



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 27, 2021**
Project: **Verizon Cell Communication
Tower Conditional Use Permit**
Planner: Anthony Apple

AGENDA ITEM

2

CONDITIONAL USE PERMIT REQUEST

Located at the southwest corner of 1853 W. Henri de Tonti Blvd
Portion of Parcel # 830-37879-200

SUMMARY: The project site is located at the southwest corner of 1853 W. Henri de Tonti Blvd (Parcel #830-37879-200). See Figure 1, Vicinity Map. The conditional use request is to allow the construction of a 260-ft cellular communication tower with associated equipment. The project site is in a **C-2, General Commercial District**.

CURRENT ZONING: **C-2, General Commercial District**. See Figure 2, Current Zoning Map.

FUTURE LAND USE CATEGORY: **RC-C Residential/Commercial Core**. See Figure 3, Future Land Use Map.

PROPOSED USE: Cellular communication tower

CITY WARD: 3 - Don Doudna, Position 1 and Tim Burress, Position 2

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

Water: City of Tontitown.

Electric: Ozarks Electric

Sewer/Septic: City of Tontitown sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The project site is located at the southwest corner of 1853 W. Henri de Tonti Blvd (Parcel #830-37879-200). The property owner is Upward Investment, LLC. See Figure 1, Vicinity Map.

The project site is approximately 5,625 sf in footprint area. The project site will be accessed via a gravel access drive and a turn-around area at the site will be constructed with the development. See Site Plan, Figure 4.

The proposed tower will be a three-legged self-supporting tower and have a maximum height of 260 feet in height. See Tower Elevation and Antenna Array, Figure 5.

A landscape plan has been provided and is partially shown in Figure 6.

An Approximate Fall Zone Map is provided as Figure 7.

The entire plans are provided after Figure 7.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential/Commercial Neighborhood (RC-N). From the Vision Plan Document adopted by the City Council in November 2018:

“RESIDENTIAL COMMERCIAL CORE (RC-C)

Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.

This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns. A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.

These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location **adjacent to major thoroughfares** with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.

Up to 20 multifamily dwelling units/acre.

STAFF ANALYSIS: Although the proposed use does not perfectly align with the Future Land Use Plan category RC-C, the project is a “non-residential development”, somewhat a necessary infrastructure facility in nature yet commercial in use, but is not considered “HEAVY industrial”.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: Since this is a commercial development adjacent to properties that are zoned residential, buffering has been provided per 153.212 “Landscaping, Screening, Fencing and Buffering”. See a portion of the full landscaping plan provided as Figure 6.

There is one gravel drive to access the site and a turn-around area planned. The drive and turn-around area complies with City and Fire code. No parking is planned for the site.

Where possible, existing trees will be retained.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

(1) The proposed use is within the provision of "conditional uses," as set out in these regulations.

STAFF ANALYSIS: Yes, the intended use is a conditional use in C-2 zoning.

- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.

STAFF ANALYSIS: All design standards have been met. Screening requirements will need to be in conformance with the current version of 153.212 "Landscaping, Screening, Fencing and Buffering" and 153.215 "Fences".

- (3) The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.

STAFF ANALYSIS: Staff has no concerns that this project will have any negative impact on public health, safety and welfare.

- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.

STAFF ANALYSIS: The proposed cellular communication tower will be constructed at a distance greater than the height of the tower from all current structures. Only personnel for routine maintenance or upgrades will visit the site. A generator will be placed on site in the event a power outage occurs. Staff does not anticipate that any of these conditions will adversely affect the surrounding properties.

- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.

STAFF ANALYSIS: The size and shape of the site are in keeping with the regulations. The proposed cellular communication tower will be constructed at a distance greater than the height of the tower from all current structures. There is no signage planned for the site.

- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.

STAFF ANALYSIS: There is one gravel drive to access the site and a turn-around area planned. The drive and turn-around area complies with City and Fire code. No parking is planned for the site.

- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.

STAFF ANALYSIS: A full landscaping plan has been provided as Figure 6. Some design standards and screening requirements will need to be revised to conform to the current version of 153.212 "Landscaping, Screening, Fencing and Buffering" and 153.215 "Fences".

The following items will need to be revised:

- 1. Need to provide irrigation for the new vegetation.*
- 2. Fence must be at least 6 feet in height and made of wood, masonry, rock or brick.*

3. *Barbed wire is shown on the plans above the proposed chain link fence, however barbed wire is prohibited on any fence type per 153.215 "Fences". However, since security is of significant importance, barbed wire may be used inside the fence, but warning signs shall be placed outside the fence stating that barbed wire is used inside the fence.*
4. *Shrubs must be at least 3 gallons.*
5. *Trees must be at least 3 inches in diameter.*

- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed

STAFF ANALYSIS: Emissions from the site will only be when the generator is activated due to a power outage. No lighting is planned for the site.

TECHNICAL INFORMATION:

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has not received any comments at this time regarding this project.

STAFF RECOMMENDATION: Based on the project documents submitted and the intended use of the project site, Staff recommends approval of the Conditional Use Permit for the construction of the cellular communications tower and associated equipment with the following conditions:

CONDITIONS RECOMMENDED FOR APPROVAL:

1. *Need to provide irrigation for the new vegetation per 153.212 "Landscaping, Screening, Fencing and Buffering".*
2. *Fence must be at least 6 feet in height and made of wood, masonry, rock or brick per 153.212 "Landscaping, Screening, Fencing and Buffering".*
3. *Barbed wire is shown on the plans above the proposed chain link fence, however barbed wire is prohibited on any fence type per 153.215 "Fences". However, since security is of significant importance, barbed wire may be used inside the fence, but warning signs shall be placed outside the fence stating that barbed wire is used inside the fence.*
4. *Shrubs must be at least 3 gallons per 153.212 "Landscaping, Screening, Fencing and Buffering".*
5. *Trees must be at least 3 inches in diameter per 153.212 "Landscaping, Screening, Fencing and Buffering".*



Figure 1: Vicinity Map

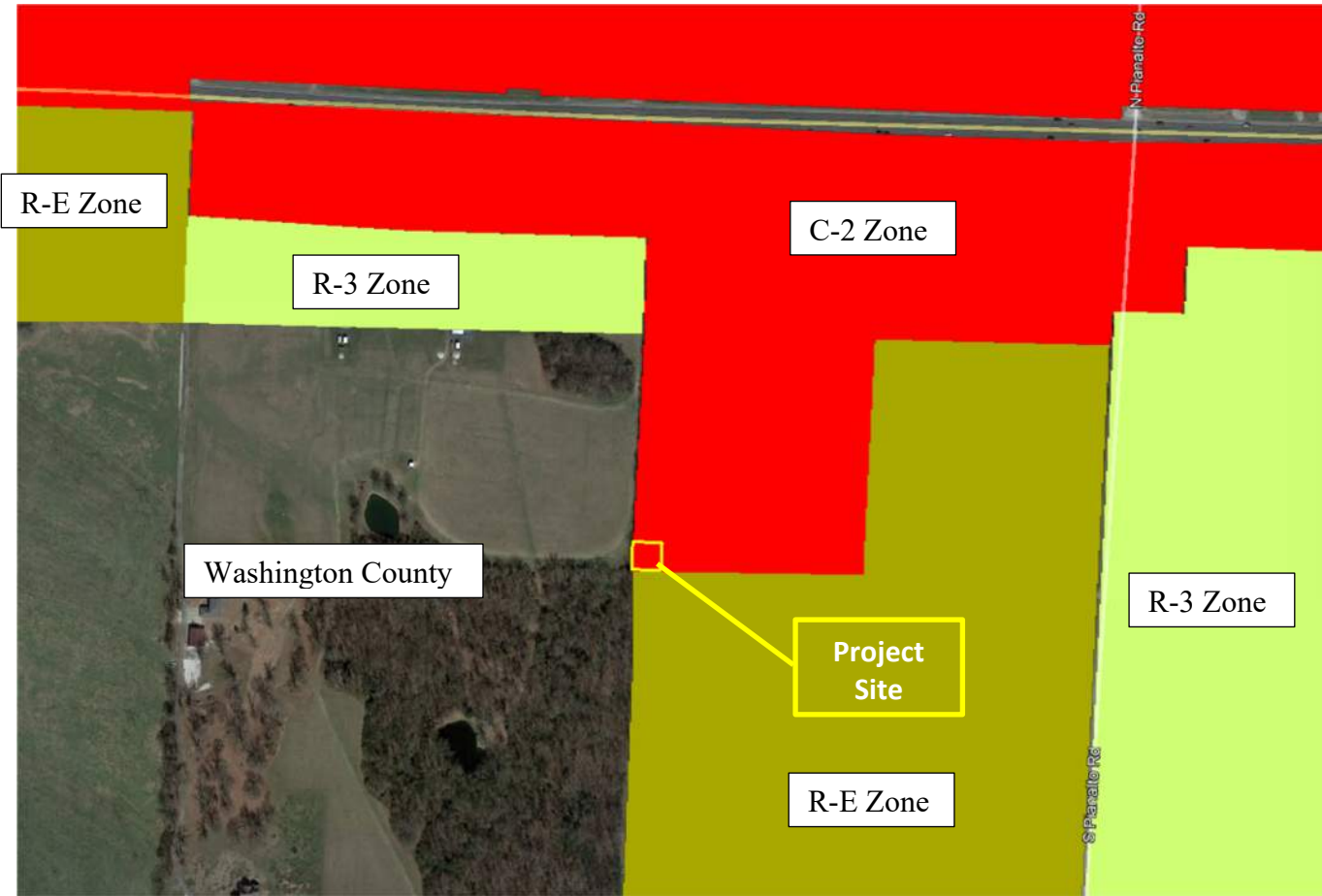


Figure 2: Current Zoning Map

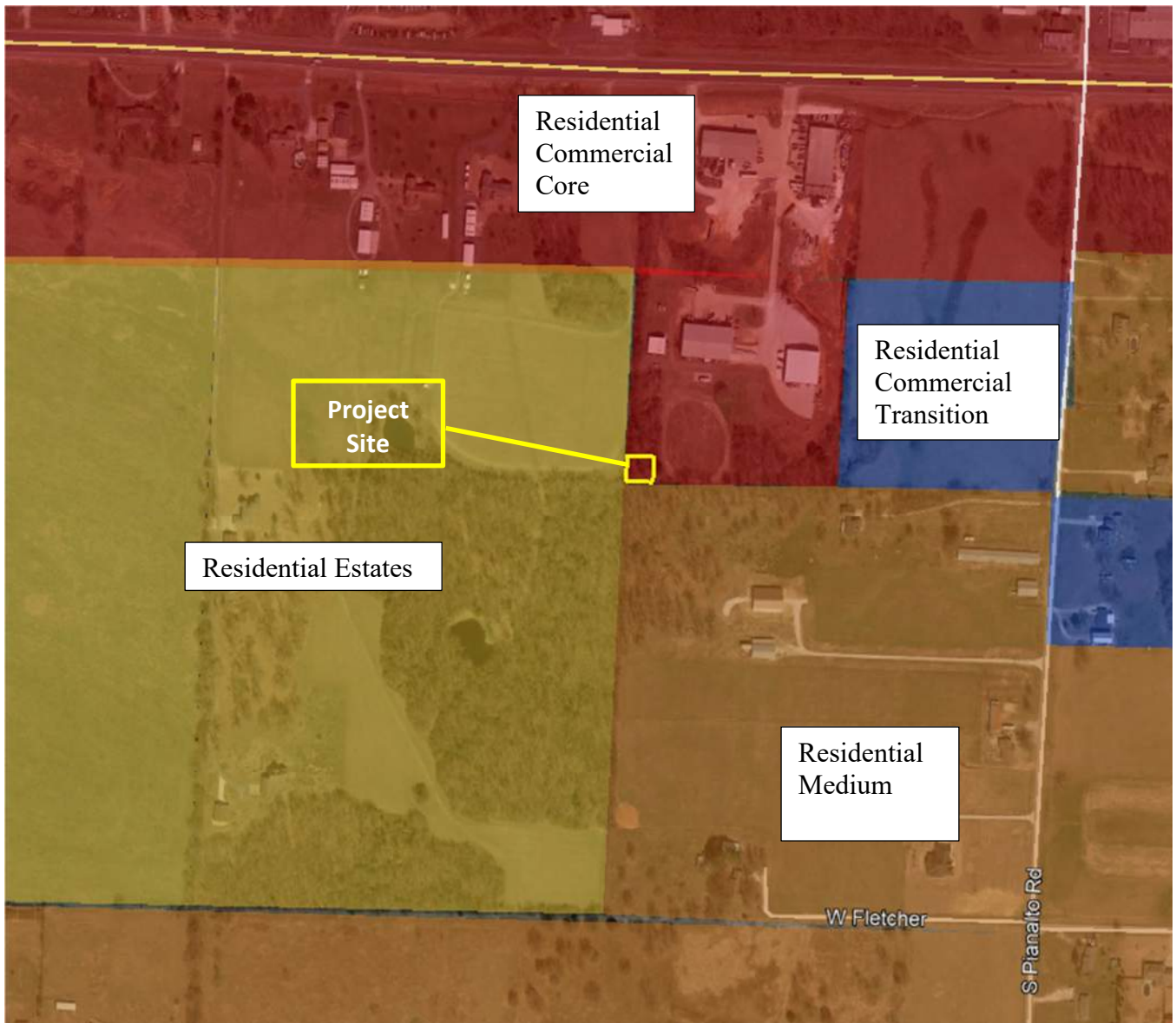
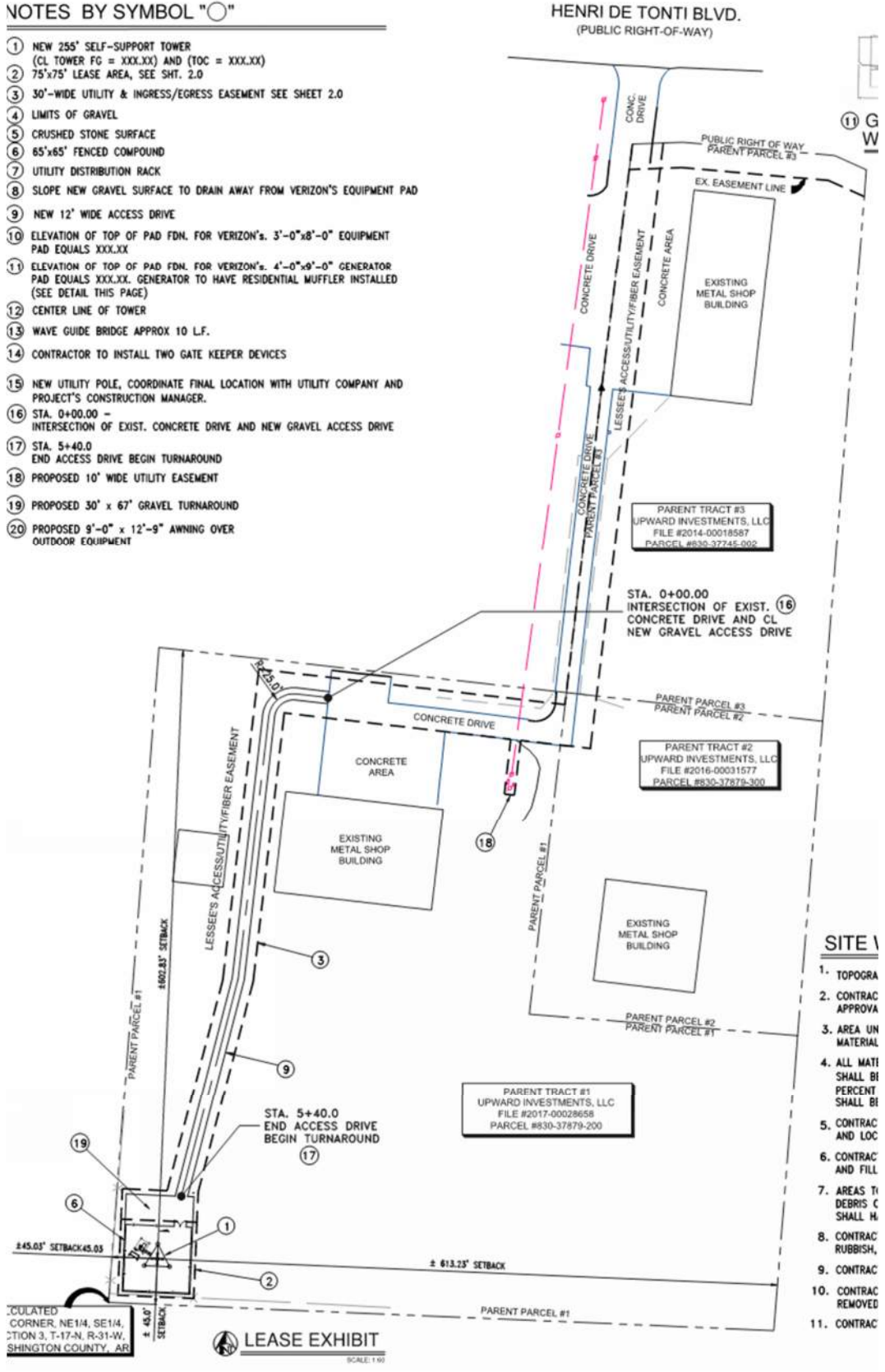


Figure 3: Future Land Use Plan Map

NOTES BY SYMBOL "○"

- ① NEW 255' SELF-SUPPORT TOWER
(CL TOWER FG = XXX.XX) AND (TOC = XXX.XX)
- ② 75'x75' LEASE AREA, SEE SHT. 2.0
- ③ 30'-WIDE UTILITY & INGRESS/EGRESS EASEMENT SEE SHEET 2.0
- ④ LIMITS OF GRAVEL
- ⑤ CRUSHED STONE SURFACE
- ⑥ 65'x65' FENCED COMPOUND
- ⑦ UTILITY DISTRIBUTION RACK
- ⑧ SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM VERIZON'S EQUIPMENT PAD
- ⑨ NEW 12' WIDE ACCESS DRIVE
- ⑩ ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 3'-0"x8'-0" EQUIPMENT PAD EQUALS XXX.XX
- ⑪ ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 4'-0"x9'-0" GENERATOR PAD EQUALS XXX.XX. GENERATOR TO HAVE RESIDENTIAL MUFFLER INSTALLED (SEE DETAIL THIS PAGE)
- ⑫ CENTER LINE OF TOWER
- ⑬ WAVE GUIDE BRIDGE APPROX 10 L.F.
- ⑭ CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES
- ⑮ NEW UTILITY POLE, COORDINATE FINAL LOCATION WITH UTILITY COMPANY AND PROJECT'S CONSTRUCTION MANAGER.
- ⑯ STA. 0+00.00 - INTERSECTION OF EXIST. CONCRETE DRIVE AND NEW GRAVEL ACCESS DRIVE
- ⑰ STA. 5+40.0 END ACCESS DRIVE BEGIN TURNAROUND
- ⑱ PROPOSED 10' WIDE UTILITY EASEMENT
- ⑲ PROPOSED 30' x 67' GRAVEL TURNAROUND
- ⑳ PROPOSED 9'-0" x 12'-9" AWNING OVER OUTDOOR EQUIPMENT



- SITE **
- 1. TOPOGRA
 - 2. CONTRAC APPROVA
 - 3. AREA UN MATERIAL
 - 4. ALL MATI SHALL BI PERCENT SHALL BI
 - 5. CONTRAC AND LOC
 - 6. CONTRAC AND FILL
 - 7. AREAS TI DEBRIS C SHALL H
 - 8. CONTRAC RUBBISH,
 - 9. CONTRAC
 - 10. CONTRAC REMOVED
 - 11. CONTRAC

CULATED CORNER, NE1/4, SE1/4, SECTION 3, T-17-N, R-31-W, SHINGTON COUNTY, AR

LEASE EXHIBIT
SCALE: 1"=90'

Figure 4: Site Plan

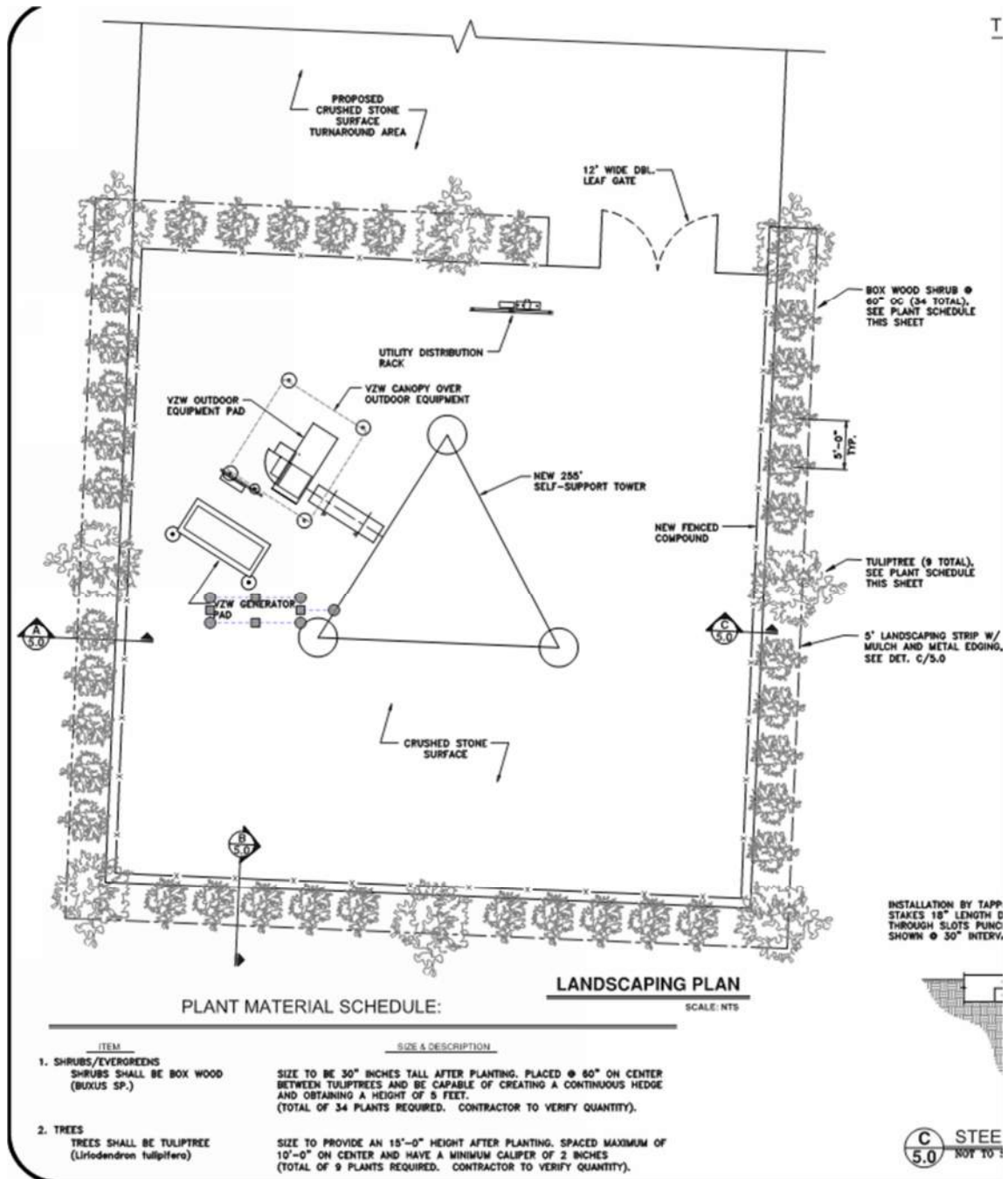


Figure 6: Landscape Plan

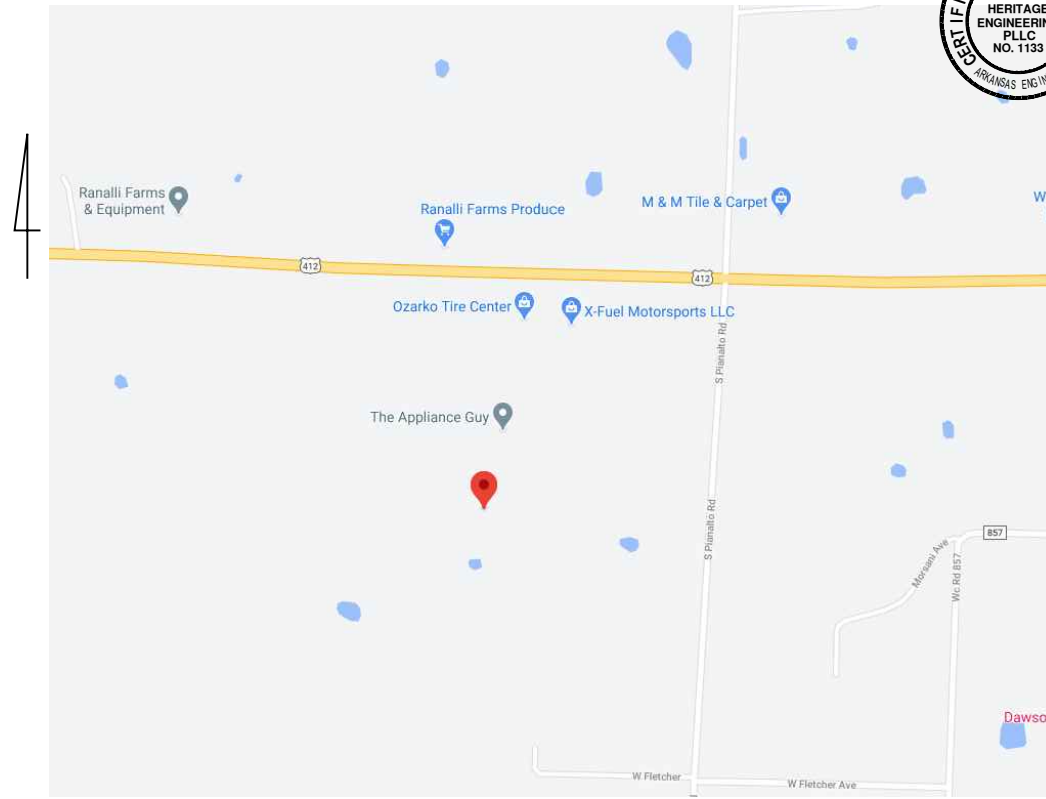


Figure 7: Approximate Fall Zone Map

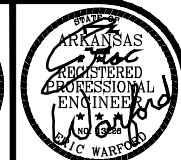


SITE NAME

HENRI DE TONTI - ARKANSAS



VICINITY MAP



HE
ENGINEERING EXCELLENCE
Heritage Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016
www.HeritageEngineering.net



SHEET INDEX	
SHEET	TITLE
1.0	COVER SHEET
2.0	BOUNDARY SURVEY
3.0	OVERALL SITE & TOPO COMPOUND 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 SELF-SUPPORT 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 SELF-SUPPORT TOWER
TOWER HEIGHT:	255'
PROPOSED ANTENNA CENTERLINE:	250'
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

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



CALL BEFORE YOU DIG - DRILL - BLAST
1-800-482-8998
(TOLL FREE)

ARKANSAS ONE CALL SYSTEM, INC.

HENRI DE TONTI - ARKANSAS
NEW 255' SELF-SUPPORT TOWER
COVER SHEET

PROJECT:	HENRI DE TONTI - ARKANSAS
FILE NAME:	200271Z1.0.DWG
PLOT SCALE:	1:1
REV. 0:	10 SEPT 2020
REV. 1:	17 DEC 2020
REV. 2:	14 APR 2021
REV. 3:	18 JUN 2021
SCALE:	NTS
DESIGNED BY:	HERITAGE
DRAWN BY:	HERITAGE
CHECKED BY:	EAW

SHEET No.
1.0

HENRI DE TONTI BLVD.
(PUBLIC RIGHT-OF-WAY)

LESSEE'S PREMISES

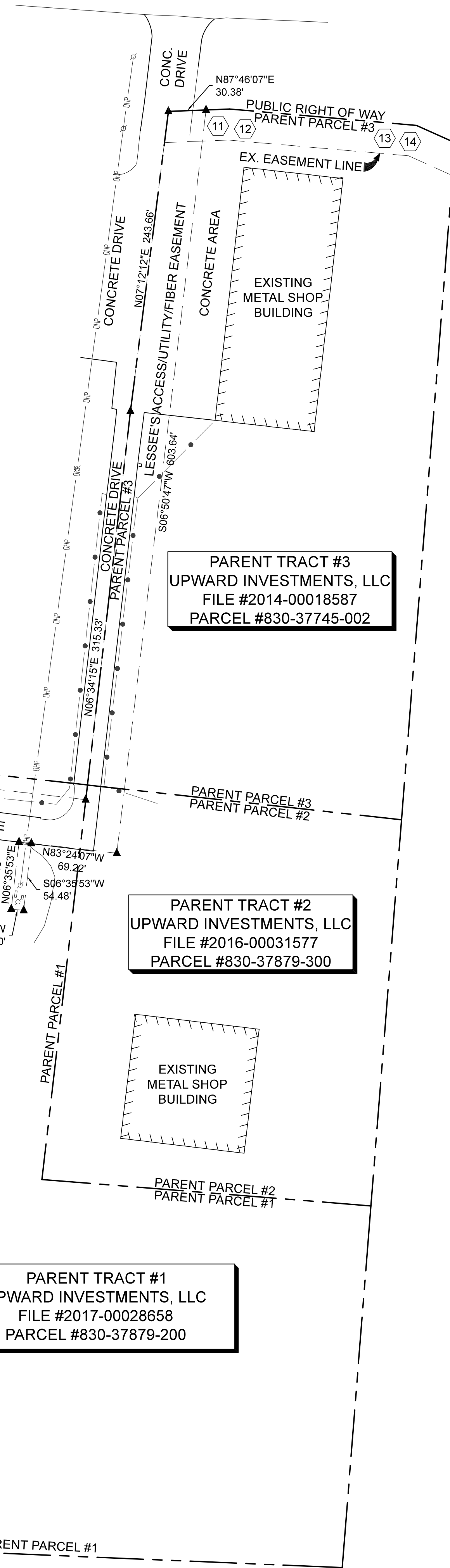
BEING A PART OF NE1/4, SE1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NE1/4, SE1/4; THENCE S87°35'28"E 83.89 FEET; THENCE N02°24'32"E 7.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N87°35'28"W 75.00 FEET; THENCE 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 NE1/4, SE1/4, SECTION 3, T-17-N, R-31-W, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NE1/4, SE1/4; 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 30.38 FEET; THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY LINE OF HENRI DE TONTI BLVD S 06°50'47" W 603.64 FEET; THENCE N 83°24'07" W 69.22 FEET; THENCE S 06°35'53" W 54.48 FEET; THENCE N 83°24'07" W 10.00 FEET; THENCE N 06°35'53" E 54.48 FEET; THENCE N 83°24'07" W 225.01 FEET; THENCE S 06°35'53" W 267.79 FEET; THENCE S14°34'27"W 215.40 FEET; THENCE S02°24'32"W 30.00 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.



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 APPEAR TO AFFECT THE LESSEE'S EASEMENT HOWEVER IT CANNOT BE PLOTTED ACCURATELY BECAUSE THE DESCRIPTION IS AMBIGUOUS.
- 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 NE1/4 of the SE1/4 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 NE1/4 of the SE1/4, thence South 87 degrees, 35 minutes, 27 seconds East 657.95 feet along the South line of said NE1/4 of the SE1/4, 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.

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:

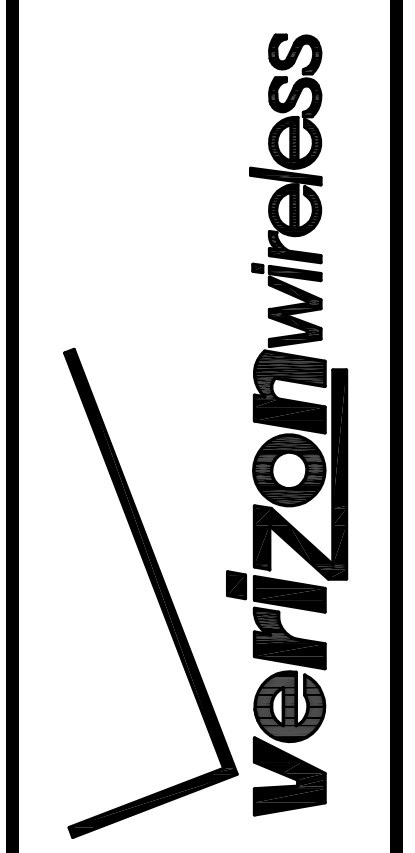
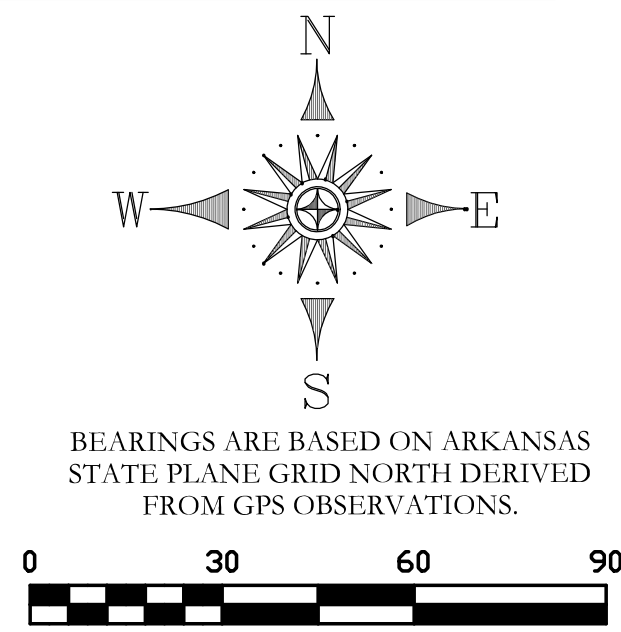
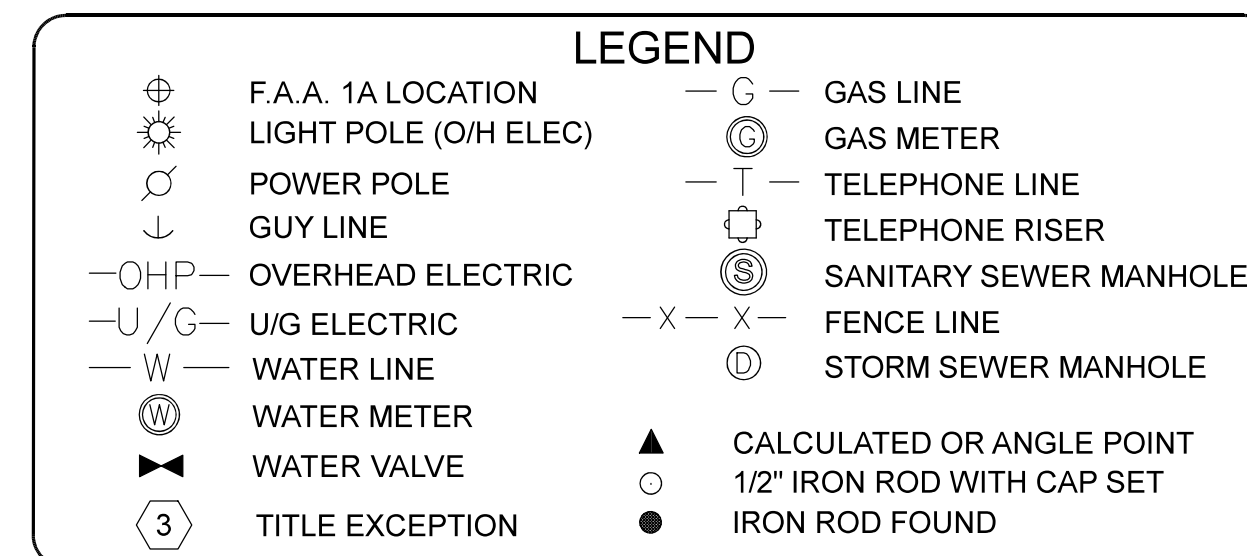
- NOT APPLICABLE
- NOT APPLICABLE
- SEE SURVEY
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE
- NOT APPLICABLE (TAXES)
- THE MORTGAGE RECORDED IN INSTRUMENT 2017-00028658 DOES MENTION THE PARENT PARCEL THUS AFFECTING THE LESSEE'S ACCESS EASEMENTS.
- THE MORTGAGE RECORDED IN INSTRUMENT #2019-00021115 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 CANNOT 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

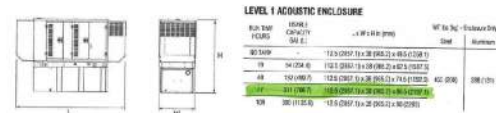
HE JOB NO.:	2020--
FILE NAME:	
PLOT SCALE:	1:60
ISSUE DATE 1:	21 AUG 2020
ISSUE DATE 2:	17 JAN 2020
ISSUE DATE 3:	31 MAR 2021

SHEET No.
2.0

NOTES BY SYMBOL "○"

- 1 NEW 255' SELF-SUPPORT TOWER
(CL TOWER FG = XXX.XX) AND (TOC = XXX.XX)
- 2 75'x75' LEASE AREA, SEE SHT. 2.0
- 3 30'-WIDE UTILITY & INGRESS/EGRESS EASEMENT SEE SHEET 2.0
- 4 LIMITS OF GRAVEL
- 5 CRUSHED STONE SURFACE
- 6 65'x65' FENCED COMPOUND
- 7 UTILITY DISTRIBUTION RACK
- 8 SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM VERIZON'S EQUIPMENT PAD
- 9 NEW 12' WIDE ACCESS DRIVE
- 10 ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 3'-0"x8'-0" EQUIPMENT PAD EQUALS XXX.XX
- 11 ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S 4'-0"x9'-0" GENERATOR PAD EQUALS XXX.XX. GENERATOR TO HAVE RESIDENTIAL MUFFLER INSTALLED (SEE DETAIL THIS PAGE)
- 12 CENTER LINE OF TOWER
- 13 WAVE GUIDE BRIDGE APPROX 10 L.F.
- 14 CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES
- 15 NEW UTILITY POLE, COORDINATE FINAL LOCATION WITH UTILITY COMPANY AND PROJECT'S CONSTRUCTION MANAGER.
- 16 STA. 0+00.00 - INTERSECTION OF EXIST. CONCRETE DRIVE AND NEW GRAVEL ACCESS DRIVE
- 17 STA. 5+40.0 - END ACCESS DRIVE BEGIN TURNAROUND
- 18 PROPOSED 10' WIDE UTILITY EASEMENT
- 19 PROPOSED 30' x 67' GRAVEL TURNAROUND
- 20 PROPOSED 9'-0" x 12'-9" AWNING OVER OUTDOOR EQUIPMENT

HENRI DE TONTI BLVD.
(PUBLIC RIGHT-OF-WAY)



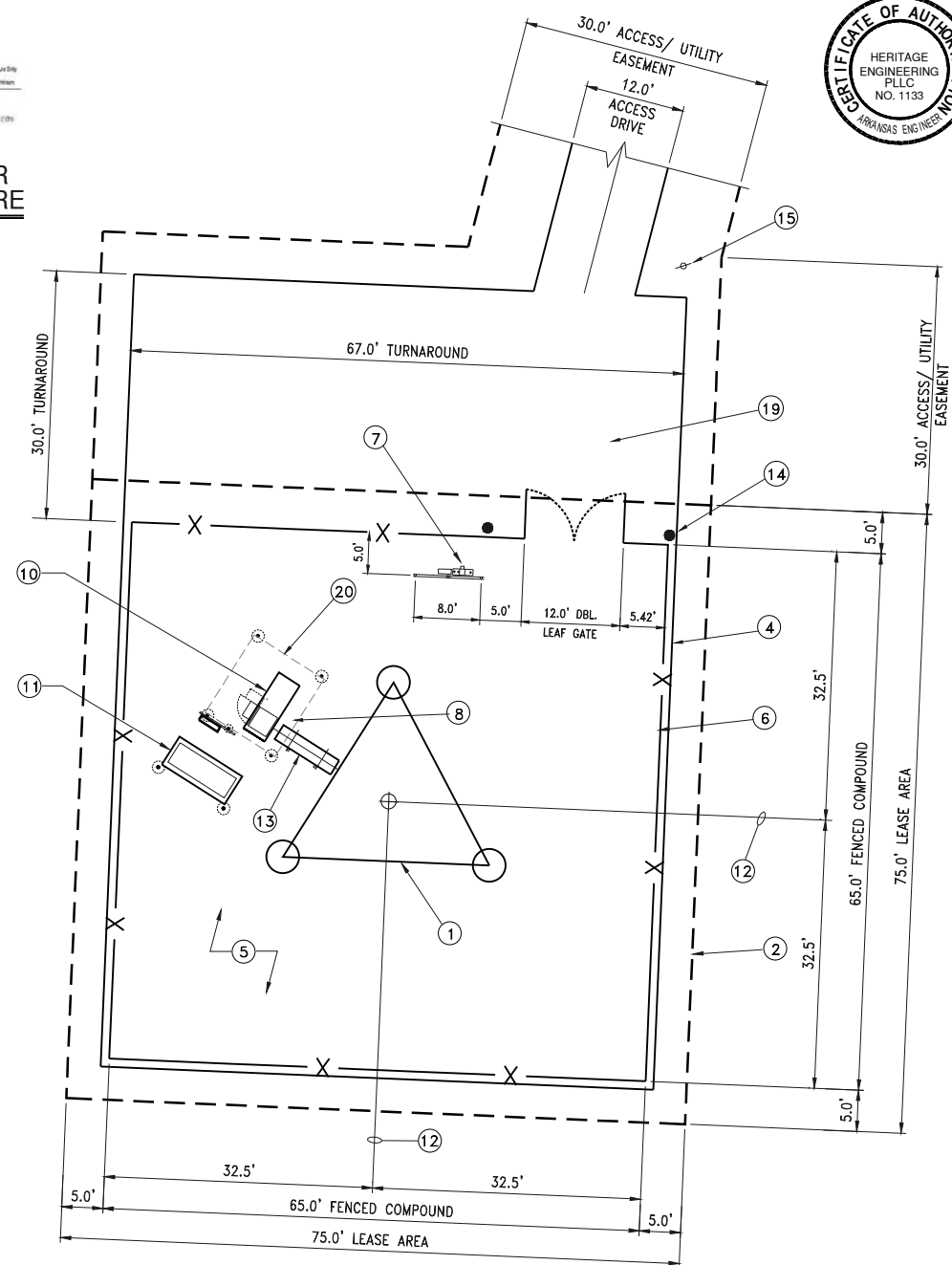
11 GENERAC SD030 30KW GENERATOR WITH LEVEL 1 ACOUSTIC ENCLOSURE

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: 1310.1 FEET (AMSL)

LEGEND

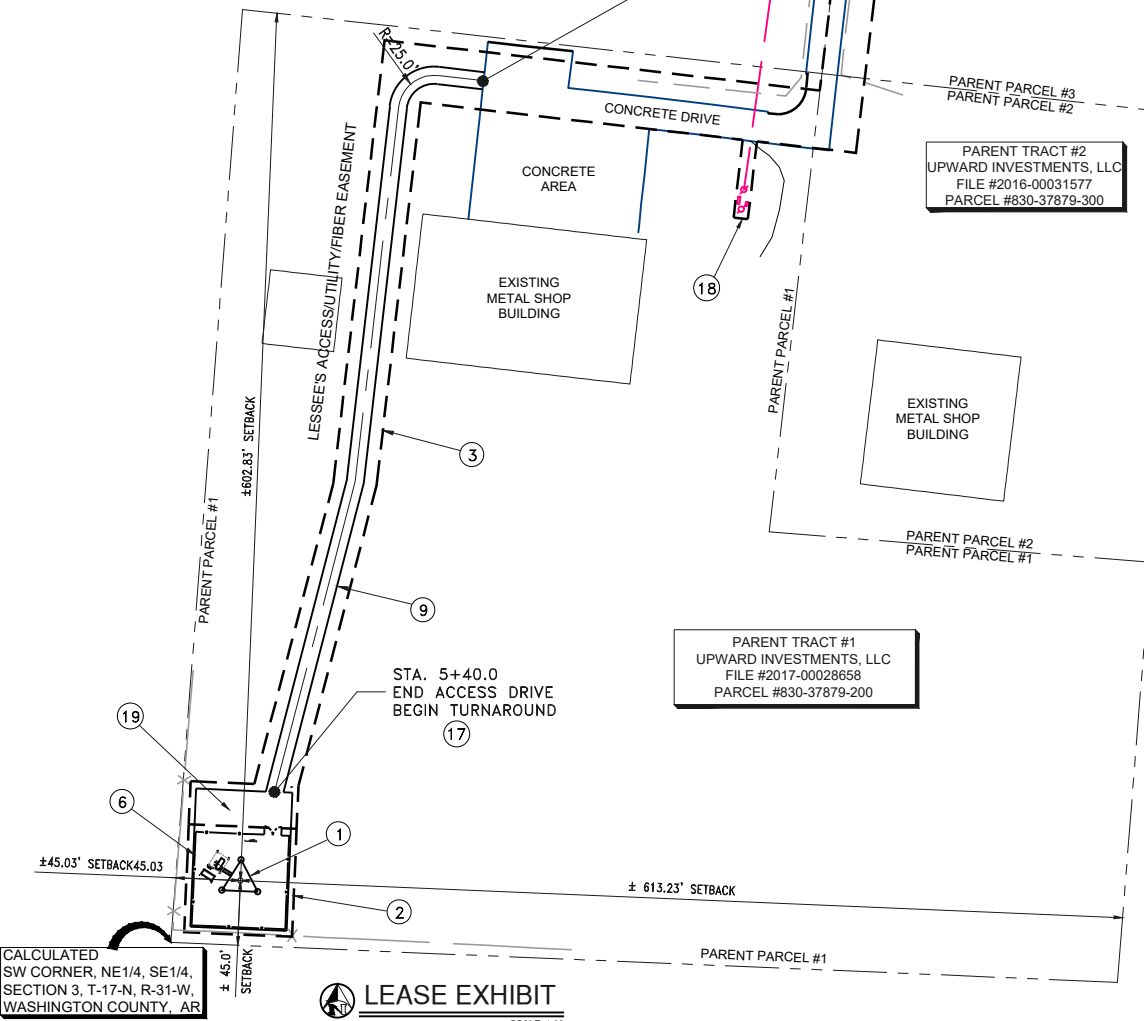
⊕	F.A.A. 1A LOCATION	⊖	GAS LINE
⊙	LIGHT POLE (OH ELEC)	⊙	GAS METER
⊕	POWER POLE	— T —	TELEPHONE LINE
⊕	GUY LINE	⊕	TELEPHONE RISER
— OH —	OVERHEAD ELECTRIC	⊕	SANITARY SEWER MANHOLE
— U/G —	U/G ELECTRIC	— X — X —	FENCE LINE
— W —	WATER LINE	⊕	STORM SEWER MANHOLE
⊕	WATER METER	▲	CALCULATED OR ANGLE POINT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



ENLARGED LEASE EXHIBIT
SCALE: 1:10

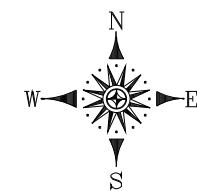
SITE WORK NOTES:

1. TOPOGRAPHIC & BOUNDARY DATA WERE TAKEN FROM A SURVEY PREPARED BY CORNERSTONE SURVEYING & MAPPING RECEIVED ON 28 AUGUST 2020.
2. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AUTHORITIES.
3. 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.
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 1557). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
5. 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
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
7. 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
8. 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
9. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN THE FINAL GRADING.
10. 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.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES. REFER TO SHEET 3.3

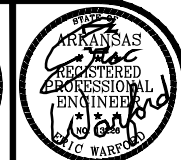


LEASE EXHIBIT
SCALE: 1:50

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



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



HE
ENGINEERING EXCELLENCE
Heritage Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2003
FAX (501) 939-2016
www.HeritageEngineering.net



HENRI DE TONTI - ARKANSAS
NEW 255' SELF SUPPORT TOWER
OVERALL SITE & TOPO COMPOUND PLAN

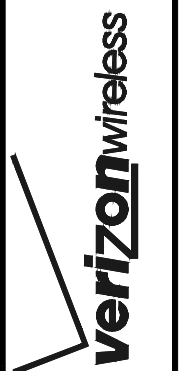
HE JOB NO.: 2020-0271
FILE NAME:
PLOT SCALE: 1:60
REV. 0: 10 SEPT 2020
REV. 1: 17 DEC 2020
REV. 2: 14 APR 2021
REV. 3: 18 JUN 2021

WARNING
IF THIS BAR DOES NOT MEASURE
IF THEIR DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: 1:60
DESIGNED BY: EAW
DRAWN BY: HERITAGE
CHECKED BY: EAW

SHEET NO.
3.0



HE
ENGINEERING EXCELLENCE
Heritage Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016
www.HeritageEngineering.net



HENRI DE TONTI - ARKANSAS
NEW 255' SELF-SUPPORT TOWER
TOWER ELEVATION & ANTENNA DETAILS

PROJECT: HENRI DE TONTI - ARKANSAS
SHEET TITLE: TOWER ELEVATION & ANTENNA DETAILS
HE JOB NO.: 2020-0271
FILE NAME: 20027124.0.DWG
PLOT SCALE: 1:96
REV. 0: 10 SEPT 2020
REV. 1: 17 DEC 2020
REV. 2: 14 APR 2021
REV. 3: 18 JUN 2021
WARNING: 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. **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	250	254	82(01) 203(02) 339(03)	true	true	PHYSICAL	6
Removed																			
No data available.																			
Retained																			
No data available.																			

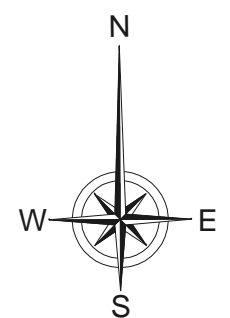
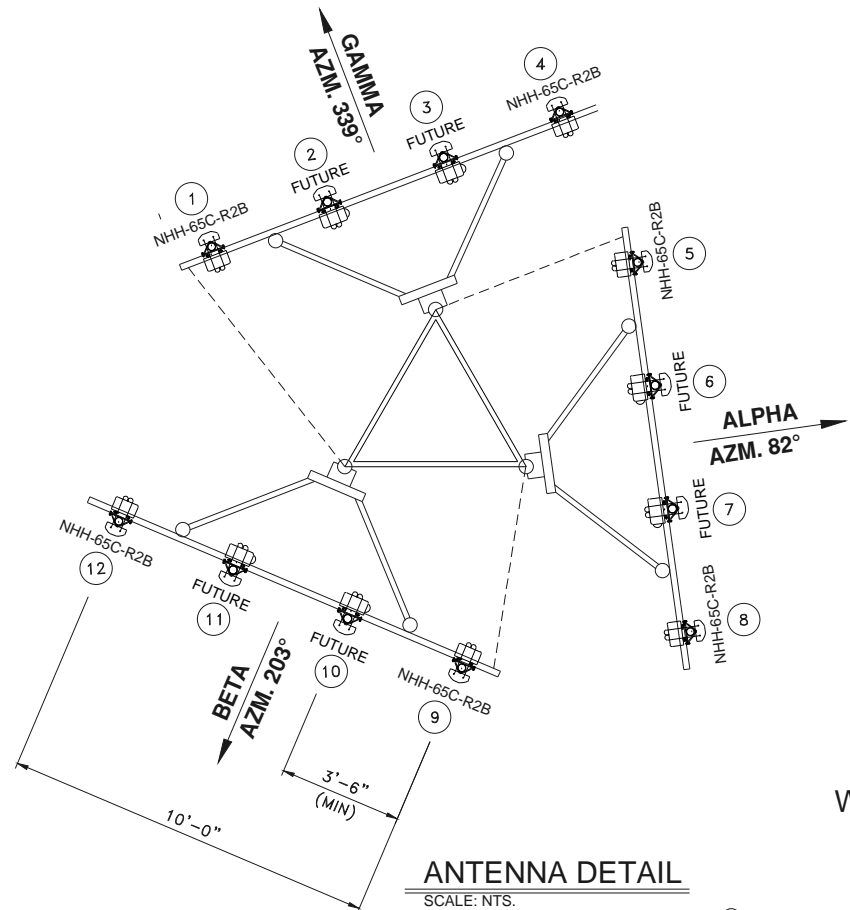
Added: 6 Removed: 0 Retained: 0

Equipment Summary

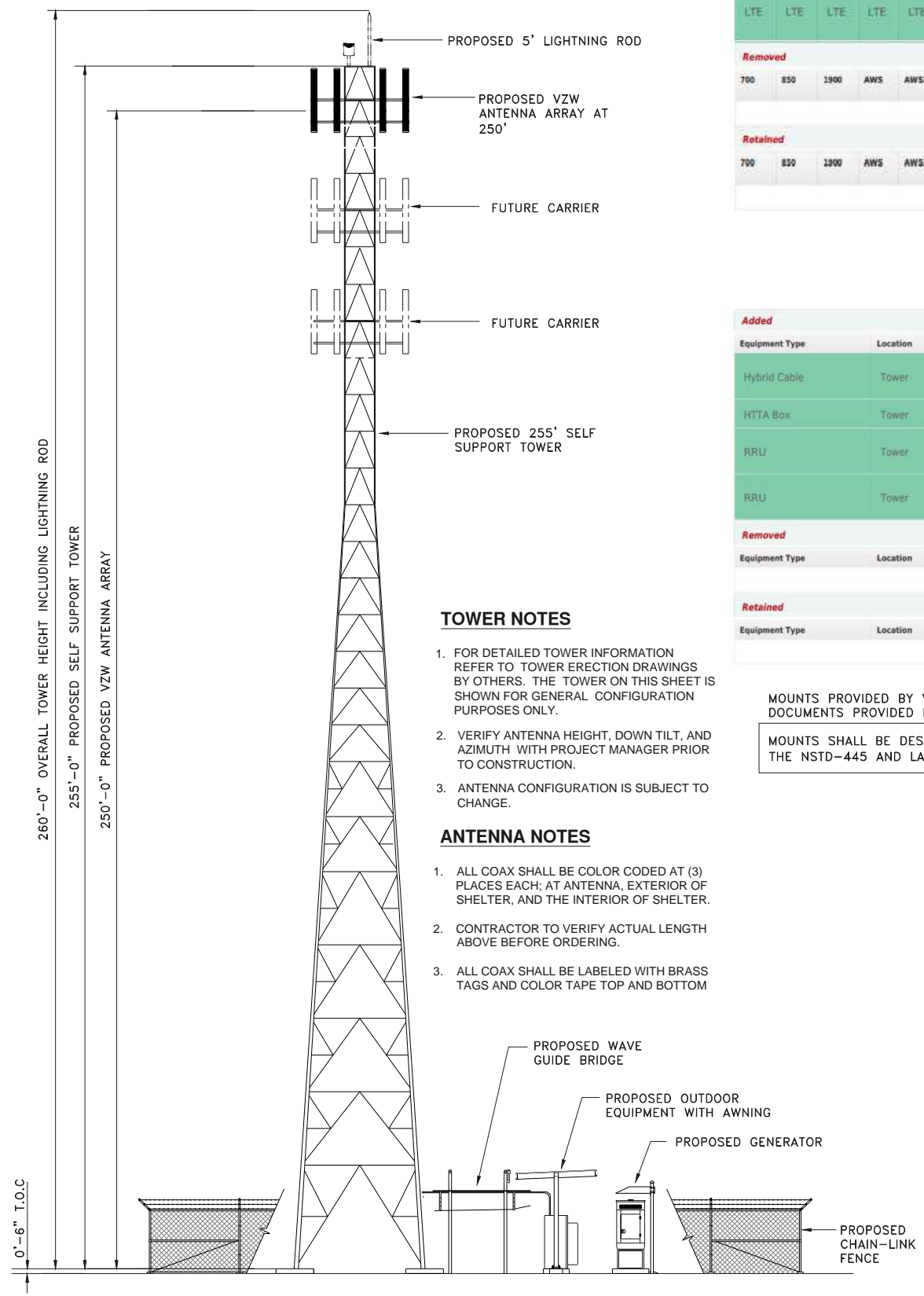
Added																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Hybrid Cable	Tower												Huber-Suhner	MLC Hybrid 6x12 (6AWGx6) 5M-LCDx12			PHYSICAL	1
HTTA Box	Tower												Raycap	RVZDC-6627-PF-48			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 VZW 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



ANTENNA DETAIL
SCALE: NTS.



SELF-SUPPORT TOWER ELEVATION
SCALE: NTS.

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

260'-0" OVERALL TOWER HEIGHT INCLUDING LIGHTNING ROD
255'-0" PROPOSED SELF SUPPORT TOWER
250'-0" PROPOSED VZW ANTENNA ARRAY

0'-6" I.O.C.



HE
ENGINEERING EXCELLENCE
Heritage Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016
www.HeritageEngineering.net



HENRI DE TONTI - ARKANSAS
NEW 255' SELF-SUPPORT TOWER
LANDSCAPING PLAN

PROJECT: HENRI DE TONTI - ARKANSAS NEW 255' SELF-SUPPORT TOWER
SHEET TITLE: LANDSCAPING PLAN

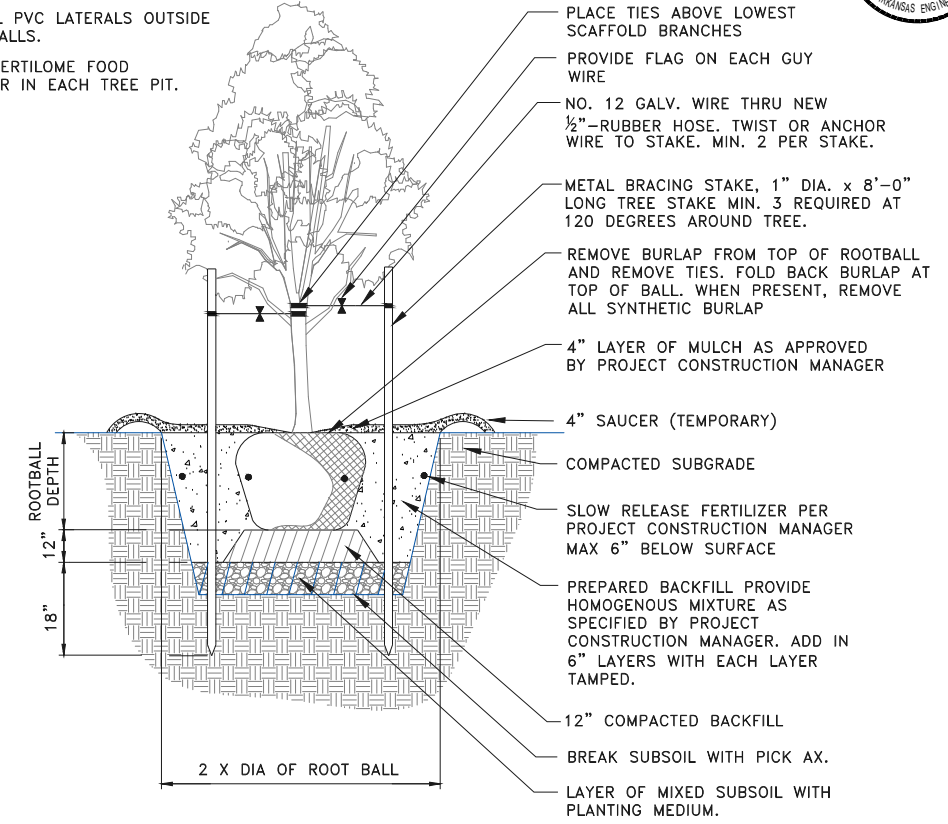
HE JOB NO.:	2020-0271
FILE NAME:	20027125.0.DWG
PLOT SCALE:	1:64
REV. 0:	10 SEPT 2020
REV. 1:	17 DEC 2020
REV. 2:	14 APR 2021
REV. 3:	18 JUN 2021

WARNING
1/2 1
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:

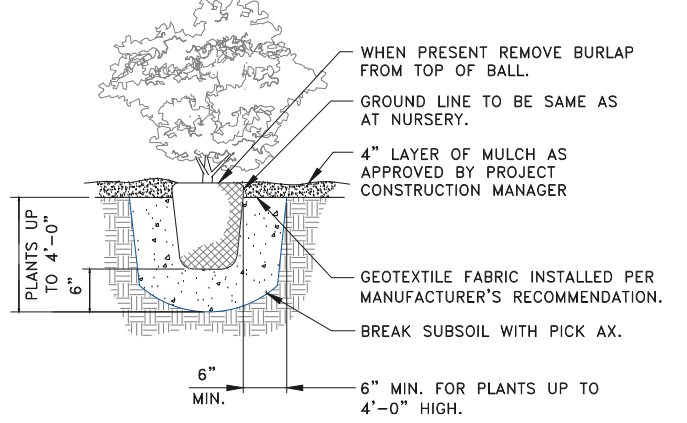
PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE DRAINAGE.
PLACE ALL PVC LATERALS OUTSIDE OF ROOTBALLS.
PROVIDE FERTILOME FOOD STIMULATOR IN EACH TREE PIT.



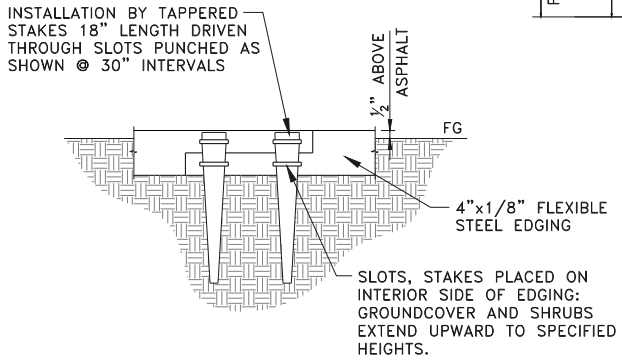
A TREE STAKING DETAIL
5.0 NOT TO SCALE

SHRUB PLANTING NOTES:

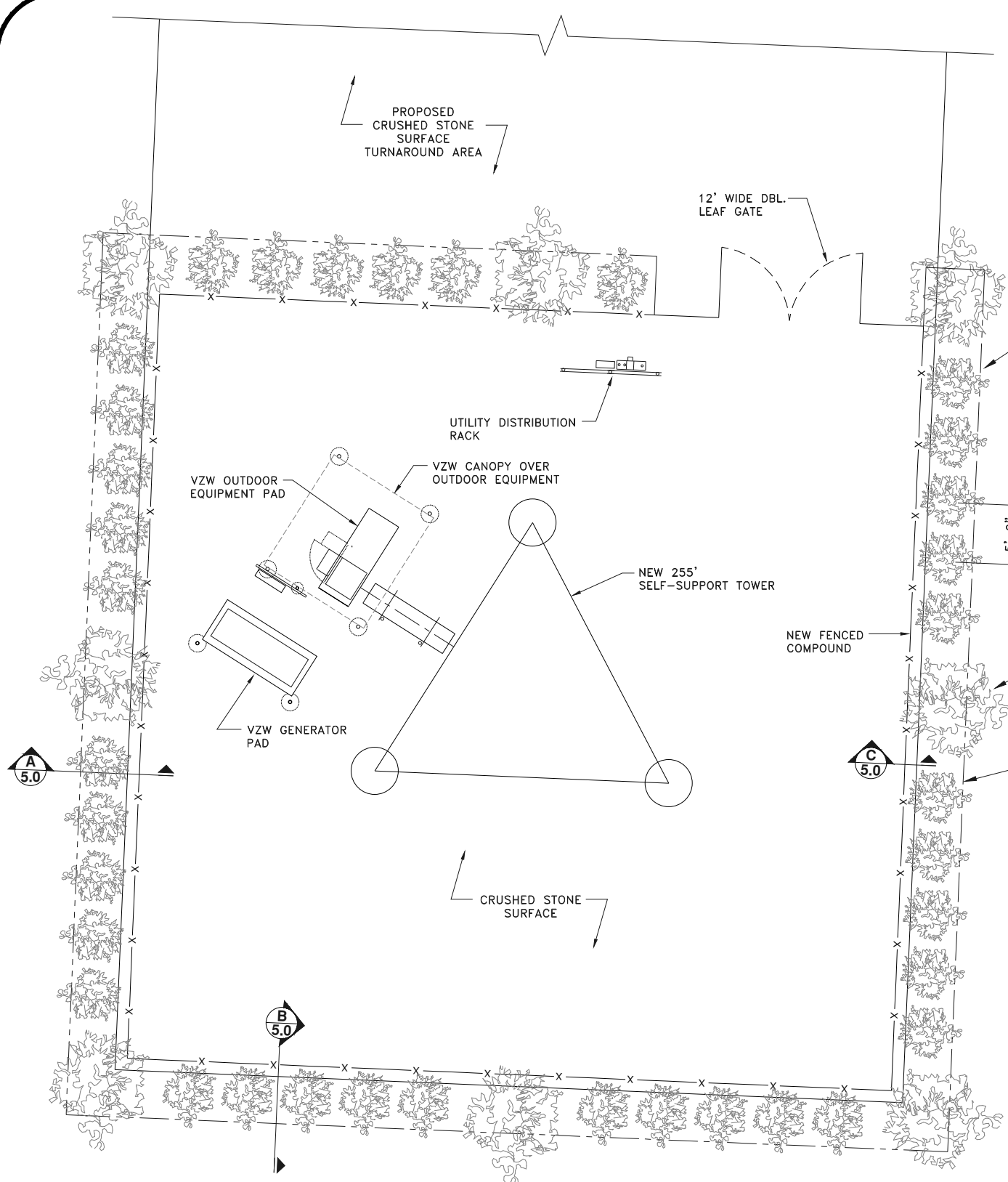
PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BY PROJECT CONSTRUCTION MANAGER. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE AS SPECIFIED.



B SHRUB PLANTING DETAIL
5.0 NOT TO SCALE



C STEEL EDGING DETAIL
5.0 NOT TO SCALE

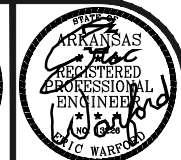


LANDSCAPING PLAN

SCALE: NTS

PLANT MATERIAL SCHEDULE:

ITEM	SIZE & DESCRIPTION
1. SHRUBS/EVERGREENS SHRUBS SHALL BE BOX WOOD (BUXUS SP.)	SIZE TO BE 30" INCHES TALL AFTER PLANTING. PLACED @ 60" ON CENTER BETWEEN TULIPTREES AND BE CAPABLE OF CREATING A CONTINUOUS HEDGE AND OBTAINING A HEIGHT OF 5 FEET. (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 2 INCHES (TOTAL OF 9 PLANTS REQUIRED. CONTRACTOR TO VERIFY QUANTITY).



HE
 ENGINEERING EXCELLENCE
 Heritage
 Engineering
 P.O. BOX 505
 Benton, Arkansas 72018
 (501) 939-2003
 FAX (501) 939-2016
 www.HeritageEngineering.net



HENRI DE TONTI - ARKANSAS
 NEW 255' SELF SUPPORT TOWER
 SINGLE FAMILY HOME SETBACK

HE JOB NO.:	2020-0271
FILE NAME:	
PLOT SCALE:	1:60
REV. 0:	10 SEPT 2020
REV. 1:	17 DEC 2020
REV. 2:	14 APR 2021
REV. 3:	18 JUN 2021

WARNING
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE
 1" THEN DRAWING HAS BEEN
 REDUCED AND IS NOT TO SCALE
 SCALE: 1/60
 DESIGNED BY: EAW
 DRAWN BY: HERITAGE
 CHECKED BY: EAW

SHEET No.
6.0

