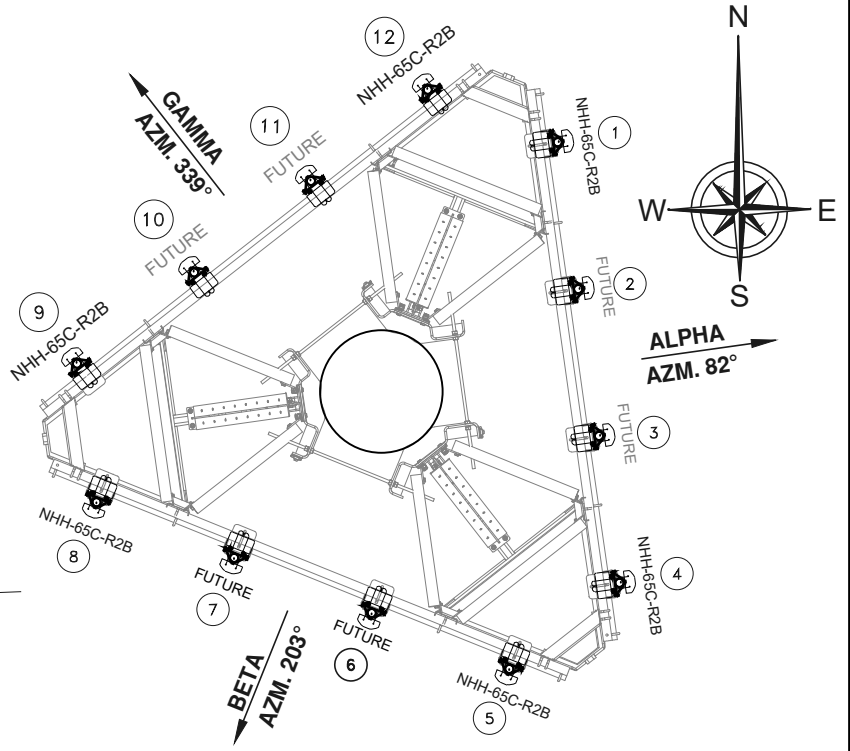
199'-0" OVERALL TOWER HEIGHT INCLUDING LIGHTNING ROD
195'-0" PROPOSED MONOPOLE TOWER
190'-0" PROPOSED VZW ANTENNA ARRAY

0'-6" I.O.C.

MONOPOLE TOWER ELEVATION
SCALE: NTS.



A ACCESS DRIVE
SCALE: NTS.



ANTENNA DETAIL
SCALE: NTS.



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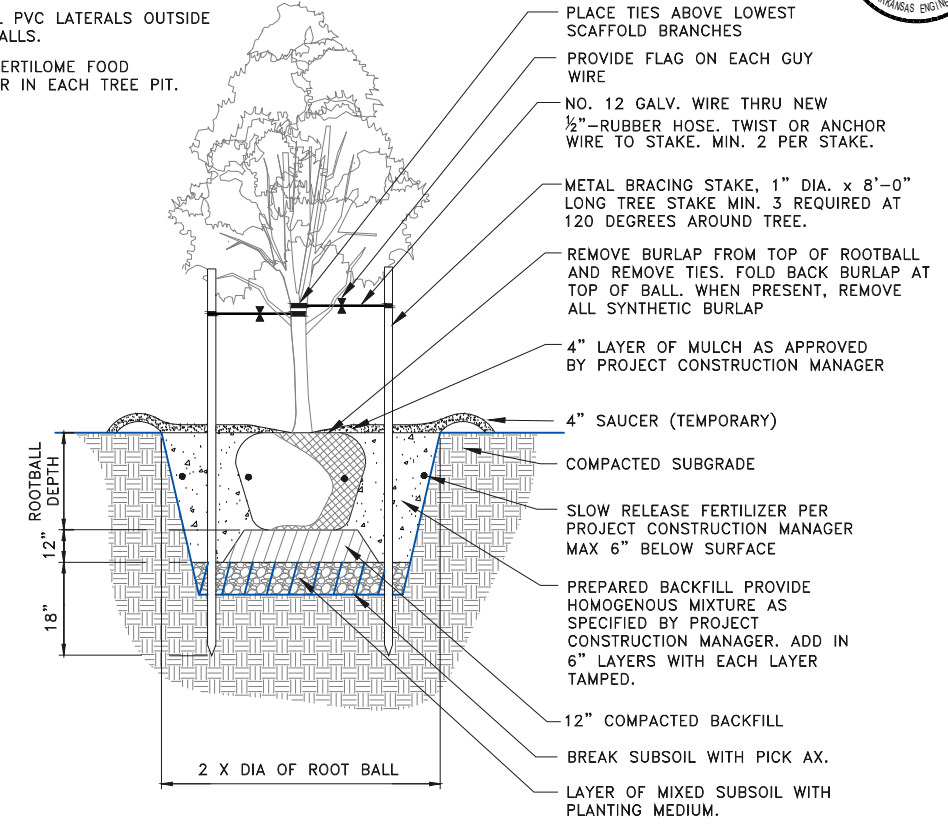
**HENRI DE TONTI - ARKANSAS
 NEW 195' MONOPOLE TOWER**
 LANDSCAPING PLAN

PROJECT: HENRI DE TONTI - ARKANSAS NEW 195' MONOPOLE TOWER
 SHEET TITLE: LANDSCAPING PLAN
 SHEET NO.: 5.0
 THE JOB NO.: 2020-0271
 FILE NAME: 20027125.0.DWG
 PLOT SCALE: 1:64
 REV. 5: 27 AUG 2021
 REV. 6: 18 NOV 2021
 REV. 7: 06 DEC 2021
 REV. 8: 20 DEC 2021
 WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE.
 SCALE: 3/16" = 1'-0"
 DESIGNED BY: HERITAGE
 DRAWN BY: HERITAGE
 CHECKED BY: EAW

SHEET No. **5.0**

TREE PLANTING NOTES:

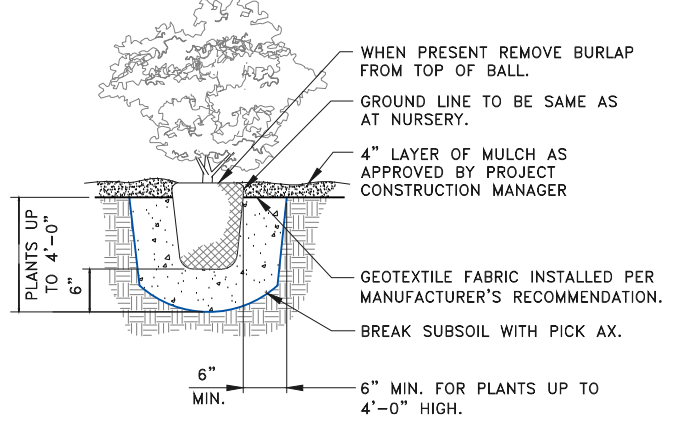
PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE DRAINAGE.
 PLACE ALL PVC LATERALS OUTSIDE OF ROOTBALLS.
 PROVIDE FERTILOME FOOD STIMULATOR IN EACH TREE PIT.



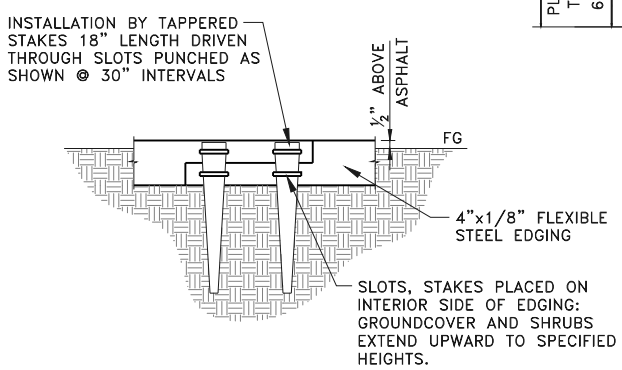
A TREE STAKING DETAIL
 5.0 NOT TO SCALE

SHRUB PLANTING NOTES:

PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BY PROJECT CONSTRUCTION MANAGER. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE AS SPECIFIED.



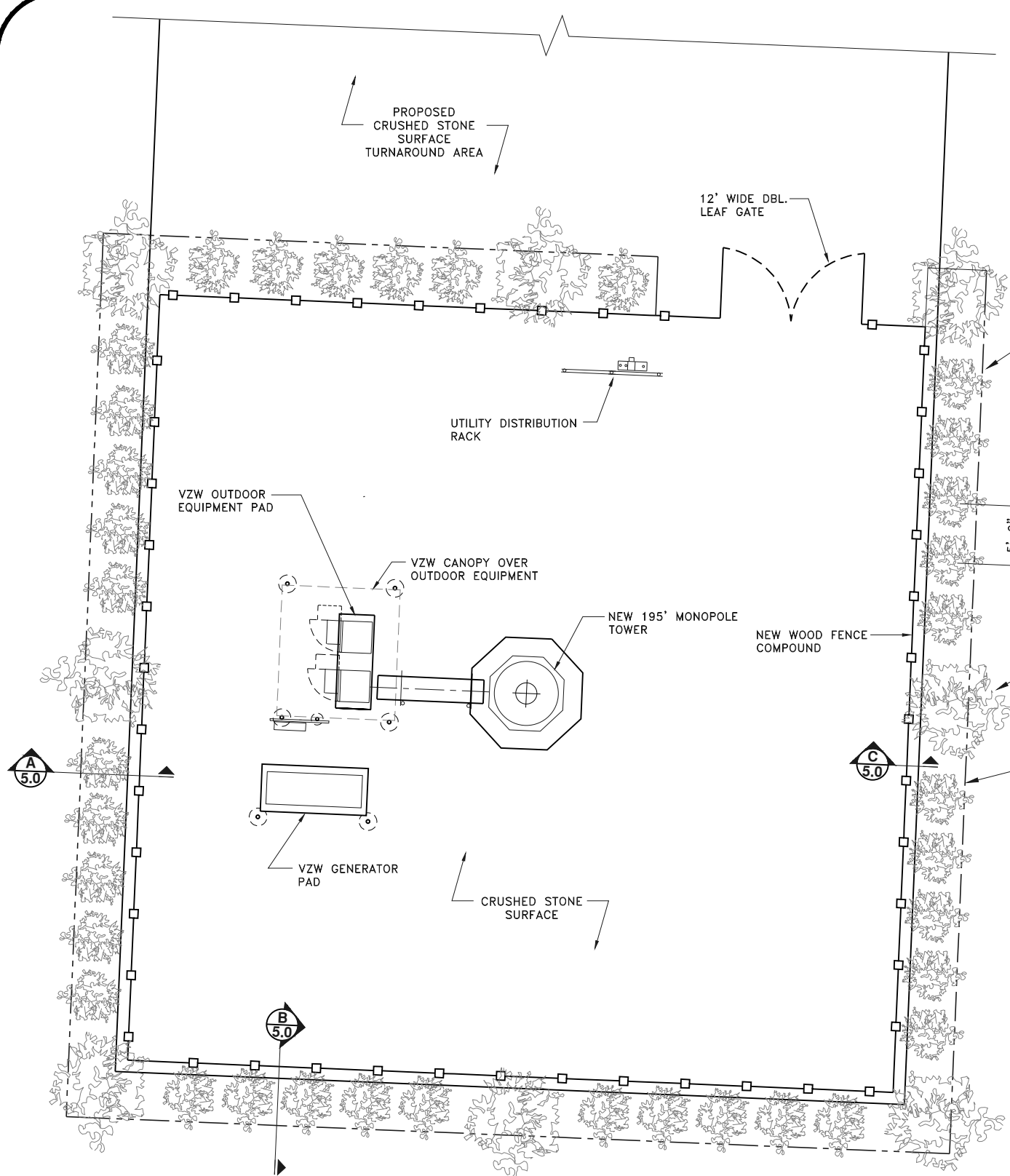
B SHRUB PLANTING DETAIL
 5.0 NOT TO SCALE



C STEEL EDGING DETAIL
 5.0 NOT TO SCALE

MAINTENANCE GUARANTEE NOTE: THREE-YEAR GUARANTEE. VERIZON GUARANTEES THAT ALL PLANT MATERIALS WILL BE WARRANTED FOR A PERIOD OF THREE YEARS FROM THE TIME OF INSTALLATION. IF ANY MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT WOULD BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

IRRIGATION NOTE: PLANTS TO BE MANUALLY IRRIGATED UNTIL ROOTS ARE ESTABLISHED AND CAN BE SELF-SUSTAINING



LANDSCAPING PLAN
 SCALE: NTS

PLANT MATERIAL SCHEDULE:

ITEM	SIZE & DESCRIPTION
1. SHRUBS/EVERGREENS SHRUBS SHALL BE BOXWOOD (BUXUS SP.)	PLANTS TO BE 3 GAL. SIZE TO BE 30" INCHES TALL AFTER PLANTING. PLACED @ 60" ON CENTER BETWEEN TULIPTREES AND BE CAPABLE OF CREATING A CONTINUOUS HEDGE (TOTAL OF 34 PLANTS REQUIRED; CONTRACTOR TO VERIFY QUANTITY).
2. TREES TREES SHALL BE TULIPTREE (Liriodendron tulipifera)	SIZE TO PROVIDE AN 15'-0" HEIGHT AFTER PLANTING. SPACED MAXIMUM OF 10'-0" ON CENTER AND HAVE A MINIMUM CALIPER OF 3 INCHES (TOTAL OF 9 PLANTS REQUIRED. CONTRACTOR TO VERIFY QUANTITY).



R=136' SIDE SETBACK TO SINGLE FAMILY HOME

STA. 5+40.0
END ACCESS DRIVE
BEGIN TURNAROUND

R=35' FALL ZONE WITHIN LEASE AREA

CALCULATED SW CORNER, NE1/4, SE1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, AR

SETBACK PLAN
SCALE: 1:60

NOTE: INFORMATION TO SINGLE FAMILY HOME IS TAKEN FROM GOOGLE EARTH

SINGLE FAMILY HOME

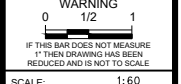


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HENRI DE TONTI - ARKANSAS
NEW 195' MONOPOLE TOWER
SINGLE FAMILY HOME SETBACK

THE JOB NO.:	2020-0271
FILE NAME:	20027126.0.DWG
PLOT SCALE:	1:60
REV. 5:	27 AUG 2021
REV. 6:	18 NOV 2021
REV. 7:	06 DEC 2021
REV. 8:	20 DEC 2021



SCALE: 1:60
DESIGNED BY: HERITAGE
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CHECKED BY: EAW

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