



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

***PLANNING COMMISSION AGENDA***  
***August 27, 2018***

**A meeting of the Farmington Planning Commission will be held on  
Monday, August 27, 2018 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 23, 2018
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Telecommunication Permit:** Construct a 150 ft. monopole cell tower  
**Property owned by:** Church of Christ  
**Property Location:** 41 W. Main St.  
**Presented by:** Kayla Kramer

**Planning Commission Minutes**  
**July 23, 2018**

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Gerry Harris  
Robert Mann, Chair  
Judy Horne  
Howard Carter  
Matt Hutcherson  
Bobby Wilson

**ABSENT**

Jay Moore  
Toni Lindsey

**City Employees Present:** Melissa McCarville,  
City Business Manager; Rick Bramall, City  
Inspector; Steve Tennant, City Attorney

2. **Approval of Minutes:** June 25, 2018 Minutes were approved with corrections.

3. **Comments from Citizens:** No comments from citizens.

**4A. Discussion- Parking Ordinance:** Melissa opened with the comment that this ordinance needs to be put in place and that there are a lot of issues for consideration. A property owner has been notified that he needs to adhere to the ordinances. This was given to them four months ago by Steve Tennant. We need to put penalties in place as well as get Steve everything he needs to do this ordinance. Mayor Ernie Penn stated this is the perfect time and that it can be a consistent design standard for properties with Highway 62 frontage. If they don't adhere to the ordinance then a penalty shall be enforced. He wants a consistent parking layout. We need it written to where it holds the property owner accountable. They have a right to a variance. Out in the open materials, equipment and such needs to be enclosed and hid from plain sight. Robert Mann stated that we need to define the areas that need to be paved. The ordinance needs to be written as anything other than green space needs to be paved. Rick Bramall added that they also need to address side roads as well as ingresses and egresses. A worksheet with issues for consideration was given to the commission by Melissa. These are the questions as follows:

1. Will any businesses be grandfathered in? Everyone was in agreeance that no business was going to be exempt from this ordinance.
2. How long do existing businesses get to pave their parking? Robert Mann suggested giving the land owner two to three years to completely get the paving done. Bobby Wilson said we don't want to give them that long to complete it. We should do two years at most. We could split the time up to where at 12 months they have to have half done and then at the two year mark they have to have it completely done. Ernie stated that he was thinking one year to get it done. It was settled that they would do 1 year to complete the paving. They can receive a 6 month extension only if they have work done. They must come before the Planning Commission to be granted the extension.
3. If a new business goes into an existing location do we want the ordinance to go into effect immediately? Yes the paving ordinance will come into place as well as the schedule outlined in the ordinance. They also agreed anything that they park, drive or store on must be paved.
4. Do we consider offering the services of a contractor and potentially try to negotiate a price for a number of areas at once? Yes. Matt Hutcherson stated that this may bring more participation from the property owners if we can get a contractor that will do all of it and get a set price for all of these areas. Ernie concurred with this statement.

5. Do we invite the effected property owners, specifically, to a meeting to discuss the ordinance? Melissa suggested that we send a letter informing them that a new ordinance will be put into effect that will have an impact on their property. She said that the Commission could just invite them the to the Public Hearing regular meeting. Matt stated that he would like to have a meeting before the Public Hearing. Robert stated that could invite them to the work session to talk about it before hand. They could just open the floor like in the Public Hearing.
6. Should we tonight set a public hearing for the review for this ordinance for the August Planning Commission meeting? Public Hearing set for September and a work session for August to discuss with the property owners and discuss the ordinance further.
7. What areas specifically need to be paved and how do we decide how much area. Do we include all our door storage as an area needing to be paved?
8. Do we only ask that areas used as client/visitor parking be paved? Do areas used for employee parking need to be paved? Yes. They both need to be paved.
9. Does any area with gravel need to be hard surfaced regardless of the use? Yes. Ernie stated that it depends on the business if they need a social surface.
10. If outdoor storage is screened does it need to be paved? Yes. If needs anything changed must get a variance.
11. Are there any situations where unpaved parking would be considered? Robert stated that in special events this would be a case where unpaved parking would be considered.
12. What is the penalty if parking is not paved within the allotted time? There would be a couple of considered penalties which would be ticketing, attaching liens or putting a hold on taxes.
13. How is the penalty enforced? Steve said that he would have to look into the penalties as well as ways to enforce them.
14. Is this only on Main Street or does it cover any area with a business? The area that has Highway 62 frontage is the priority but all businesses are subject to the new ordinance.

**4B. Discussion- Design Standards for Commercial Buildings:** Judy Horne suggested that they take it home to read and then next meeting they would discuss it.

**5. Adjournment:** Having no further business, meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

**City of Farmington**  
**Application for a Telecommunications Permit**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Smith Communications Day Phone: 479-443-2222  
Address: 520 N College, Fayetteville Fax: 479-443-5766  
Representative: Kayla Kramer Day Phone: 918-851-9102  
Address: 520 N College, Fayetteville Fax: 479-443-5766  
Property Owner: Church of Christ of Farmington Day Phone: 479-267-3182  
Address: 41 W Main St, Farmington Fax: n/a

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

Fee: A non-refundable review fee of **\$2500** for co-location request and ~~\$5000~~ for a new tower is required at the time the application is accepted. ^ \$2000

Fee paid \$ \_\_\_\_\_ Date \_\_\_\_\_ Receipt # \_\_\_\_\_

Describe Proposed Property (Attach additional pages if necessary)

Property Description

Site Address -- 41 W MAIN ST  
Current Zoning -- R-O  
Property size (acres, square feet) -- 1.57 AC  
Attach legal description: SEE ATTACHMENT

Financial Interests

The following entities or people have a financial interest in this project:

Church of Christ of Farmington AR, Smith Communications

VERIZON

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Kayla Kramer Date 7/19/18  
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Kayla Kramer Date 7/19/18  
Owner/Agent Signature SECTION 12 of OPTION (PG.5)

State of Arkansas  
County of Washington

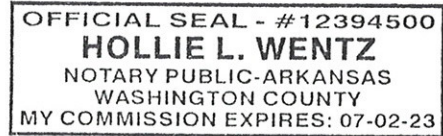
On this the 19<sup>th</sup> day of July, 2018, the undersigned notary, personally appeared KAYLA KRAMER known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Hollie L. Wentz

2 Notary Public

My Commission expires: 7/2/2023



## Telecommunications Permit Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. The applicant shall provide documentation that substantiates the need for the new wireless telecommunications facility or a material modification of an existing facility to provide service. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service sites and existing sites out of service that demonstrate a significant gap in coverage. If additional capacity is the objective, applicants shall include an analysis of current and projected usage. Such propagation studies (including all backup data and assumptions used) shall show signal propagation at the height of the proposed antenna(s) and at each increment of ten (10) feet lower, to require verification at each increment of the applicant's need for the proposed height.			N/A PER NEW ORDINANCE - HOWEVER COVERAGE MAPS ARE PROVIDED & A MAP OF EXISTING VERIZON FACILITIES.
5. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2 ".	X		
6. List of adjacent property owners and copy of notification letter sent.	X		* LETTER TO BE SENT ONCE
7. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	CONFIRMATION OF BEING ON
8. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	AGENDA FOR 2/27 PLANNING COMMISSION AGENDA
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, <del>architect</del> , engineer and <del>person preparing the plat</del> .	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*			N/A PER NEW ORDINANCE
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.			N/A PER NEW ORD
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			N/A PER ORD.
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		

9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			N/A PER NEW ORDINANCE
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A PER NEW ORDINANCE
13. A general vicinity map of the project at a scale of 1" = 2000'			N/A PER ORD.
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			N/A
17. Preliminary grading plan.			N/A NOT NEEDED
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.			N/A PER NEW ORDINANCE
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A NOT PROPOSED
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			

c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A NOT PROPOSED
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	X		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			N/A NOT PROPOSED
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			N/A NOT PROPOSED
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A NOT PROPOSED
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A NONE KNOWN
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A NONE KNOWN
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			N/A NONE KNOWN
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A NOT PROPOSED
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A NOT PROPOSED
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A NOT PROPOSED
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A NOT PROPOSED
10. Location, size, surfacing, landscaping and arrangement of	X		



parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.			N/A NOT PROPOSED
13. Finished floor elevation of existing and purposed structures.		X	
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.			N/A NOT PROPOSED
15. A description of commonly held areas, if applicable.			N/A NONE HELD
16. Draft of covenants, conditions and restrictions, if any.			N/A NONE <del>KNOWN</del>
17. Draft POA agreements, if any.			N/A NONE
18. A written description of requested variances and waivers from any city requirements.			N/A NONE REQUESTED
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.		X	
<b>Telecommunications Structure Specific Information</b>			
1. Location, size and height of all existing and proposed structures.	X		
2. The type, locations and dimensions of all proposed and existing landscaping, and fencing.	X		
3. The number and azimuth, size and center line height location of all proposed and existing antennas on the supporting structure.			N/A PER NEW ORDINANCE
4. The number and type of the antenna(s) proposed with a copy of the specification sheet.			N/A PER NEW ORDINANCE
5. The make, model, type and manufacturer of the tower and design plan stating the tower's capacity to accommodate multiple users.			N/A PER NEW ORDINANCE
6. A site plan describing the proposed tower and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, materials, color and lighting.	X		
7. The frequency, modulation and class of service of radio or other transmitting equipment.			N/A PER NEW ORDINANCE
8. The actual intended transmission power stated as the maximum effective radiated power in watts.			N/A PER NEW ORDINANCE
9. Verified documentation which proves that the wireless telecommunication facility with the proposed installation or modifications will be in full compliance with current RF emissions guidelines established by the FCC. If the new facility or proposed modifications are not categorically excluded (i.e., likely to cause exposure in excess of the FCC's			N/A PER NEW ORDINANCE

guidelines), a complete RF emissions study is required to provide verification.			
10. A copy of the FCC license applicable for the intended use of the wireless telecommunications facilities if the applicant is not licensed by the FCC.			N/A PER NEW ORDINANCE
11. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing tower site and if existing tower or water tank site, a copy of the installed foundation design.			N/A PER NEW ORDINANCE
12. A copy of the City of Farmington business license.			N/A PER NEW ORDINANCE

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

# RECEIPT

DATE 7-19-18No. **540388**RECEIVED FROM Smith Communications\$ 2000.00Two thousand & no/100 DOLLARS FOR RENT FOR Telecommunications permit

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	<u>0</u>

 CASH CHECK MONEY ORDER CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY B. Colemanckt 13398

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES



**SMITH COMMUNICATIONS, LLC**  
 520 N. COLLEGE  
 FAYETTEVILLE, AR 72701  
 479-443-2222

CHAMBERS BANK  
 81-700/829

13398

PAY TO THE ORDER OF

City of Farmington

7/19/2018

\$

\*\*2,000.00 DOLLARS

Two Thousand and 00/100\*\*\*\*\*

City of Farmington

MEMO

Farmington

Mark B. Smith

⑈013398⑈ ⑆082907008⑆ ⑈8161307⑈

City of Farmington, AR

07/19/2018 4:27PM 01  
 000000#4415 CLERK01

Development Fees  
 \$2000.00

ITEMS 10  
 CHECK \$2000.00

**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

July 19, 2018

City of Farmington  
354 W. Main St  
Farmington AR 72730

RE: Farmington East Cell Tower  
41 W. Main St  
Farmington AR

Dear Commissioners,

Smith Communications proposes to construct a 150' monopole cell tower located behind the Farmington Church of Christ at 41 W. Main St. The proposed tower will consist of a stealth flagpole design containing 5 separate canisters for internal, concealed antennas to accommodate multiple carriers. The current plan is for anchor tenant, Verizon Wireless, to occupy the top two canisters with the remaining canisters available for additional carriers or anchor tenant expansion.

The proposed tower will be painted in a neutral color and have a 110% setback from the nearest residence for a total of 165'. We have provided a separate survey sheet with the 165' radius drawn from the tower.

The proposed wireless facility shall be a legally permissible facility and shall be maintained in a safe manner, in compliance with all conditions of the wireless facilities permit, when issued, applicable building codes, all ordinances, and federal laws, rules and regulations. Additionally, the final set of plans submitted for review shall bear the signature and seal of a professional engineer licensed in the State of Arkansas.

*Meeting the City of Farmington's Statement of Goals and Intent*

Smith Communications is committed to meeting the requirements of the new Wireless Telecommunications Ordinance in the following manner:

- i. *Stealth or camouflaged facilities:* As shown in the accompanying site plan, our proposed tower is a 150' stealth flagpole design with 5 separate canisters that can contain interior antennas.

**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

ii. *Screening of tower base/accessories:* The site plan provides for screening as outlined in the ordinance of an 8' chain link fence with opaque vinyl slats.

iii. *Screening with vegetation:* The site plan provides for vegetation and landscaping in accordance with the ordinance including a mixture of evergreen and deciduous vegetation in varying heights.

iv. *Minimization of noise and light:* The proposed facility will not be a lighted facility, as noted on the included FAA Determination. Additionally, any generator installed is only to be used during emergency conditions at the facility and will comply with noise requirements.

v. *Requirement for multiple carriers:* Smith Communications is a tower owner who maintains long standing relationships with all wireless carriers. Although the proposed facility is designed to meet the needs of Verizon Wireless, Smith actively markets the additional tower space to the other carriers. The current design has 3 canisters available for additional carriers after the Verizon installation.

vi. *Appropriate environmental compliance:* Smith Communications has complied with all Federal environmental requirements and can provide a copy upon request to the City.

We look forward to working with you during the permitting process and helping Verizon to meet their intended goal to provide faster service closer to the people of Farmington.

A handwritten signature in blue ink that reads "Kayla Kramer". The signature is fluid and cursive.

Kayla Kramer  
Site Development Manager  
Smith Communications  
918-851-9102

Verizon Wireless  
Network Real Estate Department  
One Verizon Drive  
Mailstop: B4F06-N  
Little Rock, AR 72202



July 2, 2018

RE: Cell Tower located at 29 West Main Street, Farmington AR

Dear, City of Farmington

The purpose of this letter is to confirm in writing, That Smith Communications and Verizon Wireless are working together on this project and Verizon Wireless will be using the proposed facility to directly address the need to improve its service in and around the Farmington Area.

Sincerely,

Shannon Sweetin  
Real Estate Specialist  
South Central Region  
One Verizon Drive  
Little Rock, AT 72202

A handwritten signature in black ink that reads "Shannon Sweetin". The signature is written in a cursive style with a large, stylized initial 'S'.

## LEGAL DESCRIPTION

### RECORDED LEGAL DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Six (26), Township Sixteen (16) North, Range Thirty-One (31) West, Being more particularly described as follows: Beginning at a point that is S 0°10'24"W 950.4 feet and N 89°31'41"W 449.51 feet from the Northeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-Six (26) and running thence S 89°31'41"E 235.2 feet; thence S 0°10'24" W 291.72 feet to the Point of Beginning, containing 1.57 acres, more or less, in the City of Farmington, Washington County, Arkansas. Subject to any easement of Right-of-Ways of records.

### PROPERTY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing monument marking the Northeast Corner of the Northeast Quarter of the Northwest Quarter. Thence along the East line of said Forty, South 02 degrees 10 minutes 02 seconds West, 860.79 feet. Thence leaving said East line, North 87 degrees 44 minutes 31 seconds West, 527.14 feet to a set rebar with cap and the Point of Beginning. Thence North 87 degrees 44 minutes 31 seconds West, 50.00 feet to a set rebar with cap. Thence North 02 degrees 15 minutes 29 seconds East, 50.00 feet to a set rebar with cap. Thence South 87 degrees 44 minutes 31 seconds East, 50.00 feet to a set rebar with cap. Thence South 02 degrees 15 minutes 29 seconds West, 50.00 feet to the Point of Beginning containing 0.06 of an acre and subject to any Easements of Record.

### Lessee's Right of Way

A 30.00 foot Access Easement for Ingress and Egress in part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas being 15.00 feet each side of a centerline being more particularly described as follows:

Commencing at a set rebar with cap marking the Southeast Corner of the above-described tract. Thence South 87 degrees 44 minutes 31 seconds East, 15.00 feet to the Point of Beginning. Thence North 02 degrees 15 minutes 29 seconds East, 536.49 feet to the centerline of West Main Street and the Point of Termination.

### Underground Utility Easement

A 15.00 foot Underground Utility Easement in part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas being 7.50 feet each side of a centerline being more particularly described as follows:

Commencing at a set rebar with cap marking the Northeast Corner of the above-described tract. Thence South 02 degrees 15 minutes 29 seconds West, 7.50 feet to the Point of Beginning. Thence North 89 degrees 15 minutes 51 seconds East, 76.43 feet. Thence North 00 degrees 55 minutes 48 seconds East, 445.28 feet to the Point of Termination.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Smith Communications

Date: August 7, 2018

Project Name: Cell Tower

Engineer/Architect: Michael T. De Boer

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Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

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Representing: City of Farmington Name: Melissa McCarville

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday , August 14<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Smith Communications  
Project Name: Farmington East 150' Stealth Monopole Cell Tower  
Engineer/Architect: Michael T. De Boer

Date: August 7, 2018

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Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
3. All paving outside of the cell tower compound must be paved with a dust free surface (asphalt or concrete) or a variance must be submitted.



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Smith Communications

Date: 8-17-18

Project Name: Farmington East 150' Stealth Monopole Cell Tower

Engineer/Architect: Michael T. De Boer

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Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

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Representing: City of Farmington, AR Name: Judy Horne, Planning Commission

*Judy Horne*

**Regarding Landscaping Requirements:**

**1.** Since location is in such a public location, screening is of utmost importance. Cell Tower Ordinance states that **The screened area should include a mixture of evergreen and deciduous vegetation types of varying heights. (Review and Construction Requirements for new Communication Towers if Conditional Use Permit is Granted, (3) Vegetative Screening Recommendations, (b.)**

**2.** As indicated in (3) Vegetative Screening Recommendations, section (e.) please show on landscape plan the varieties of trees, understory trees, and shrubs that will be planted to provide proper year-round screening and their exact placement. Include a legend for these items

**3.** Page GN2 3.5 PROTECTION indicates trees should be staked. Horticulture authorities recommend that trees (if staked at all) be staked for only ONE growing season so the plant can develop a strong trunk and root system.

**4.** Page A3 General Planting Notes 8. and 9. mention a one-year period of maintenance of planted vegetation. The City of Farmington Landscaping Ordinance requires a two-year period of care, maintenance, and replacement of dead vegetation. Please refer to the **attached** portion of the Landscaping Ordinance:

**ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS**

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Received By: \_\_\_\_\_

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ATTACHMENT

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT- page 2**

Applicant: Smith Communications

Date: 8-17-18

Project Name: Farmington East 150' Stealth Monopole Cell Tower

Engineer/Architect: Michael T. De Boer

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**ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS**

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

- A. Performance Bond Requirement.** At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.  
(b) Replacement costs: \$500/ 1,000 square feet.

- B. Installation.** All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- C. Delays in planting.** When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.
- D. Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements that City and developer have agreed to.
- E. Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Smith Communications

Date: 8-7-18

Project Name: Farmington East 150' Stealth Monopole Cell Tower

Engineer/Architect: Michael T. De Boer

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

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Representing: PGTEL CO Name: SHANE BELL  
479-841-0980

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NO COMMENT.

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Received By: \_\_\_\_\_

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## OPTION AND GROUND LEASE AGREEMENT

Smith Communications, LLC  
Tower and Wireless Communications Facility

Located at:

W. Main Street  
Farmington  
Washington County  
AR

Between

SMITH COMMUNICATIONS, LLC

And

Church of Christ of Farmington, Arkansas

## OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (the "Agreement") is entered into on the \_\_\_\_ day of \_\_\_\_\_, 2017 and is effective the \_\_\_\_ day of \_\_\_\_\_, 2017, by and between, **Church of Christ of Farmington, Arkansas**, existing under the laws of the State of Arkansas (hereinafter referred to as "Lessor" or "Grantor"), and **SMITH COMMUNICATIONS, LLC**, a limited liability company organized and existing under the laws of the State of Arkansas (hereinafter referred to as "Lessee" or "Optionee"), wherein the following mutual covenants and understandings are made and entered into upon the following terms and conditions:

### WITNESSETH:

#### SECTION ONE GRANT OF OPTION

For the consideration set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor hereby grants to Optionee and its successors and assigns an exclusive and irrevocable Option to Lease ("Option") a certain portion or portions of the Parent Parcel #s 760-01563-001, 760-01543-000 and 760-01547-000 (the "Property") located at 41 W. Main Street, Farmington, Washington County, Arkansas, being more particularly described as A Part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 26, Township 16 North, Range 31, West, Benton County Arkansas, and as described in Exhibit "A", together with easements for ingress, egress and utilities (hereinafter referred to as the "Leased Premises") for the duration of this Agreement.

The Leased Premises also includes a right for ingress and egress, seven days per week, twenty-four hours per day, on foot or motor vehicle, including trucks, along a thirty foot wide right-of-way extending from the nearest public right-of-way, together with the right to install, replace and maintain utility wires, poles, cables, conduits and pipes. The Leased Premises is generally depicted in the attached Exhibit "B".

Upon execution of this Lease, Lessor grants to Lessee the right to survey the Leased Premises, with such a survey replacing Exhibit "B" and being incorporated into this Lease as Exhibit "C". Exhibit "C" shall control in the event of discrepancies between Exhibit "B" and Exhibit "C".

In the event any public utility is unable or unwilling to use the described right-of-way, Lessor hereby agrees to grant an additional right-of-way either to Lessee or directly to the public utility at no cost and in a location acceptable to either Lessee or the public utility.

This Option shall be executed contemporaneous with a Ground Lease Agreement ("Lease"), which is fully incorporated into the Option by reference.



**SECTION TWO  
TERM**

The initial term of this option shall be for six (6) months, commencing at 12:01 a.m. on the \_\_\_ day of \_\_\_\_\_, 2017, and ending at 12:01 a.m. on the \_\_\_ day of \_\_\_\_\_ 2017, (the "Option Initial Term").

**SECTION THREE  
CONSIDERATION FOR OPTION**

Consideration for the Initial Term of the Option granted hereunder shall be [REDACTED] ("Option Consideration").

**SECTION FOUR  
EXTENSION OF OPTION**

This Option can be extended at the discretion of Optionee for one (1) additional period of twelve (12) months each ("Option Renewal Term(s)") by Optionee delivering notice to Grantor of its intent to exercise the Option as set forth hereinafter and by Optionee tendering payment to Grantor the additional sum consideration of [REDACTED] ("Option Extension Consideration") prior to the expiration of the Option Initial Term.

**SECTION FIVE  
EXERCISE OF OPTION**

This Option shall be exercised by Optionee delivering to Grantor the written notice of such exercise on or before the expiration of the Option Initial Term, or any extension or extensions thereof, or by Optionee mailing such written notice of exercise by certified mail to Grantor at least two (2) days before the expiration date, or any extension thereof; and such notice, if so mailed, shall be deemed valid and effective whether or not it actually is delivered to Grantor prior to the expiration date, or any extension thereof.

On the date of the exercise of the Option by the Optionee, the Lease shall be deemed to be effective and the terms, obligations and conditions of the parties therewith shall be in full force and operation.

In the event that litigation should result in a delay in construction of the tower and wireless communications facility ("Facility"), the provisions of this Lease and Agreement, including the obligation to pay Rent, shall remain in full force and effect with the exception that Lessor will agree to suspend or other toll any terms or expirations in the Lease or the Agreement which would be affected by delays related to any such litigation, including but not limited to delays caused by the pending litigation, including but not limited to injunctions, stays or orders issued by a court of jurisdiction.

**SECTION SIX  
EXPIRATION DATE**

Unless extended pursuant to Section Four of this Agreement, this Option shall expire at 6:00 p.m., Central Standard Time, on \_\_\_\_\_, 2017, or upon Optionee's notice of non-renewal as provided for in that certain Lease executed contemporaneously herewith by Optionee as Lessee and Grantor as Lessor, or at such time as Optionee delivers possession of the Leased Premises to Grantor, whichever occurs first.

**SECTION SEVEN  
FAILURE TO EXERCISE OPTION**

If Optionee does not exercise this Option as herein provided, all sums paid by Optionee hereunder shall be retained by the Grantor free of all claims of Optionee, and neither party shall have any further rights or claims against the other.

**SECTION EIGHT  
REPRESENTATIONS AND WARRANTIES OF GRANTOR**

As an inducement for Optionee to enter into and be bound by the terms of this Option, Grantor represents and warrants to Optionee and that:

(a) Grantor has good and marketable title to the Premises free and clear of all liens and encumbrances other than those liens and encumbrances shown on Exhibit "C" attached hereto. Optionee may, at Optionee's sole cost and expense, procure an abstract of title or a commitment to issue a policy of title insurance on the Premises. In the event that Optionee objects to any defect or cloud on title to the Premises, Optionee may declare this Option to be void and of no further force or effect whereupon this Option shall become null and void and there shall be no further liability of Optionee to Grantor;

(b) Grantor has the authority to enter into and be bound by the terms of this Option;

(c) There are no pending or threatened administrative actions including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Grantor or which may otherwise affect the Premises;

(d) The Leased Premises are not presently subject to an option, lease or other contract which may adversely affect Grantor's ability to fulfill its obligations under this Option, and Grantor covenants that it shall not grant an option or enter into any contract which will affect the Property or the Leased Premises, or Optionee's rights related thereto, until this Option expires or is terminated by Optionee.

These representations and warranties of Grantor shall survive the exercise of the Option and the termination or expiration of any term of this Agreement.

#### **SECTION NINE COSTS**

Any ad valorem taxes or other special assessments attributable to the Premises during the Initial Term and to the Option Renewal Term shall be paid by Grantor.

#### **SECTION TEN SURVEY**

Grantor agrees and acknowledges that Optionee may, at Optionee sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and that the legal description of the Premises as shown on the survey shall thereafter become the legal description of the Premises.

#### **SECTION ELEVEN INSPECTIONS AND SOIL INVESTIGATIONS**

Grantor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Property and the Leased Premises at any time after the date of this Option, to perform or cause to be performed test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises. Grantor shall provide Optionee with any necessary keys or access codes to the Property or Leased Premises if needed for ingress and egress, and Optionee shall not unreasonably interfere with Grantor's use of the Premises in conducting these activities.

#### **SECTION TWELVE FURTHER ASSURANCES**

Grantor shall fully cooperate with Optionee in executing any and all documents reasonably necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and shall take such action as Optionee may reasonably require affecting the intent of this Option. Grantor hereby irrevocably appoints Optionee or Optionee's agent as Grantor's Power of Attorney and agent to file applications on behalf of Grantor with federal, state and local governmental relating to Optionee's intended use of the Leased Premises, including but not limited to land use and zoning applications.

IN WITNESS WHEREOF, Lessor and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Lease as of the day and year first written above.

LESSOR: Church of Christ of Farmington, Arkansas

By: Robert W. Bee for 11/05/17  
Mark Cunningham 10-05-17  
Steven A. White 10-05-17  
Mac C. Boly 11-05-17

LESSOR:

LESEE: SMITH COMMUNICATIONS, LLC

By: Michael B. Smith  
Michael B. Smith

Title: President

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(SPACE ABOVE LINE FOR CLERK'S USE ONLY)

This Instrument Was Prepared By  
and When Recorded Mail to:  
Baker Donelson, Bearman, Caldwell & Berkowitz, PC  
1501 Main Street, Suite 600  
Columbia, South Carolina 29201

**MEMORANDUM OF TOWER LEASE**

This Memorandum of Tower Lease ("Memorandum"), is made this 30 day of April, 2018, by and between **Smith Communications, LLC**, with a principal office of 520 N. College Avenue, Fayetteville, Arkansas 72701 (the "**Lessor**"), and **Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("**Lessee**").

**RECITALS:**

**WHEREAS**, Lessor leases to the Lessee a portion of that certain space on Lessor's tower located at 41 West Main Street, Farmington, Washington County, Arkansas, which is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the entirety of Lessor's property is referred to hereinafter as the "**Property**"); and

**WHEREAS**, the Premises (as defined below) are a portion of the Property; and

**WHEREAS**, Lessee leases the Premises from Lessor pursuant to the Tower Lease Agreement of even date herewith (the "**Lease**"); and

LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

**WHEREAS**, Lessor and Lessee desire to file this Memorandum of record in the official records of Washington County, Arkansas, in order to provide record notice to third parties of Lessee's leasehold estate in the Premises;

**NOW, THEREFORE**, for and in consideration of the Premises, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are expressly acknowledged by the parties, Lessor and Lessee agree and acknowledge for themselves and their respective successors and assigns, as follows:

1. Lessor leases to the LESSEE a portion of that certain space ("the **Tower Space**") on the LESSOR's tower, hereinafter referred to as the "**Tower**", located at 41 West Main Street, Farmington, Washington County, Arkansas, as shown on the Tax Map of the County of Washington, Arkansas as Parcel Numbers 760-01563-001, 760-01543-000, and 760-01547-000 (the entirety of LESSOR's property is referred to hereinafter as the "**Property**"), together with a 15' x 25' parcel of land (the "**Land Space**") sufficient for the installation of LESSEE's equipment; together with non-exclusive easements for LESSEE's, ice bridge, ground ring, and stoop(s); together with the non-exclusive right ("**the Right of Way**") for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a right-of-way extending from the nearest public right-of-way, West Main Street, to the Land Space; and together with any further rights of way (the "**Further Rights of Way**") over and through the Property and between the Land Space and the Tower Space for the installation and maintenance of utility wires, poles, cables, conduits, and pipes. The Tower Space, Land Space, Right of Way and Further Rights of Way, if any, are substantially depicted in **Exhibit A**, attached hereto and incorporated herein by reference.

2. The term of the Lease is Five (5) years commencing on the Commencement Date as defined in the Lease. Lessee may extend the term of the Lease for Four (4) renewal terms of Five (5) years each, upon the terms and conditions set forth in the Lease. The Commencement Date is based upon the date LESSEE commences installation of the equipment on the Premises.

3. The Lease is binding upon Lessor and Lessee, and their respective successors and assigns.

4. Lessee has the right of first refusal to obtain a communications easement under the Premises during the initial term and all renewal terms of the Lease.


5. This Memorandum contains only selected provisions of the Lease and reference is made to the full text of the Lease for all of the applicable terms and conditions. This Memorandum does not, in any way, amend or supersede the terms and conditions of the Lease.

LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

IN WITNESS WHEREOF, the Lessor and Lessee have executed this Memorandum the day and year first above written.

LESSOR:

Smith Communications, LLC

By:  \_\_\_\_\_

Name: Michael B. Smith

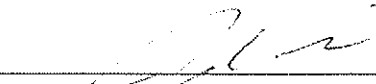
Title: Managing Member

Date: 4/02/18

LESSEE:

Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless

By: Cellco Partnership, its General Partner

By:  \_\_\_\_\_

Name: Jason Leiker

Title: Director-Network Field Engineering

Date: 4-30-18

LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

STATE OF Arkansas )

COUNTY OF Washington )

Before me, the undersigned Notary Public, personally appeared **Michael B. Smith**, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), who acknowledged himself to be the Managing Member of Smith Communications, LLC, and affirmed that, being duly authorized, he executed the foregoing instrument on behalf of Smith Communications, LLC for the purposes therein contained.

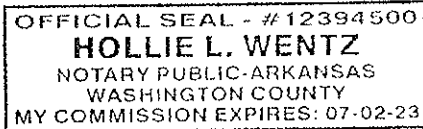
Witness my hand and seal this 2<sup>nd</sup> day of March April, 2018.

Hollie L. Wentz

NOTARY PUBLIC

My Commission Expires:

7/2/2023



LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

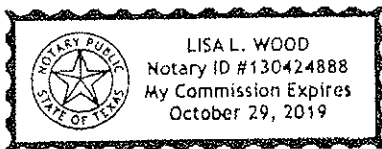


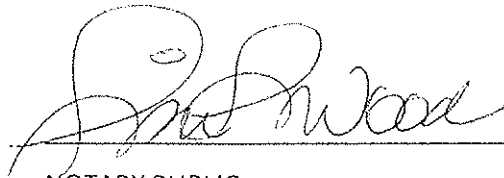
STATE OF TEXAS )

COUNTY OF HARRIS )

Before me, the undersigned Notary Public, personally appeared Jason Leiker, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), who acknowledged himself to be the Director-Network Field Engineering of Cellco Partnership, the General Partner of Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, and affirmed that, being duly authorized, he executed the foregoing instrument on behalf of Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless for the purposes therein contained.

Witness my hand and seal this 30 day of April, 2018.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

10/29/19

LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

Exhibit A

Description of the Property and Premises

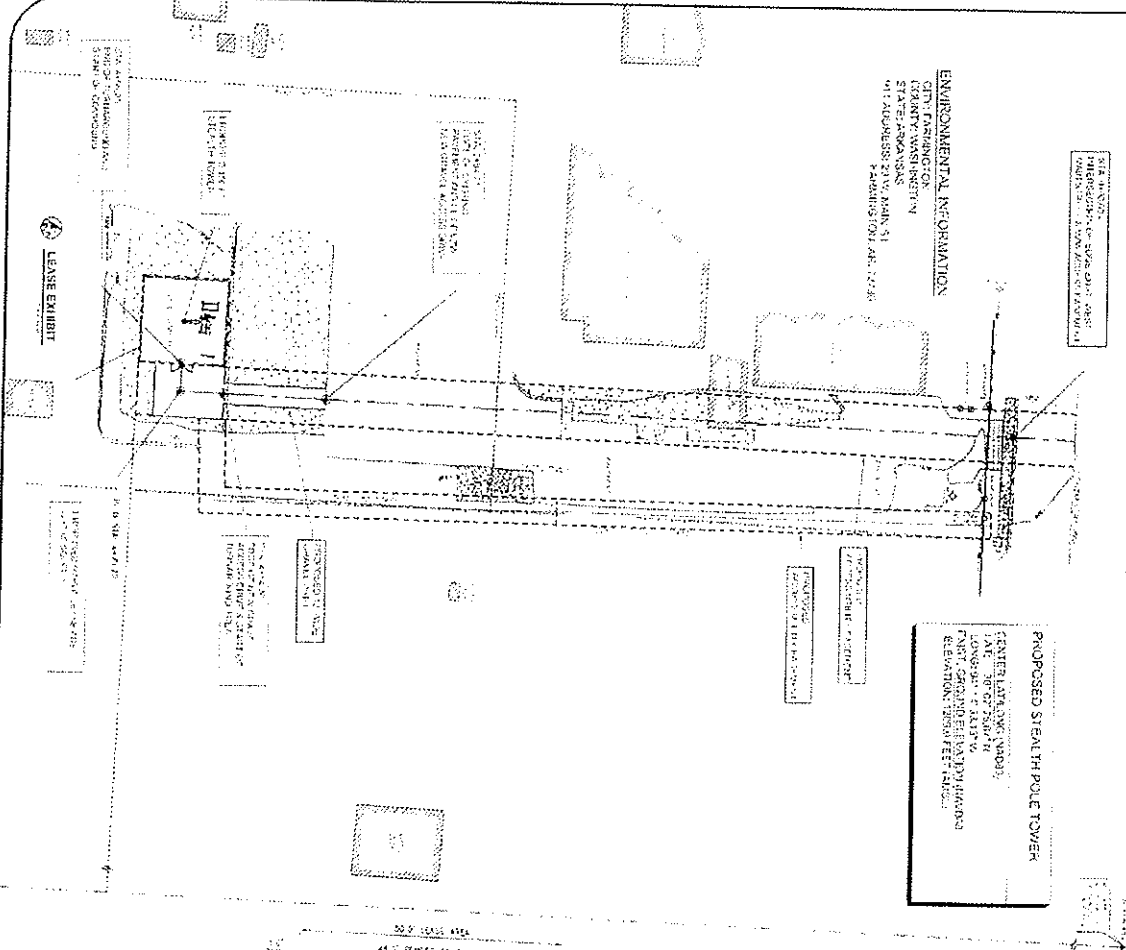
See Attached

LESSEE SITE NAME: Farmington East AR  
LESSEE SITE NUMBER: 291488

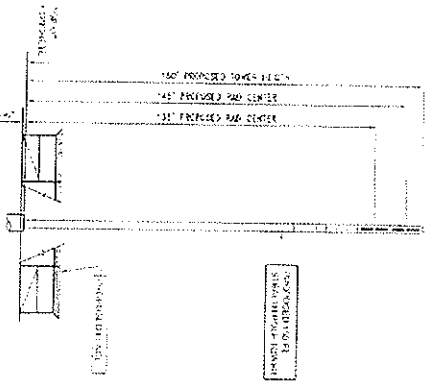
SEE WORKSHEET  
 FARMINGTON EAST - ARKANSAS  
 PROPOSED 150' STEALTH POLE TOWER

**ENVIRONMENTAL INFORMATION**  
 CITY: FARMINGTON  
 COUNTY: WASHINGTON  
 STATE: ARKANSAS  
 011 ADDRESS: 201 W. MAIN ST  
 FARMINGTON, AR 72430

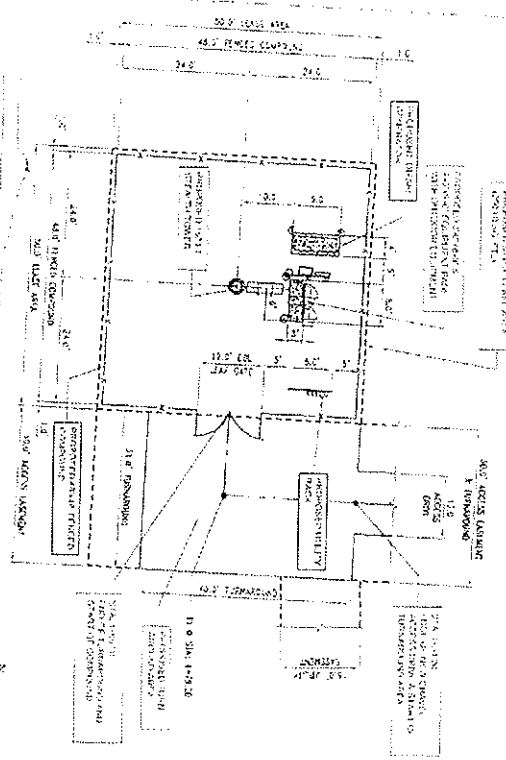
**PROPOSED STEALTH POLE TOWER**  
 CENTER POINT (X, Y, Z)  
 100.000000 100.000000 100.000000  
 100.000000 100.000000 100.000000  
 100.000000 100.000000 100.000000  
 ELEVATION: 1000 FEET (APPROX.)



**STEALTH POLE TOWER ELEVATION**



**ENLARGED LEASE EXHIBIT**

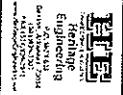


**LEGEND**

- 1. PROPOSED STEALTH POLE TOWER
- 2. EXISTING STEALTH POLE TOWER
- 3. EXISTING UTILITY LINES
- 4. EXISTING STRUCTURES
- 5. EXISTING DRIVEWAYS
- 6. EXISTING FENCES
- 7. EXISTING CURBS
- 8. EXISTING SIDEWALKS
- 9. EXISTING PAVEMENT
- 10. EXISTING GRASS
- 11. EXISTING TREES
- 12. EXISTING BUSHES
- 13. EXISTING ROCKS
- 14. EXISTING SAND
- 15. EXISTING SOIL
- 16. EXISTING WATER
- 17. EXISTING AIR
- 18. EXISTING LIGHT
- 19. EXISTING SOUND
- 20. EXISTING VIBRATION

**FARMINGTON EAST - ARKANSAS  
 PROPOSED 150' STEALTH POLE TOWER**

LEASE EXHIBIT



L1





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-ASW-2760-OE

Issued Date: 04/18/2018

Michael B. Smith  
Smith Communications, LLC.  
520 N. College Ave.  
Fayetteville, AR 72701

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Flagpole Farmington  
Location: Farmington, AR  
Latitude: 36-02-25.67N NAD 83  
Longitude: 94-14-33.13W  
Heights: 1209 feet site elevation (SE)  
150 feet above ground level (AGL)  
1359 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 10/18/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5932, or [joan.tengowski@faa.gov](mailto:joan.tengowski@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ASW-2760-OE.

**Signature Control No: 358364775-362945031**

( DNE )

Joan Tengowski  
Technician

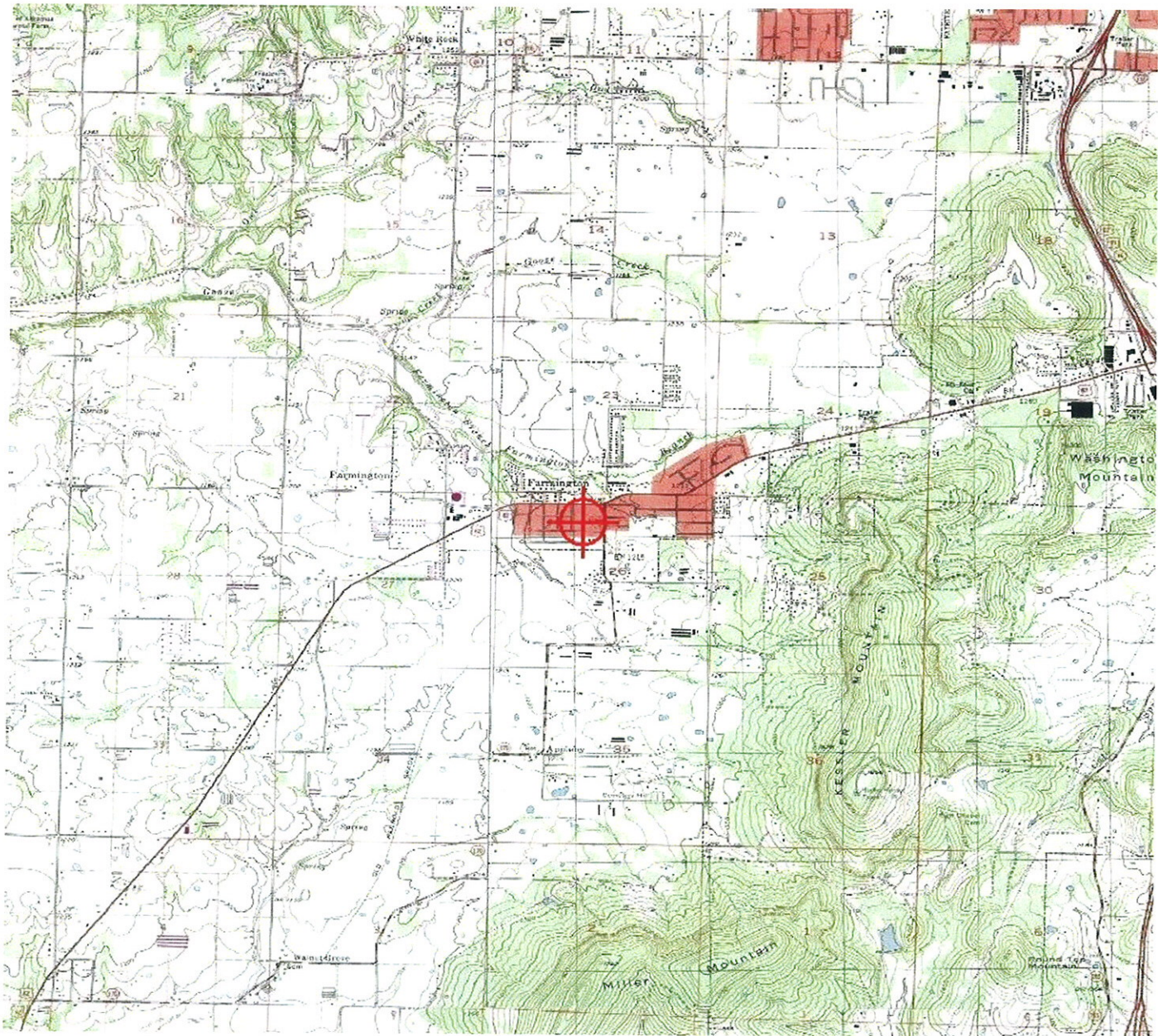
Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

Frequency Data for ASN 2018-ASW-2760-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-ASW-2760-OE





**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

July 30, 2018

Dear Adjacent Property Owner,

This notice is being sent in accordance with City Ordinance 2018-05. Your property has been identified as being adjacent to a proposed wireless telecommunications facility project. The application package was submitted to the Planning Department on July 19, 2018.

Identification of Property:

Parcel Number: 760-01563-001  
Property Address: 29 W Main St

Intent and purpose of the proposed development to be submitted:

Smith Communications proposes to construct a 150' stealth designed monopole for the purpose of providing enhanced wireless communications in the City of Farmington. Verizon Wireless will be the initial tenant.

Applicant Information:

Applicant Name: Smith Communications  
Project Name: Farmington East  
Applicant Address: 520 N College Ave, Fayetteville AR 72701  
Applicant Phone/Email: 479-443-2222 / [kk@smithradio.com](mailto:kk@smithradio.com)  
Applicant's Agent: Kayla Kramer  
Property Owner: Church of Christ of Farmington Arkansas  
Address: 41 W Main St, Farmington AR 72730

This is a notification and does not require a response. All applications are public information once submitted and may be reviewed at the Department of Planning during regular business hours.

Kayla Kramer  
Site Development Manager  
Smith Communications  
918-851-9102

# List of adjacent property owners

FARMINGTON BAPTIST CHURCH PO Box 847 Farmington AR 72730-0847 Parcel IDs: 760-01546-000, 760-01544-000, 760-01559-000, 760-01564-000, 760-01586-000
HENRY CHARLES WATKINS 80 S CHURCH ST Farmington AR 72730-2901 Parcel ID 760-01580-000
GEORGE JR & BERTHALENE MOORE PO BOX 294 FARMINGTON AR 72730-0294 Parcel ID 760-01581-000
LAUREN M RAMIREZ 92 S CHURCH ST FARMINGTON AR 72730 Parcel ID 760-01579-000
LLOYD M BAVLEY 56 W OLD DEPOT RD FARMINGTON AR 72730 Parcel ID 760-01557-000
RICHARD MCMULLEN PO BOX 725 CLEARLAKE CA 95422 Parcel ID 760-01557-001
ASHLEY N COSTON 40 W OLD DEPOT RD FARMINGTON AR 72730 Parcel ID 760-01568-000
JEAN SWIFT TRUST P O BOX 152 FARMINGTON AR 72730 Parcel ID 760-01563-000
CHICK PROPERTIES LLC P O BOX 258 FARMINGTON AR 72730 Parcel ID 760-01584-000



**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

August 20, 2018

City of Farmington  
354 W. Main St  
Farmington AR 72730

RE: Farmington East Cell Tower  
41 W. Main St  
Farmington AR

Planning Staff:

Enclosed is a receipt from the Arkansas Democrat-Gazette with a copy of the ad included that was placed in the Public Notice section and ran in the newspaper from 13-19 August.

Also enclosed is the receipt to show proof of mailing of nine certified letters to the property owners surrounding parcel 760-01563-001. An updated copy is included in this package. Of the nine letters sent, only four return receipts were received as of today, also enclosed. To supplement the information, we are including a printout of the tracking results from the USPS Tracking website. This list shows a total of five letters were delivered/picked up by recipient.

Please let me know if I need to provide any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Kayla Kramer". The signature is written in a cursive, flowing style.

Kayla Kramer  
Site Development Manager  
Smith Communications  
918-851-9102

08/09/18

Receipt

Arkansas Democrat-Gazette

1:36 PM

Arkansas Democrat-Gazette

Account 5246194

Name SMITH COMMUNICATIO

Credit Card

Phone 479-443-2222

Type American Express

Address 520 N COLLEGE

Num

Auth 168466

Expire: /

City FAYETTEVILLE

State AR

Zip 72702

Country Code US

Start 08/13/18	Paytype	CC	Issues 7
Stop 08/19/18	Rate Code	NL4	Class 1230
Copy ApublichearingwillbeheldbeforetheCityoff			

Amount 400.76

Rep 285

Tax 0.00

Ad # 74636194

Ad shown is not actual print size

Amount Paid 400.76

Paytype Credit Card

149 Words

Payment Due 0.00

Balance 0

Ad Size 1

cols x3.08 inches

Receipt No C38565

Received by \_\_\_\_\_

Date \_\_\_\_\_

Customer Receipt

08/09/18

Arkansas Democrat-Gazette

1:36 PM

Arkansas Democrat-Gazette

Account 5246194

Name SMITH COMMUNICATIO

Credit Card

Phone 479-443-2222

Type American Express

Address 520 N COLLEGE

Num

Auth 168466

Expire: /

City FAYETTEVILLE

State AR

Zip 72702

Country Code US

Start 08/13/18	Paytype	CC	Issues 7
Stop 08/19/18	Rate Code	NL4	Class 1230
Copy ApublichearingwillbeheldbeforetheCityoff			

Amount 400.76

Rep 285

Tax 0.00

Ad # 74636194

Ad shown is not actual print size

Amount Paid 400.76

Paytype Credit Card

149 Words

Payment Due 0.00

Balance 0

Ad Size 1

cols x3.08 inches

Receipt No C38565

Received by \_\_\_\_\_

Date \_\_\_\_\_

A public hearing will be held before the City of Farmington Planning Department for a Conditional Use Permit.

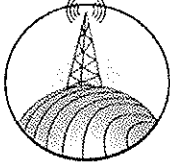
The applicant, SMITH COMMUNICATIONS, has requested a conditional use permit in accordance with City Ordinance 2018 05 to allow for a Wireless Communications Facility on property described as or located at 23 W. Main St., Farmington, AR 72730. The public hearing will be held at the Farmington City Hall located at 354 W. Main Street, Farmington, AR 72730 at 6:00 p.m. on the 27th day of August 2018. If you have any questions or comments concerning this application, please forward your comments in writing to City of Farmington, Planning, 354 W. Main Street, Farmington, AR 72730 or call (479) 297-3265.

Parcel Number: 760-01562-001

PROPERTY DESCRIPTION: Part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 16 North Range 31 West, Washington County, Arkansas.

746436194 Aug 13 - 9/19, 2018

**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

August 9, 2018

Dear Adjacent Property Owner,

This notice is being sent in accordance with City Ordinance 2018-05. Your property has been identified as being adjacent to a proposed wireless telecommunications facility project. The application package was submitted to the Planning Department on July 19, 2018. There will be a public hearing on August 27, 2018 at 6:00 p.m. at 354 W. Main, Farmington, AR 72730.

Identification of Property:

Parcel Number: 760-01563-001

Property Address: 29 W Main St

Intent and purpose of the proposed development submitted:

Smith Communications proposes to construct a 150' stealth designed monopole for the purpose of providing enhanced wireless communications in the City of Farmington. Verizon Wireless will be the initial tenant.

Applicant Information:

Applicant Name: Smith Communications

Project Name: Farmington East

Applicant Address: 520 N College Ave, Fayetteville AR 72701

Applicant Phone/Email: 479-443-2222 / [kk@smithradio.com](mailto:kk@smithradio.com)

Applicant's Agent: Kayla Kramer

Property Owner: Church of Christ of Farmington Arkansas

Address: 41 W Main St, Farmington AR 72730

This is a notification and does not require a response. All applications are public information once submitted and may be reviewed at the Department of Planning during regular business hours.

Kayla Kramer  
Site Development Manager  
Smith Communications  
918-851-9102

SAKS SP6825  
 114 W 280 ST  
 SAKS SP6825  
 OR  
 74003-9998  
 5972720211  
 08/09/2018 10:00:27:0177 10:47 PM  
 Product Date Price  
 Description Qty Price  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.40 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858158)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940232107166805128)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.40 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858172)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494851)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.40 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858165)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494844)

First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.40 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858158)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494820)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.40 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858141)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494837)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (CLEAR LAKE, CA 95422)  
 (Weight: 0 Lb 0.30 Oz)  
 (Estimated Delivery Date)  
 (Monday 09/13/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858134)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494813)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.30 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858127)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494806)

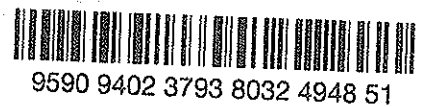
First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.30 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858153)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940232107166805135)  
 First-Class 1 \$0.50  
 Mail  
 Letter  
 (Domestic)  
 (FARMINGTON, AR 72730)  
 (Weight: 0 Lb 0.30 Oz)  
 (Estimated Delivery Date)  
 (Saturday 08/11/2018)  
 Certified 1 \$3.45  
 (USPS Certified Mail #)  
 (7018036000178858110)  
 Return 1 \$2.75  
 Receipt  
 (USPS Return Receipt #)  
 (9590940237938032494790)  
 Total \$60.50  
 Credit Card Result \$60.50  
 (Card Name: VISA)  
 (Account #: XXXXXXXXXXXX7467)  
 (Approval #: 003000)  
 (Transaction #: B26)  
 (Entry Mode: Chip)  
 (ADD: A0000000031010)  
 (Application Label: Visa Credit)  
 (PIN: PIN Not Required)  
 (Cryptogram: 4E96C45DA2A1B3CB)  
 (ARC: 00)  
 (CVR: 5E0360)  
 (IAD: 06210A03E02002)  
 (TSI: F800)  
 (TVR: 008000800)  
 Text your tracking number to 28777  
 (USPS) to get the latest status

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HENRY WATKINS  
80 S CHURCH ST  
FARMINGTON AR 72730



2. Article Number (Transfer from service label)

7018 0360 0001 7885 8172

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Vicky Watkins*  Agent  
 Addressee

B. Received by (Printed Name) *Vicky Watkins* C. Date of Delivery *8-13-18*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery (0)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAUREN RAMIREZ  
92 S CHURCH ST  
FARMINGTON AR 72730



2. Article Number (Transfer from service label)

7018 0360 0001 7885 8158

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Lauren Ramirez*  Agent  
 Addressee

B. Received by (Printed Name) *Lauren Ramirez* C. Date of Delivery *8/13/18*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery (0)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LLOYD M BAYLEY  
56 WOLD DEPOT RD  
FARMINGTON AR 72730



9590 9402 3793 8032 4948 37

2. Article Number (Transfer from service label)

7018 0360 0001 7885 8141

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Lloyd Bayley*

Agent

B. Received by (Printed Name)

Lloyd Bayley

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

1 Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FARMINGTON BAPTIST CHURCH  
PO BOX 847  
FARMINGTON AR 72730



9590 9402 3210 7166 6051 28

2. Article Number (Transfer from service label)

7018 0360 0001 7885 8189

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Preston Beeks*

Agent

Addressee

B. Received by (Printed Name)

Preston Beeks

C. Date of Delivery

8-14-18

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

1 Mail Restricted Delivery (500)

Domestic Return Receipt



Track Another Package +


Tracking Number: 70180360000178858189

Remove X

Expected Delivery on

**TUESDAY**

**14** AUGUST 2018 by **8:00pm**

 **Delivered**

August 14, 2018 at 8:31 am  
Delivered  
FARMINGTON, AR 72730

Get Updates v

Text & Email Updates v

Tracking History v


Product Information v

See Less ^

Tracking Number: 70180360000178858172

Remove X

Your item was delivered at 11:49 am on August 13, 2018 in FARMINGTON, AR 72730.

 **Delivered**

August 13, 2018 at 11:49 am  
Delivered  
FARMINGTON, AR 72730

Get Updates v

See More v

Tracking Number: 70180360000178858165

Remove X

This is a reminder to arrange for redelivery of your item before August 27, 2018 or your item will be returned on August 28, 2018. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

**Delivery Attempt: Action Needed**

Reminder to Schedule Redelivery of your item before August 27, 2018

Schedule Redelivery v

See More v

Tracking Number: 70180360000178858158

Remove X

Your item was delivered at 11:00 am on August 13, 2018 in FARMINGTON, AR 72730.

 **Delivered**

August 13, 2018 at 11:00 am  
Delivered  
FARMINGTON, AR 72730


Get Updates ▾

See More ▾

Tracking Number: 70180360000178858141

Remove X

Your item was delivered at 12:07 pm on August 16, 2018 in FARMINGTON, AR 72730.

 **Delivered**

August 16, 2018 at 12:07 pm  
Delivered  
FARMINGTON, AR 72730

Get Updates ▾

See More ▾

Tracking Number: 70180360000178858134

Remove X

This is a reminder to arrange for redelivery of your item before August 27, 2018 or your item will be returned on August 28, 2018. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

**Delivery Attempt: Action Needed**

Reminder to Schedule Redelivery of your item before August 27, 2018

Schedule Redelivery ▾

- [Text & Email Updates](#) ▾
- [Schedule Redelivery](#) ▾
- [Tracking History](#) ▾
- [Product Information](#) ▾

See Less ▲


Tracking Number: 70180360000178858127

Remove X

Expected Delivery by

**SATURDAY**

**11** AUGUST 2018 by **8:00pm**

 **Delivered**

August 11, 2018 at 11:06 am  
Delivered, Left with Individual  
FARMINGTON, AR 72730

Get Updates ▾

See More ▾

Tracking Number: 70180360000178858103

Remove X

Your item arrived at the FARMINGTON, AR 72730 post office at 9:56 am on August 16, 2018 and is ready for pickup.

**Available for Pickup**

August 16, 2018 at 9:56 am  
Available for Pickup  
FARMINGTON, AR 72730

Get Updates ▼

See More ▼

Tracking Number: 70180360000178858110

Remove X

The item is currently in transit to the next facility as of August 19, 2018.

**In-Transit**

August 19, 2018  
In Transit to Next Facility

Get Updates ▼

See More ▼

**Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

FAQs (<http://faq.usps.com/?articleId=220900>)

**The easiest tracking number is the one you don't have to know.**

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

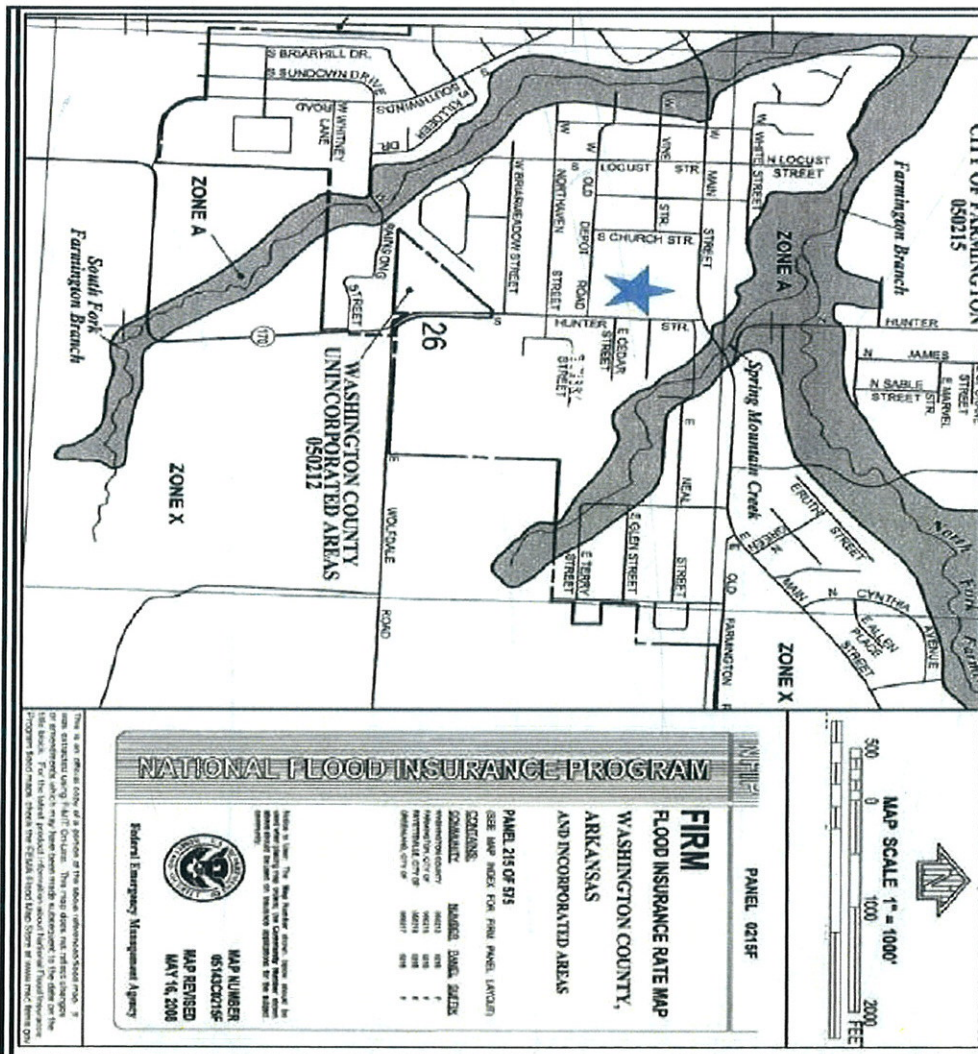
- See images\* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

**Sign Up**

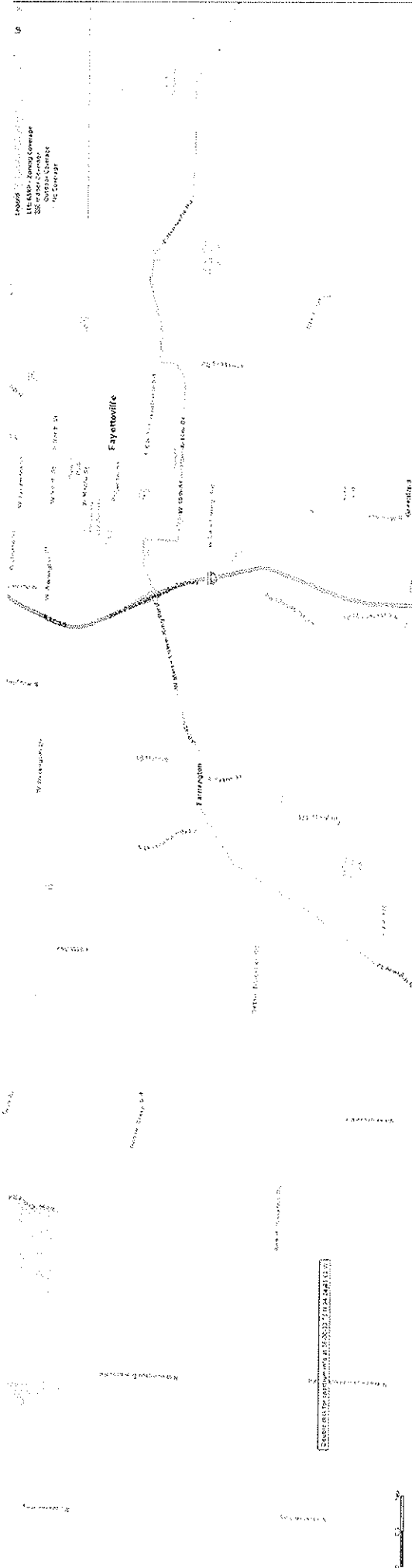
([https://reg.usps.com/entreg/RegistrationAction\\_input?](https://reg.usps.com/entreg/RegistrationAction_input?)

\*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS automated equipment.

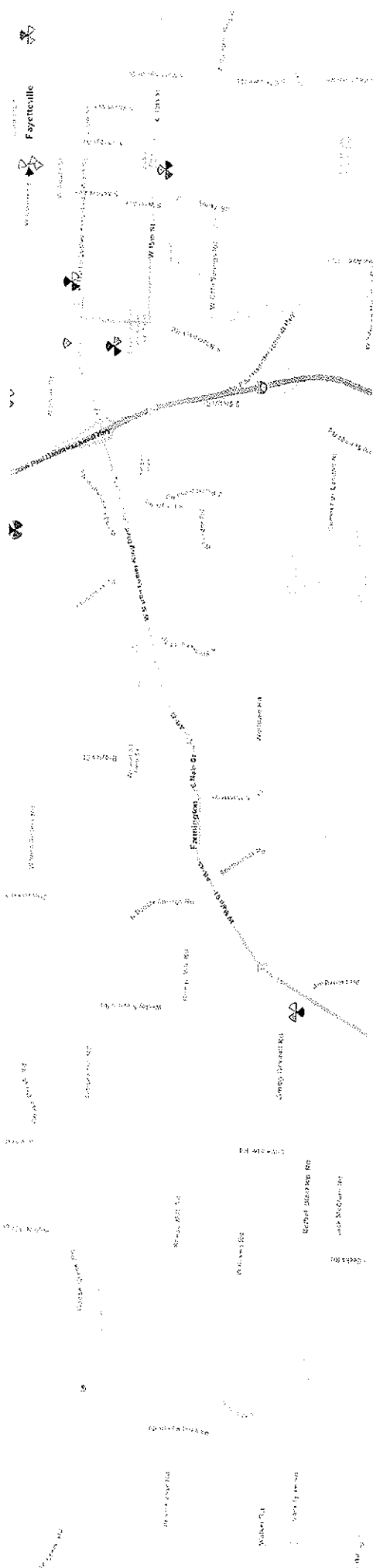
FEMA Map  
 (site not in flood plain)



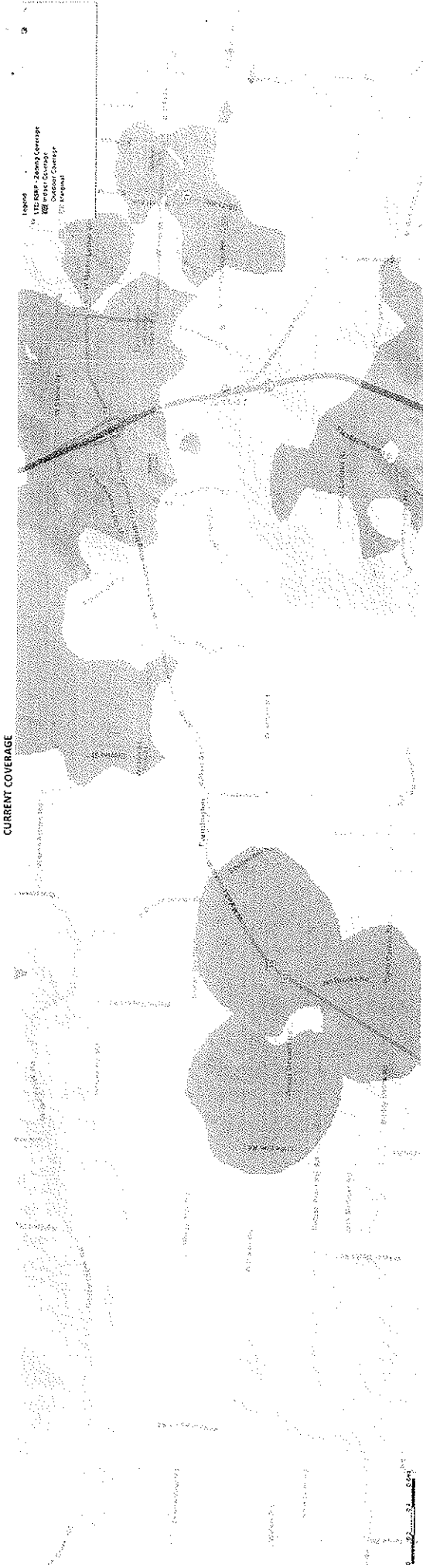
GENERAL AREA



CURRENT FACILITIES



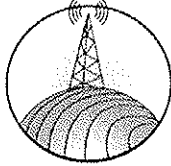
CURRENT COVERAGE



PROPOSED COVERAGE



**Smith  
Communications**



520 N College Ave Fayetteville, AR  
Ph. 479-443-2222

August 14, 2018

City of Farmington  
354 W. Main St  
Farmington AR 72730

RE: Farmington East Cell Tower  
41 W. Main St  
Farmington AR

Dear Commissioners,

The narrative below is in response to individual comments received during the Technical Review Meeting on August 7, 2018:

City of Farmington, Melissa McCarville

1. Per ordinance, the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.

*Smith Communications: Certified letters have been mailed to adjacent property owners. Return receipts will be provided to the City by August 20, 2018.*

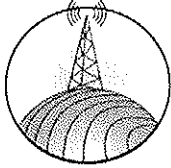
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.

*Smith Communications: An ad was placed in the Northwest Arkansas Democrat Gazette beginning August 13, 2018.*

3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.

*Smith Communications: Smith Communications acknowledges this.*

**Smith  
Communications**



520 N College Ave Fayetteville AR  
Ph. 479-443-2222

4. The revised plan should be submitted by next Tuesday, August 14<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

*Smith Communications: A revised plan will be delivered to Chris Brackett's office. The drainage plan is not required per email dated Thursday 8/9/2018 9:56 AM from Chris Brackett.*

City of Farmington - Engineering, Christopher B. Brackett, P.E.

1. Note that the instructions above say the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

*Smith Communications: This letter serves that purpose.*

2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

*Smith Communications: Note added to title page.*

3. All paving outside of the cell tower compound must be paved with a dust free surface (asphalt or concrete) or a variance must be submitted.

*Smith Communications: Turnaround area has been revised to an asphalt surface on A1 with the detail shown on A4/3.*

SWEPCO, Christian Dichey

1. 20' Easement for URD Electric Line

*Smith Communications: The survey has been revised for a 20' easement.*

2. Customer will pay for any relocation costs.

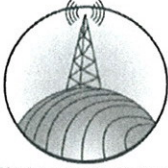
*Smith Communications: Smith Communications acknowledges this statement.*

PG TELCO, Shane Bell

No comment



**Smith  
Communications**



520 N College Ave. Fayetteville, AR  
Ph. 479-443-2222

Fire Department, Mark Cunningham  
No Comment

Planning Commission, Judy Horne

1. Since location is in such a public location, screening is of utmost importance. Cell Tower Ordinance states that **The screened area should include a mixture of evergreen and deciduous vegetation types of varying heights. (Review and Construction Requirements for new Communication Towers if Conditional Use Permit is Granted, (3) Vegetative Screening Recommendations, (b.)**

*Smith Communications: A mixture of evergreen and deciduous vegetation is proposed on sheet A3 Landscaping Details with recommendations from Judy Horne via email dated Tuesday 8/7/2018 3:39 PM.*

2. As indicated in (3) Vegetative Screening Recommendations, section (e.) please show on landscape plan the varieties of trees, understory trees, and shrubs that will be planted to provide proper year-round screening and their exact placement. Include a legend for these items.

*Smith Communications: Sheet A3 shows vegetative screening with labels and a legend defining each type of tree and shrub.*

3. Page GN2 3.5 PROTECTION indicates trees should be staked. Horticulture authorities recommend that trees (if staked at all) be staked for only ONE growing season so the plant can develop a strong trunk and root system.

*Smith Communications: Note 3.5 on sheet GN2 has been revised to state: Stakes should be removed after 1 year.*

4. Page A3 General Planting Notes 8. and 9. Mention a one-year period of maintenance of planted vegetation. The City of Farmington Landscaping Ordinance requires a two-year period of care, maintenance, and replacement of dead vegetation. Please refer to the attached portion of the Landscaping Ordinance.

*Smith Communications: Sheet A3 General Planting Notes 8. And 9. have been revised to state a two-year period.*

*Kay Kramer*

Kayla Kramer  
Site Development Manager  
Smith Communications  
918-851-9102