MEMORANDUM

ROBERTSON COUNTY DEVELOPMENT OFFICE
527 SOUTH BROWN STREET, SPRINGFIELD, TN 37172
TEL. (615) 384-3666

TO: Planning Commission Members
FROM: Planning Staff
DATE: August 15, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday August 22, 2024, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on September 16, 2024.

4. Approval of Minutes: Approval of Minutes from July 25, 2024, meeting.

5. Old Business:

6. New Business:

   A. **County Attorney Clyde Richert:** Address the commission pertaining to a recorded affidavit concerning Greer Rd. Tax Map 140 Parcel 030.00 previously owned by Ann O Mayes.

   B. **Acklen Property Group, LLC:** Rezone Request for 9.00 acres of property located at 5956 & 6006 Valley Rd., Springfield. Tax Map 019, Parcels 048.00 and 049.00 from AG-2 to R-40 & RP-80 (8th Voting District). Represented by Todd Bollinger, Todd Bolinger & Associates.

   C. **Brian Smart:** Rezone Request for 2.85 acres of property located at 4136 Pleasant Grove Rd., White House. Tax Map 084, Parcel 097.00 from AG-2 to R-40 (1st Voting District). Represented by Brandon Jaggers, Brandon Jaggers Construction, LLC.

D. **Billy Joe Riley:** Rezone Request for 1.84 acres of the 299.70 acres of property located on Hwy 161, Springfield, Tax Map 044 Part of Parcel 143.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.

E. **Jacob Fann & Morgan Baggett, Trustees: Gina Zylstra, Jim Baggett, Christy Baggett:** Preliminary Plat approval for B-Acres located at 3211 Will Head Rd. and on Burgess Gower Rd. Cedar Hill. Tax Map 099, Parcels 094.00 & 094.04 (11th Voting District). Represented by Nettie Boyle, CSR Engineering.

F. **Jon Claxton, PE on behalf of George Frost:** Concept Plan for Frost Farms located at 3652 Calista Rd., White House. Tax Map 084 Parcel 101.00 (3rd Voting District). Represented by Jon Claxton, PE, Thomas and Hutton.

G. **Attorney David Pike on behalf of AT&T Mobility:** Final Site Plan for Wireless Communication Facility located at 3897 Dot Rd., Springfield. Tax Map 018 Parcel 016.01 (8th Voting District). Represented by Applicant.

7. Reports from Staff:

8. Adjourn

The Robertson County Planning Commission met on July 25, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Keith Hoover	Hunter Mantooth
Daniel Borthick	Jeremy Stinson	Pam Groves
Charles "Gene" Federman		David Fauth - Planner
Jeremiah Pierce		
Cheryl Elliott		
Allan Heard		
William B Henry		

Meeting was called to order by Chairman, Bill Jones at 7:00 pm.

Roll Call was completed by Hunter Mantooth. All present but Keith Hoover and Jeremy Stinson.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on August 19, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Four signed in to speak.

Motion to approve Minutes from previous meeting of June 27, 2024, made by Cheryl Elliott with a second by Jeremiah Pierce.
Motion passed unanimously 7-0.

1. Old Business: None

    a. **Mac E Baggett, Sr.**: Preliminary Plat approval for Northwind Estates located on Hwy 41 N, Cedar Hill. Tax Map 055, Parcel 070 (7th Voting District). Represented by Steve Artz, Steve Artz & Associates, Inc.
    Hunter Mantooth went over the letter from County Attorney Clyde Richert to ensure that everyone knew why this was being brought back to the commission for a vote on what plat was voted on last month, whether it was the plat in the packet or the plat that Hunter passed out at last month's meeting.
    Steve Artz was present to answer questions if needed.
    John Edwards and Jamie Marmando spoke on this matter prior to voting.
    Chairman Bill Jones asked our planner David Fauth to speak on the matter brought up. David answered Mr. Jones's question.

    Cheryl Elliot made a motion that the plat that was in the packet last month was the plat that was voted on with a second from Allan Heard.
    Motion passed unanimously 7-0.

2. New Business:

A. **De-Annex from the City of White House:** The City of White House voted to De-Annex property at 7727 Boyles Rd., White House. Tax Map 095, Parcel 135.01 (3rd Voting District).
Hunter Mantooth explained that the City of White House had 2 votes to de-annex the property from the City. She also explained she had talked to the new landowners and they have no intention of splitting the land and they plan on building in the middle of the property. She also stated that the staff would recommend AG-2 zoning as it would fit all criteria and be able to meet setbacks when building a house.

Motion to recommend the AG-2 zoning was made by Gene Federman with a second from William B Henry.
Motion passed unanimously 7 - 0.

B. **James and Linda Cantrell:** Rezone Request for 8.70 acres of property located at 2188 South Mt. Pleasant Rd., Greenbrier. Tax Map 125, Parcel 185.00 from AG-2 to R-40 (4th Voting District). Represented by Nathan Gregory, Surveyor.
Nathan Gregory was there to present and answer questions. He stated the reason for asking for R-40 was due to lot width.
Noone signed up to speak on this matter. Hunter Mantooth had received a letter in favor of the rezone from a neighbor that could not make the meeting and a copy of the letter was given to all commissioners.
Cheryl Elliott asked about accessing the property and he stated there would be 50' of road frontage for the back lot.

Motion to recommend was made by Daniel Borthick with a second from Gene Federman.
Motion passed unanimously 7 - 0.

C. **Steve and Patricia Pryor:** Rezone Request for 2.09 acres of the 5.17 acres of property located at 3821 Robert Pryor Rd., Springfield. Tax Map 101, Part of Parcel 139.00 from AG-2 to RP-80 (11th Voting District). Represented by Jeff Chandler, Chandler Surveying.
Jeff Chandler was there to present and answer questions.
Noone signed up to speak on this matter. Hunter Mantooth had received a letter in favor of the rezone from a neighbor's attorney that could not make the meeting and a copy of the letter was given to all commissioners.

Motion to recommend was made by Danny Borthick with a second from Gene Federman.
Motion passed unanimously 7 - 0.

D. **Daryle Walker, Executor:** Rezone Request for 2.11 acres of the 11.4 acres of property located at 4552 Hwy 49 W., Springfield, Tax Map 101 Part of Parcel 026 from AG-2 to RP-80 (11th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.
Steve Artz was there to present and answer questions.
No one signed in to speak on this matter.
Jeremiah Pierce asked about the shape of the lot. Steve advised that the executor dictated how he wanted the lot cut.
Bill Jones asked where the new driveway would be. Steve answered since they are sharing a drive as of right now.
Cheryl Elliott asked about the width between property lines. Steve advised that he made sure there was a 50' strip between the lot lines.

Motion to recommend was made by Allan Heard with a second from Gene Federman.
Motion passed unanimously 7 - 0.

E. **Mac E Baggett, Sr.:** Construction Plan approval for Northwind Estates located on Hwy 41 N., Cedar Hill. Tax Map 055, Parcel 070.00 (7th Voting District). Represented by Charley Dean, PE, Dean Design Group, LLC.
Charley Dean and Steve Artz were there to present and answer questions.
Four citizens signed up to speak on this matter. Each were given a chance to speak and have their concerns/questions addressed.
Bill Jones asked Charley if all regulations were met and approved by our Engineer. Charlye answered yes.

Motion to approve was made by Gene Federman with a second from Allan Heard.
Motion passed unanimously 7 - 0.

Reports from Staff:

A motion to adjourn made by Daniel Borthick with a second by Allan Heard.
Motion passed unanimously 7-0 and the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

Prepared By:
Clyde W. Richert, Atty.
516 S. Main St.
Springfield, TN. 37172

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

AFFIDAVIT

COMES THE AFFIANT, CLYDE W. RICHERT III, and after being duly sworn according to law, and would make oath as follows:

1. I presently serve as the Robertson County, Tennessee Attorney and was serving in that capacity in 2009.

2. By action of the Robertson County Planning Commission ("the Planning Commission"), dated August 6, 2009, the Planning Commission granted Preliminary approval for a 3 lot Subdivision Plat that was submitted by the then property owner Ann Mayes, referred to herein as "the Plat".

3. The subdivided property contained 3.29 acres according to a new survey performed by the licensed surveyor retained by Ms. Mayes, Tommy Walker, said property referred to herein also as "the Mayes property" and/or "Mayes Subdivision".

4. By action as requested by Ms. Mayes on August 17, 2009, the full Robertson County Commission approved the rezoning of the Mayes property from Agricultural (AG) to Rural Residential (RA) per the Robertson County Zoning Ordinance.

5. By action of the Robertson County Planning Commission on October 1, 2009, the Planning Commission granted final Plat approval to the Mayes subdivision Plat, a copy of said Plat is attached hereto as Exhibit "A" to this Affidavit, and a recorded copy of said Plat may be found at Plat Book 23, page 34 in the Register's Office for Robertson County, Tennessee.

6. At a later time after the Plat approval and recording, an issue developed as to whether the Mayes property was located in Robertson County, Davidson County, Tennessee, or part was located in both Counties.

7. At the time of Plat approval, the Mayes property appeared on Tax Maps maintained by the Robertson County Assessor of Property as property solely located in Robertson County, and the Mayes property was assessed for property tax purposes as being located in Robertson County.

8. The Tommy Walker survey that was used to approve the Mayes Plat indicated that all of the Mayes property was physically located in Robertson County, Tennessee, with the Robertson -Davidson County line running to the rear or east of all 3 subdivided lots.

9. At a later time, it was determined that although the Mayes property was presented by survey and by the Robertson County tax maps as being physically located in Robertson County, in fact both the survey and the tax maps appeared to be incorrect, and that all or at least a portion of the Mayes property was actually located in Davidson County, Tennessee.

10. Thereafter an issue arose as to whether the action of the Robertson County Commission to rezone the Mayes property and the action of the Robertson County Planning Commission to approve the Mayes 3 lot Plat was valid, even though such action was taken in good faith and based upon a new survey of the property and the then current Robertson County tax maps.

John West, Register
Robertson County Tennessee
Rec #: 355903 Instrument #: 431774
Rec'd: 20.00 Recorded
State: 0.00 7/25/2024 at 8:00 AM
Clerk: 0.00 in Record Book
Other: 2.00 2335
Total: 22.00 PGS 872-875

11. The Planning Director for Robertson County, Tennessee during this period of time was Ms. Martha Wilkinson. Ms. Wilkinson was in communication with Ms. Mayes concerning this issue as to the correct County location and the approval issue of the Plat.

12. I, as County Attorney, was also involved in communications with the Davidson County Planning and Legal departments. Upon Ms. Mayes being advised concerning the position of Davidson County that the property should have been rezoned in Davidson County and the Plat should have been approved by the Davidson County zoning authorities, Ms. Mayes indicated to Ms. Wilkinson that she would undertake to have the same Mayes property rezoned and approved as a subdivision by the Davidson County zoning authorities.

13. In the current year of 2024, it has been determined that in fact Ms. Mayes, to the best of Affiant's knowledge and belief, never applied to the Davidson County zoning authorities to rezone the Mayes property or re-subdivide the Plat using Davidson County zoning and subdivision rules.

14. In the current year of 2024, it has also been determined to the best of Affiant's knowledge and belief, that Ms. Mayes has died in 2020, that the Robertson County Plat is still of record, and there now appears a recorded deed dated August 26, 2022, from Mona Tisdale, Executor of the Estate of Ann O. Mayes to Walter Kaukas and wife Carrie M. Kaukas for the 3.36 acres previously owned by Ms. Mayes (and not described as the 3 lot "Mayes Subdivision" recited above), but with also a reference to the same Plat Book and page number for the subdivision.

15. Next, there appears of record currently a deed from Carrie M. Kaukas, a widow, to The Hall Company, LLC, dated June 13, 2024 recorded at Record Book 2327, Page 974 in the Register's Office for Robertson County, Tennessee, said deed using not the prior metes and bounds legal description of 3.36 acres, but reciting the Robertson County approved 3 lot Mayes Subdivision at Plat Book 23, page 34 in the Register's Office for Robertson County, Tennessee. It is believed this is the current last deed of record.

16. It is to be noted that both the "Executor's Deed" above recited and the "Kaukas to Hall Deed" both refer to an original survey from 1983 conducted by William A. Cummings, both refer to tax map and parcel numbers in both Robertson and Davidson County, and both deeds seem to state that the Mayes property lies in both counties.

17. There is some evidence to indicate that based upon the Davidson County opinion in 20010 and 2011 that the Mayes property should be rezoned and re-platted in Davidson County, that the Robertson County Planning Commission either did or intended to "rescind" its approval of the Mayes subdivision Plat, but upon inquiry there is no recorded document so rescinding the Plat. Ms. Martha Wilkinson is now retired from her prior position as Zoning Director.

18. The Robertson County Zoning Staff, including the Robertson County Planning Commission and Robertson County Commission, will be asked to review the status of this Robertson County rezoned and subdivided Mayes property, and will renew discussions with Davidson County authorities to determine if in fact that Mayes property lies solely in Robertson County, solely in Davidson County, or whether parts of the Mayes property lie in both counties, and which County has authority to rezone and approve subdividing of the Mayes property.

19. This Affidavit is being put to record to advise of the current undetermined status of the Robertson County Mayes Subdivision Plat appearing of Record at Plat Book 23, Page 34 in the Register's Office for Robertson County, Tennessee.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Sworn and Subscribed before me, a Notary Public, on this the 24th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 

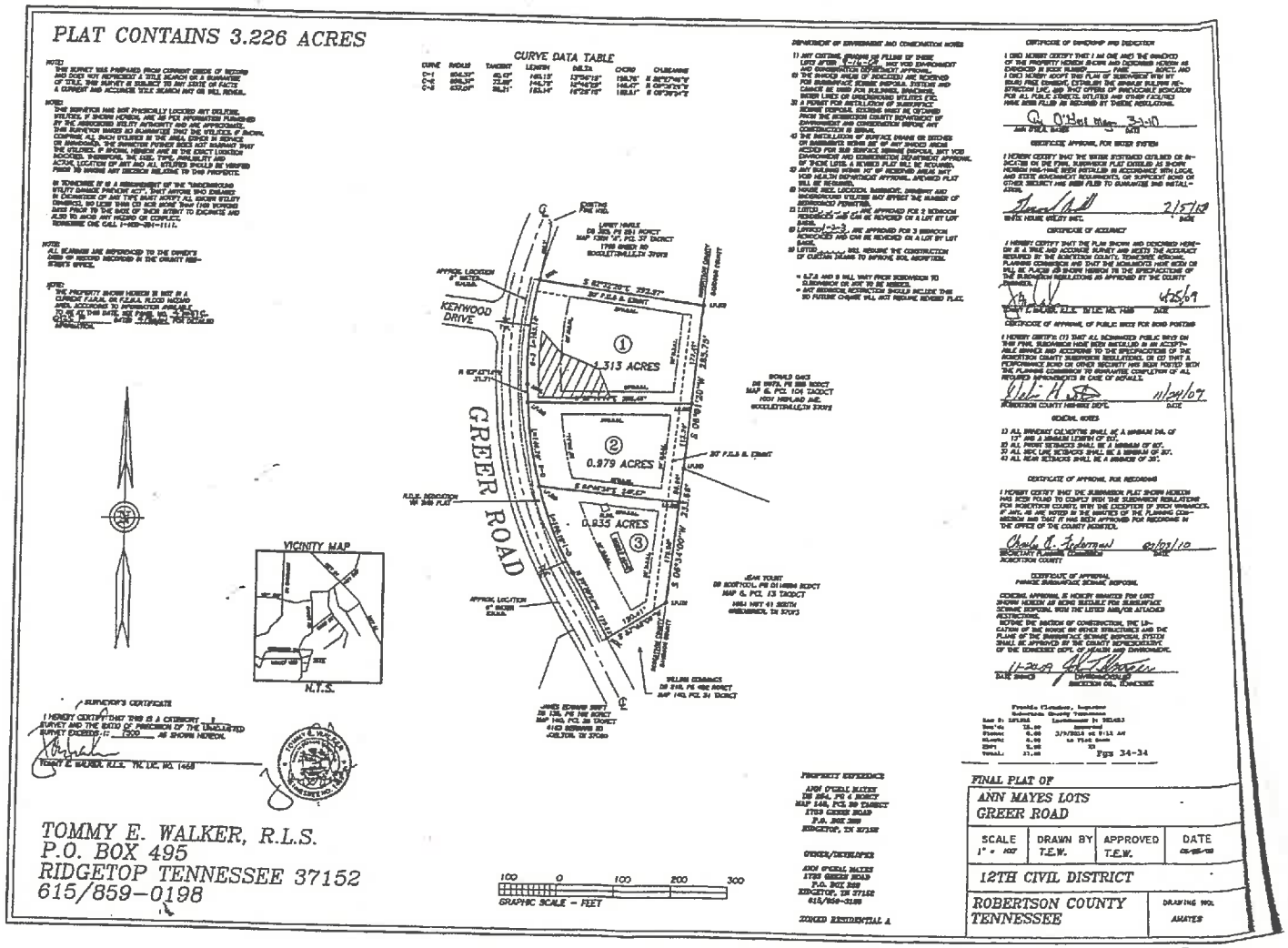
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CLYDE W. RICHERT III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on July 24, 2024.

NOTARY PUBLIC

My Commission Expires: 


PLAT CONTAINS 3.226 ACRES
CURVE DATA TABLE
KENWOOD DRIVE
GREER ROAD
1.313 ACRES
0.979 ACRES
0.935 ACRES
VICINITY MAP
N.T.S.
GRAPHIC SCALE - FEET
TOMMY E. WALKER, R.L.S.
P.O. BOX 495
RIDGETOP TENNESSEE 37152
615/859-0198
FINAL PLAT OF
ANN MAYES LOTS
GREER ROAD
SCALE
1" = 100'
DRAWN BY
T.E.W.
APPROVED
T.E.W.
DATE
12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO.
AMAYES

REV 1

Robertson County - Parcel: 140 030.00



Date: July 31, 2024

County: Robertson
Owner: KAUKAS WALTER ETUX
Address: GREER RD 6042
Parcel Number: 140 030.00
Deeded Acreage: 2.35
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

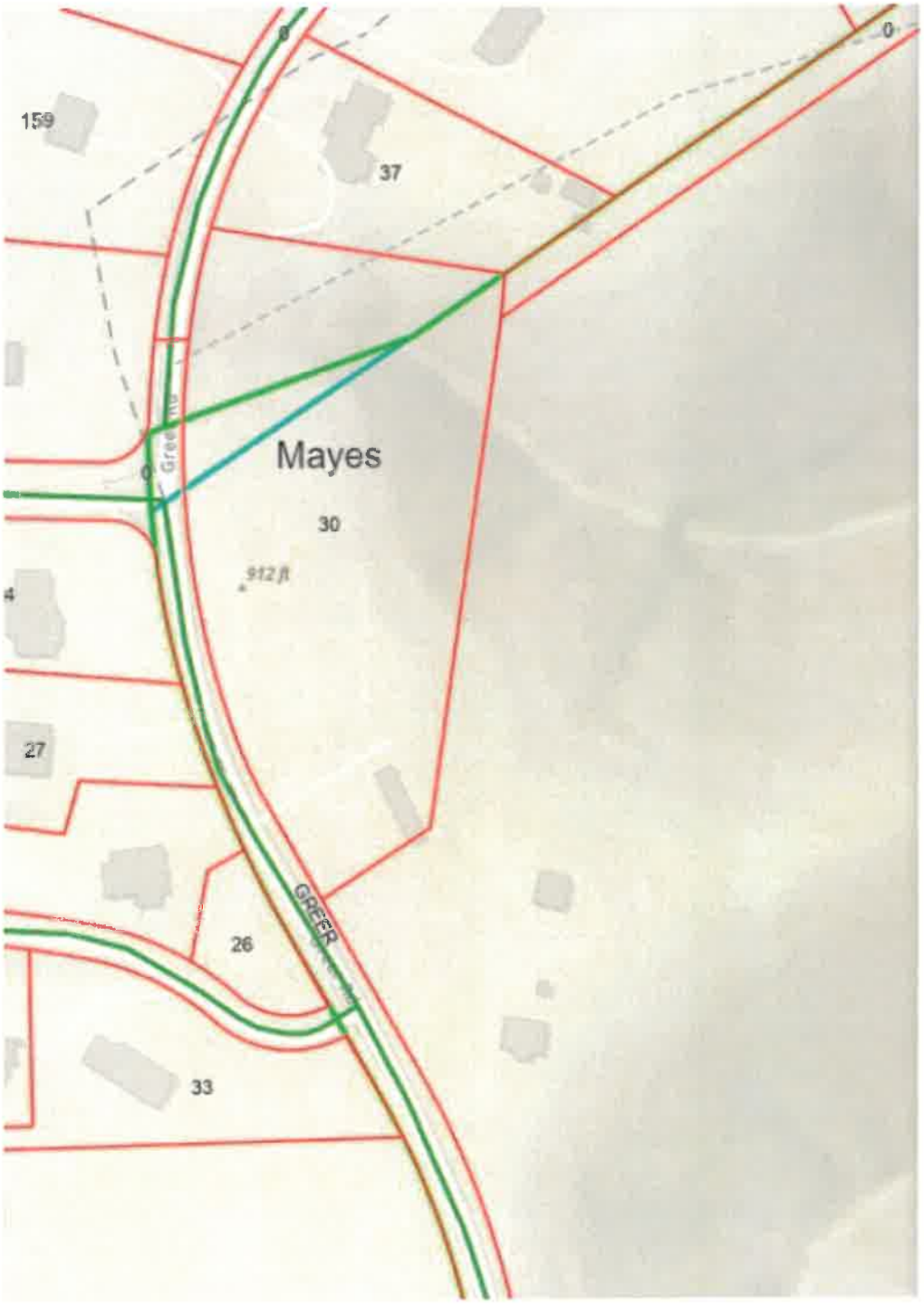
1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Metro Nashville Gov't, Nashville Davidson Metro Govern, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.


159
37
Mayes
30
912 ft
27
26
33
GREER
Robertson County
Communities
NAME
ADAMS
CEDAR HILL
COOPERTOWN
CROSS PLAINS
GREENBRIER
MILLERSVILLE
ORLINDA
PORTLAND
RIDGETOP
SPRINGFIELD
WHITE HOUSE
RobertsonZoning
AG-2
C-1
C-2
C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80

New Business: B

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Application for Rezoning

Applicant Information:

Name: Acklen Property Group, LLC
Mailing Address: 1021 Glover Hills Dr
Email: daryl.adler70@gmail.com
Telephone Number: (615) 485-4916

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 119 Fisher Dr Greenbrier TN 37073
Email: ToddRLS@BellSouth.net
Telephone Number: 615-218-0149

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: 5956 & 6006 Valley Rd Springfield
Tax Map and Parcel Number: Map 19 PCLS 48.00 & 49.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80 X 4 + R-40 X 1 DA 8/2/2024

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:

To Allow Subdivision of Property and create (5) RP80 lots

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

7/8/2024
Owner of Record Signature & DATE

7/8/2024
Applicant's Signature & DATE

Robertson County - Parcel: 019 048.00



Date: July 8, 2024

County: Robertson
Owner: ACKLEN PROPERTY GROUP LLC
Address: VALLEY RD 6006
Parcel Number: 019 048.00
Deeded Acreage: 5
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Robertson County - Parcel: 019 049.00



Date: July 8, 2024

County: Robertson
Owner: ACKLEN PROPERTY GROUP LLC
Address: VALLEY RD 5956
Parcel Number: 019 049.00
Deeded Acreage: 4
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local

PLAT CONTAINS 8.99 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

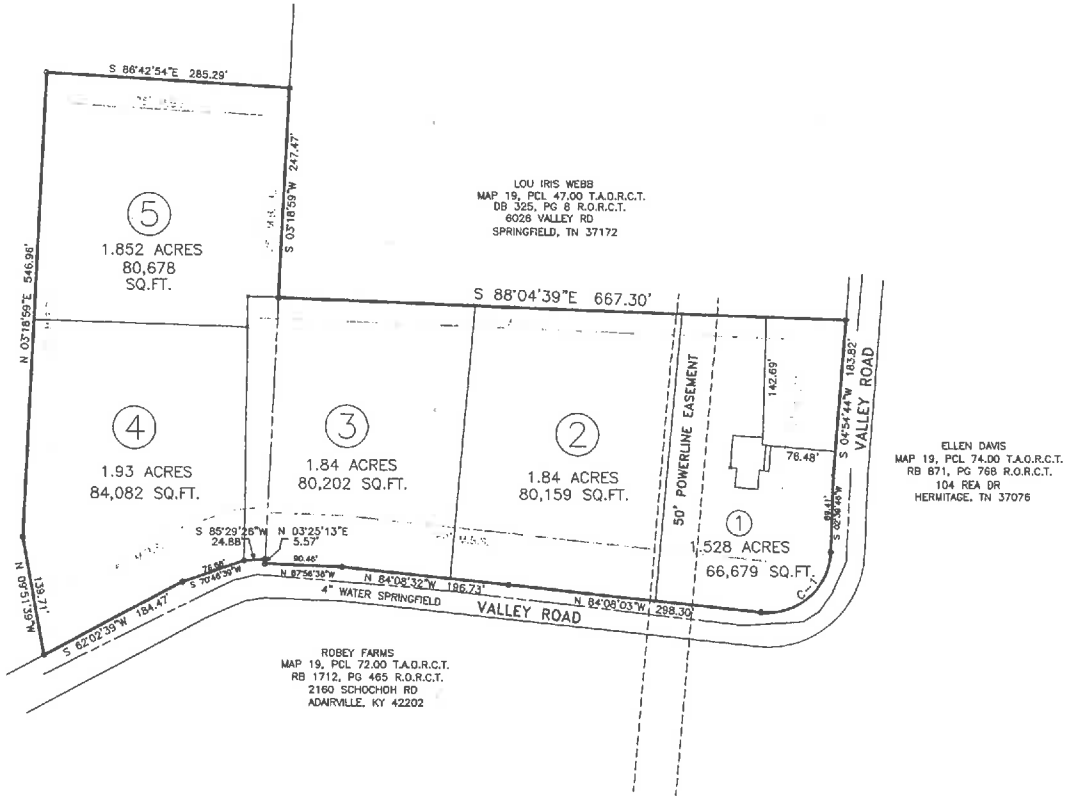
NOTE:
ALL LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	75.00'	79.32'	122.00'	93°12'15"	108.99'	S 49°15'51"W



SHERMAN SHOULDERS
MAP 19, PCL 50.00 T.A.O.R.C.T.
RB 1701, PG 296 R.O.R.C.T.
5954 VALLEY RD
SPRINGFIELD, TN 37172



PROPERTY REFERENCE



ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

REZONING PLAT FOR
MAP 19, PCLS 48.00 & 49.00 T.A.O.R.C.T.
VALLEY ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	05/03/24

3RD CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
DAVALLEY

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

January 22, 2024

TO WHO IT MAY CONCERN:

There has been a water availability letter requested by Acklen Property Group LLC for a property located at Valley Rd in Robertson County. The property is located by Tax Map 19 Parcel 043.00. This letter will serve as notice that there is an existing 2" water main adjacent to this property that can provide service for the request. The property is currently provided water services by the City of Springfield's Water and Wastewater Department. This water availability will be valid for three residential water taps for the period of one year. If there has been no activity by January 22, 2025, the property will need to be re-evaluated for service.

If you need further information or have questions, please contact me at 615-382-1600.

Thank you,

, P.E.

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 22, 2024

Applicant: Daryl Adler, Acklen Property Group, LLC
Surveyor: Todd Bollinger

Request: Rezone **1.528 *acres*** of the 9.00 acres from AG-2 to R-40 and the remaining **7.472 acres** from AG-2 to RP-80
Tax Map 019, Parcels 048.00 & 049.00



Figure 1: TN Property Viewer: Tax Map 019, Parcel 048.00 in its entirety is highlighted

Property Information:

- Tax Map 019, Parcels 048.00 & 049.00
- 5956 & 6006 Valley Rd.., Springfield
- Total lot acreage: 9.00 acres (392,040 sq. ft.)
- **Rezone Request: 9.00 acres. (392,040 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 019, Parcel 048.00 in its entirety is highlighted

Project Narrative:

R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:
The applicant wishes to rezone 1.528 acres of the 9.00 acres to R-40 and the remaining acreage to RP-80. The subject property is mainly surrounded by AG-2 with a few R-40 zones and one R-30 zone in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations.

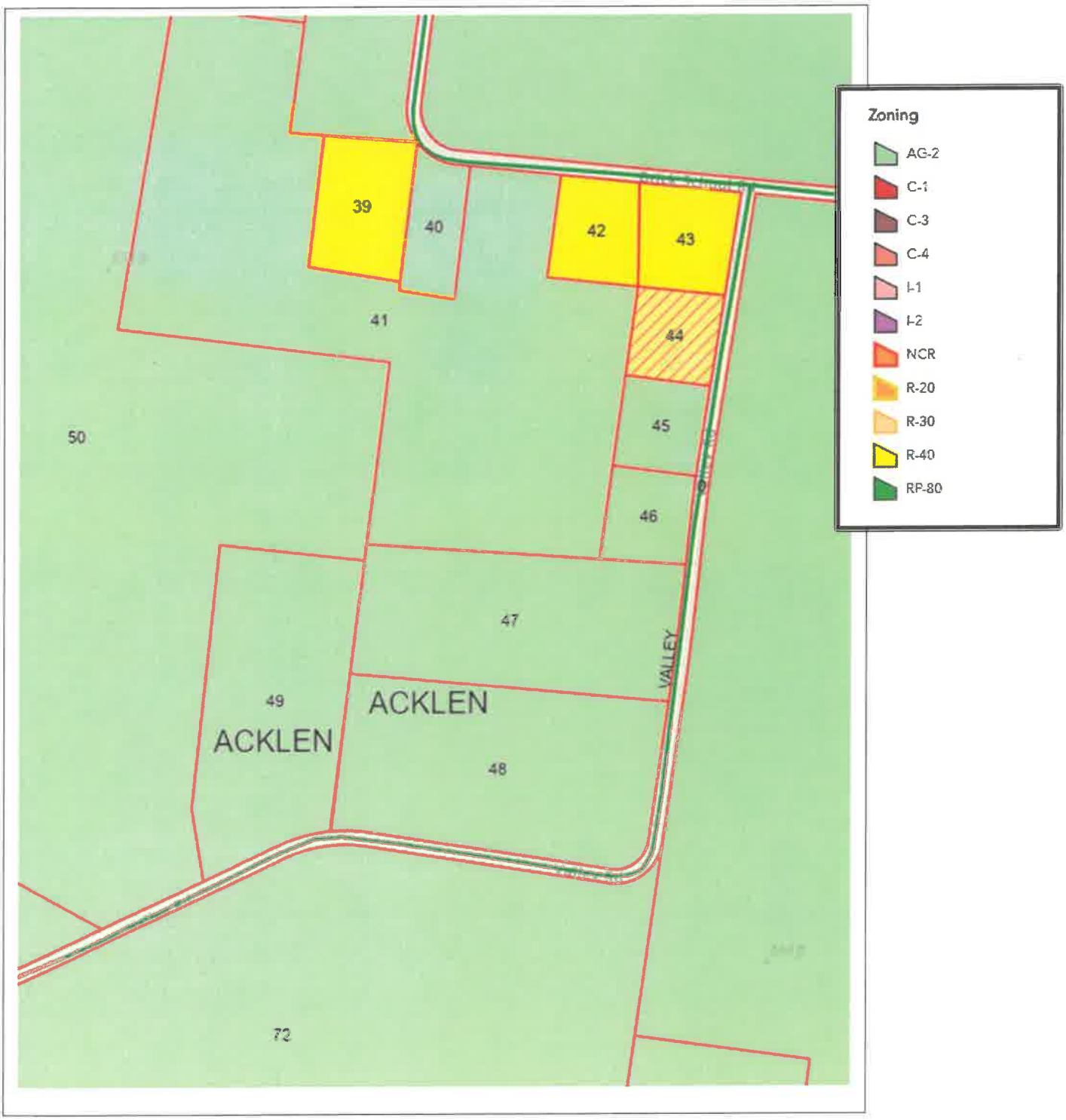
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone to R-40 and RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Adler Land Use Information



- Conservation
- Employment Center
- General Urban
- Rural
- Recreation/Open Space
- Sub-Urban

Rural.

The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

New Business: C

ROBERTSON COUNTY DEVELOPMENT OFFICE ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Application for Rezoning

Applicant Information:

Name: Brian Smart
Mailing Address: 108 Deerfield Way Hendersonville, TN 37075
Email: brianmichaelsmart@gmail.com
Telephone Number: 615-693-3509

Applicant's Representative Information:

Name: _____
Name of Firm: _____
Mailing Address: _____
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: 4136 Pleasant Grove Rd White House, TN 37188
Tax Map and Parcel Number: 084 017.00
Current Zoning Designation: Residential
Requested Zoning Designation: R-40

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:

divide property into two lots

SUBMITTAL REVIEW PROCEDURE:

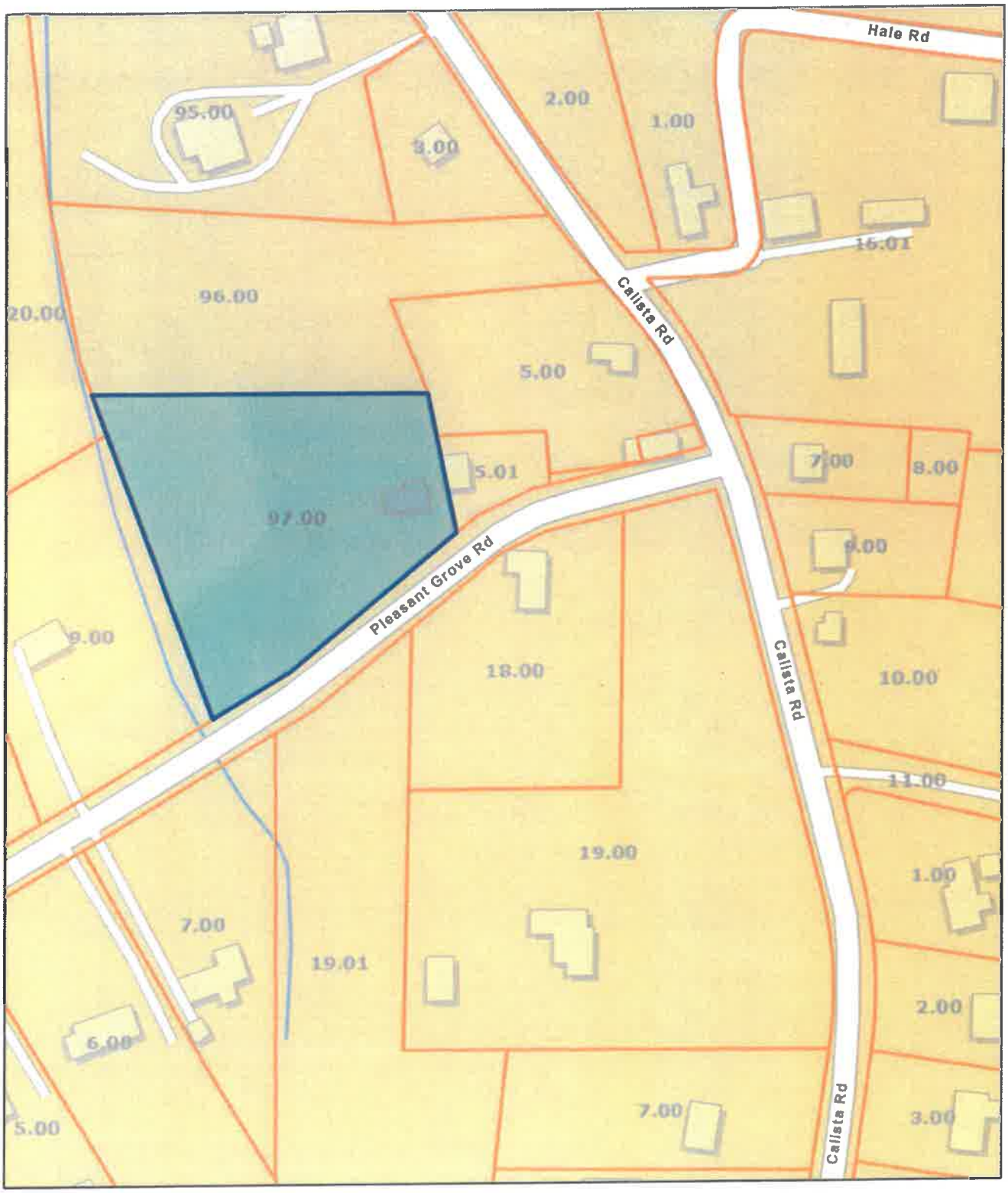
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

9/1/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 084 097.00



Date: May 14, 2024

County: Robertson
Owner: SMART ENTERPRISES LLC
Address: PLEASANT GROVE RD 4136
Parcel Number: 084 097.00
Deeded Acreage: 2.85
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

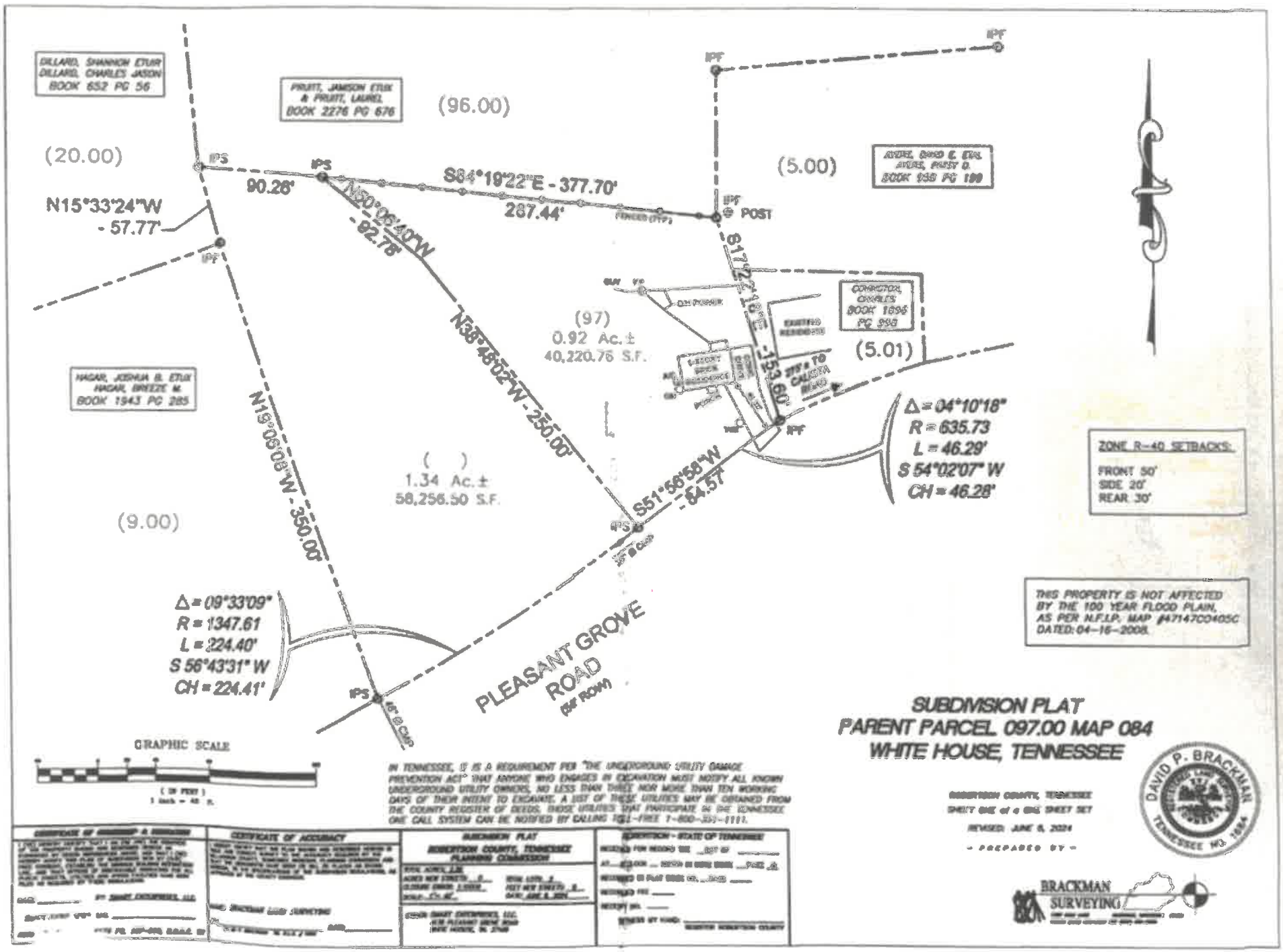
1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.


DILLARD, SHANNON ETUX
DILLARD, CHARLES JASON
BOOK 652 PG 56
PRUITT, JAMISON ETUX
& PRUITT, LAUREL
BOOK 2276 PG 676
(96.00)
(20.00)
N15°33'24"W
- 57.77'
IPS
90.26'
S84°19'22"E - 377.70'
287.44'
IPF
POST
(5.00)
AYUBI, SYED E. ETAL
AYUBI, FATIY O.
BOOK 935 PG 199
N20°06'40"W
- 82.76'
S17°24'10"E
125.60'
CONNATSER,
CHARLES
BOOK 1696
PG 395
(5.01)
(97)
0.92 Ac.±
40,220.76 S.F.
N38°48'02"W - 250.00'
HAGAR, JOSHUA B. ETUX
HAGAR, BREEZE M.
BOOK 1943 PG 285
N19°05'08"W - 350.00'
( )
1.34 Ac.±
58,256.50 S.F.
S51°56'58"W
64.57'
Δ = 04°10'18"
R = 635.73
L = 46.29'
S 54°02'07" W
CH = 46.28'
(9.00)
Δ = 09°33'09"
R = 1347.61
L = 224.40'
S 56°43'31" W
CH = 224.41'
PLEASANT GROVE
ROAD
(50' ROW)
ZONE R-40 SETBACKS:
FRONT 50'
SIDE 20'
REAR 30'
THIS PROPERTY IS NOT AFFECTED
BY THE 100 YEAR FLOOD PLAIN,
AS PER N.F.I.P. MAP #47147C0405C
DATED: 04-16-2008.
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE
PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN
UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING
DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM
THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE
ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL-FREE 1-800-351-1111.
CERTIFICATE OF ACCURACY
SUBDIVISION PLAT
ROBERTSON COUNTY, TENNESSEE
PLANNING COMMISSION
STATE OF TENNESSEE - ROBERTSON
SUBDIVISION PLAT
PARENT PARCEL 097.00 MAP 084
WHITE HOUSE, TENNESSEE
ROBERTSON COUNTY, TENNESSEE
SHEET ONE of a ONE SHEET SET
REVISED: JUNE 6, 2024
- PREPARED BY -
DAVID P. BRACKMAN
TENNESSEE NO. 1884
BRACKMAN
SURVEYING

WHITE HOUSE UTILITY DISTRICT
P.O.BOX 608, 3303 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

May 20, 2024

Mr. Brian Smart
108 Brierfield Way
Hendersonville, TN 37075

RE: Water Availability for 4136 Pleasant Grove Rd
Robertson County, Tax Map 84 Parcel 97.00
White House, TN

Dear Mr. Smart,

This letter will confirm White House Utility District can provide two additional domestic water services for the property mentioned above as long as each lot fronts Pleasant Grove Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that three residential tracts will result. There is currently one existing water tap associated with the property.

WHUD's existing six-inch water main located on the north side of Pleasant Grove Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 per new lot will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 22, 2024

Applicant: Brian Smart
Representative: Brandon Jaggers
Surveyor: David Brackman

Request: Rezone **2.85 *acres***
Tax Map 084, Parcel 097.00
from AG-2 to R-40

Property Information:

- Tax Map 084, Parcel 097.00
- 4136 Pleasant Grove Rd., White Hou
- Total lot acreage: 2.85 acres (124,146 sq. ft.)
- **Rezone Request: 2.85 acres (124,146 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 084, Parcel 097.00 in its entirety is highlighted

Project Narrative:
R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%.

Discussion & Observations:
The applicant wishes to rezone 2.85 *acres*. The subject property is surrounded by R-30, R-40, AG-2, and one C-1 lot in the immediate vicinity with varying lot sizes. Several of the surrounding lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations.

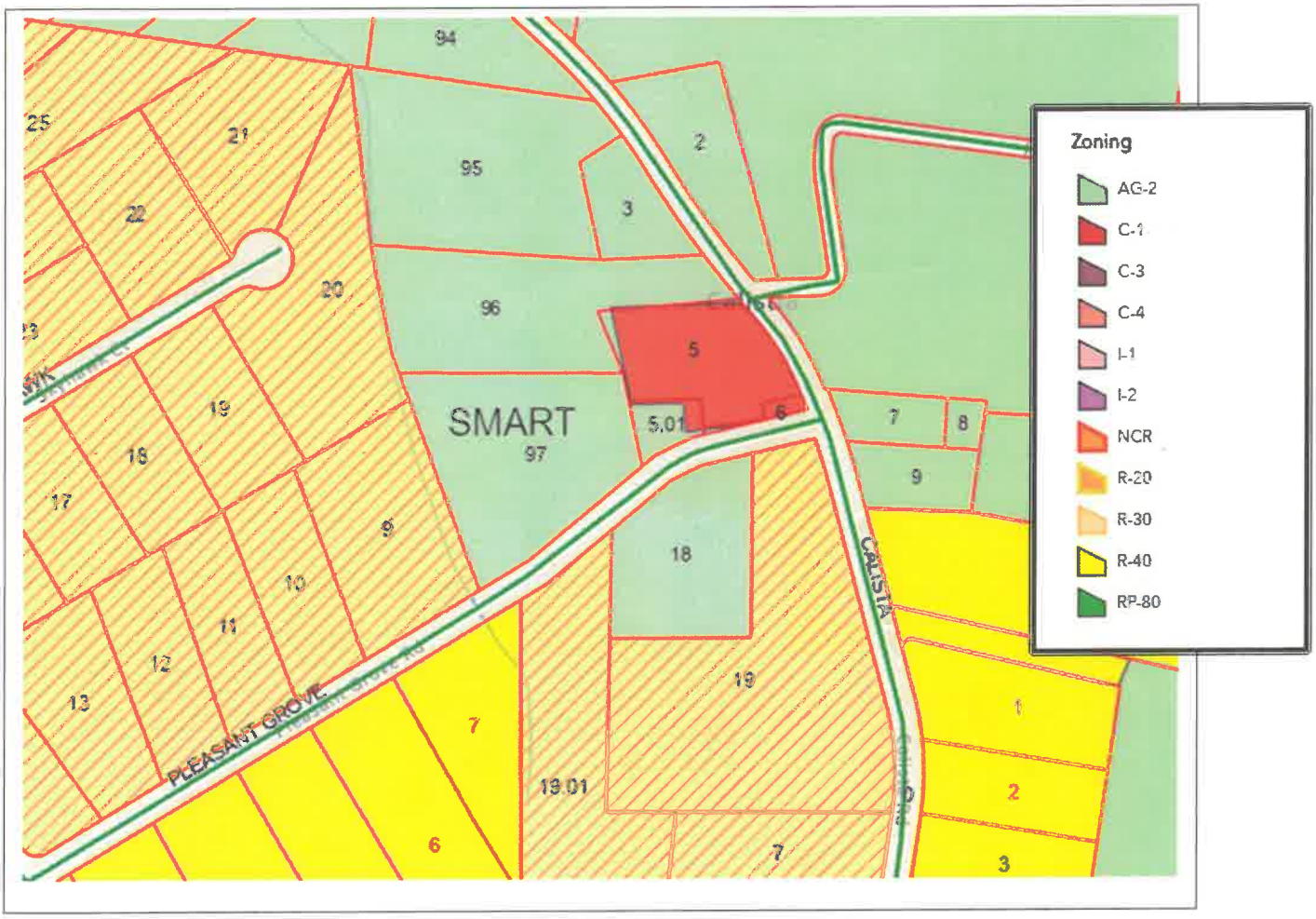
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone R-40 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Smart Land Use Information



- Conservation
- Employment Center
- General Urban
- Rural
- Recreation/Open Space
- Sub-Urban

Employment Center.

The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

• Location of Employment Centers. Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

o The character of the Employment Center is predominantly non-residential providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.

o Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.

o The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.

o Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.

o Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed

• Employment Center Uses. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

New Business: D

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Application for Rezoning

Applicant Information:

Name: BILLY JOE RILEY
Mailing Address: 1790 LEE JONES ROAD ADAMS, TN. 37010
Email:
Telephone Number: CONTACT: ABNER HERNDON - 615-829-4171

Applicant's Representative Information:

Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOCIATES, INC.
Mailing Address: 4800 HWY. 431 NORTH
Email: artz.steve@gmail.com
Telephone Number: 615-382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): BILLY JOE RILEY
Physical Address: HWY. 161 SPRINGFIELD, TN.
Tax Map and Parcel Number: MAP 44, PART OF PARCEL 143
Current Zoning Designation: AG-2
Requested Zoning Designation: R80

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:

TO CREATE A NEW LOT FOR THE CONSTRUCTION OF A HOME.

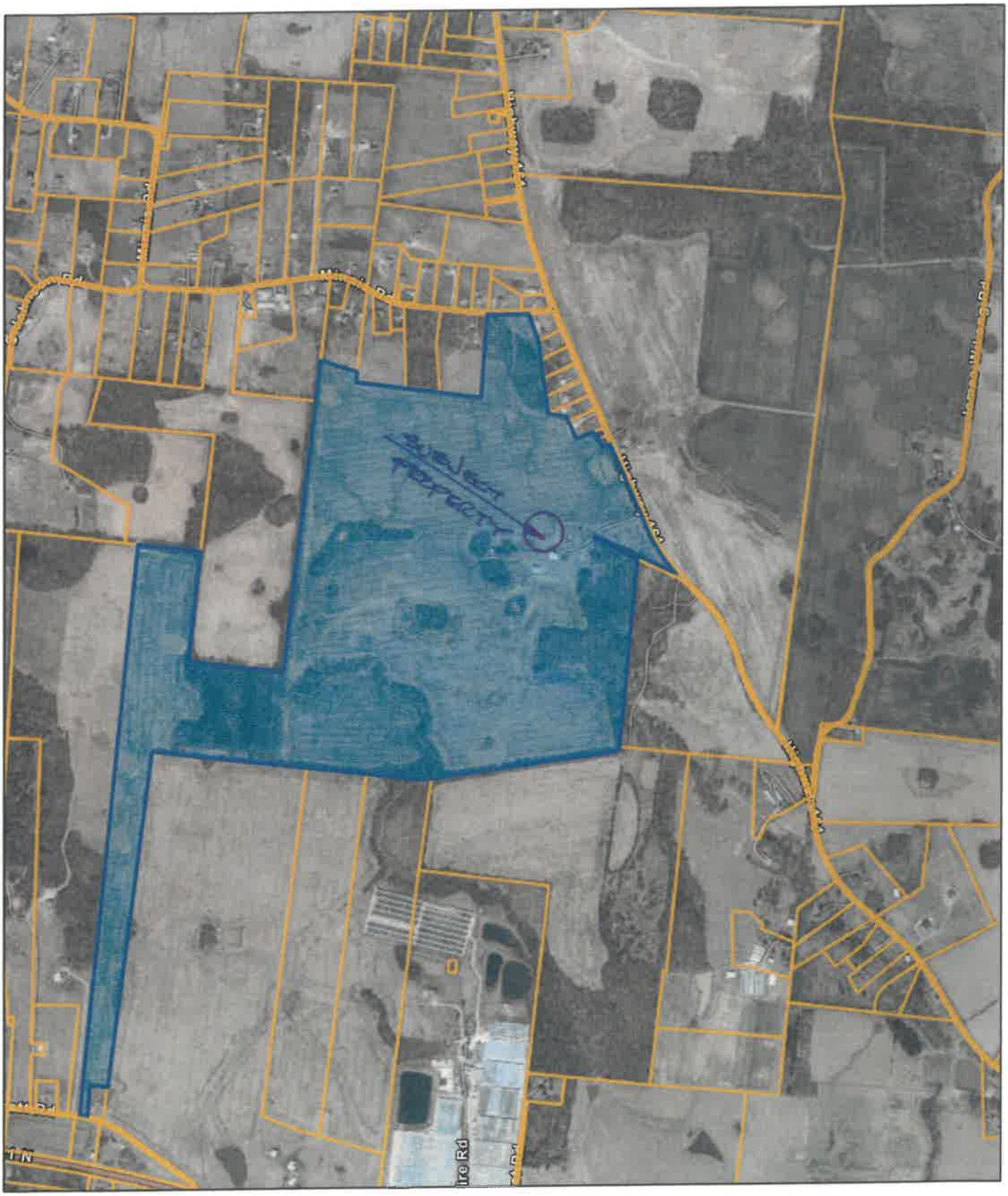
SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. ✓ Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. ✓ Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Owner of Record Signature & DATE

7/10/24
Applicant's Signature & DATE

Robertson County - Parcel: 044 143.00



Date: July 10, 2024

County: Robertson
Owner: RILEY BILLY JOE ETUX
Address: HWY 161
Parcel Number: 044 143.00
Deeded Acreage: 0
Calculated Acreage: 299.7

1:18,056

0 0.13 0.25 0.5 mi

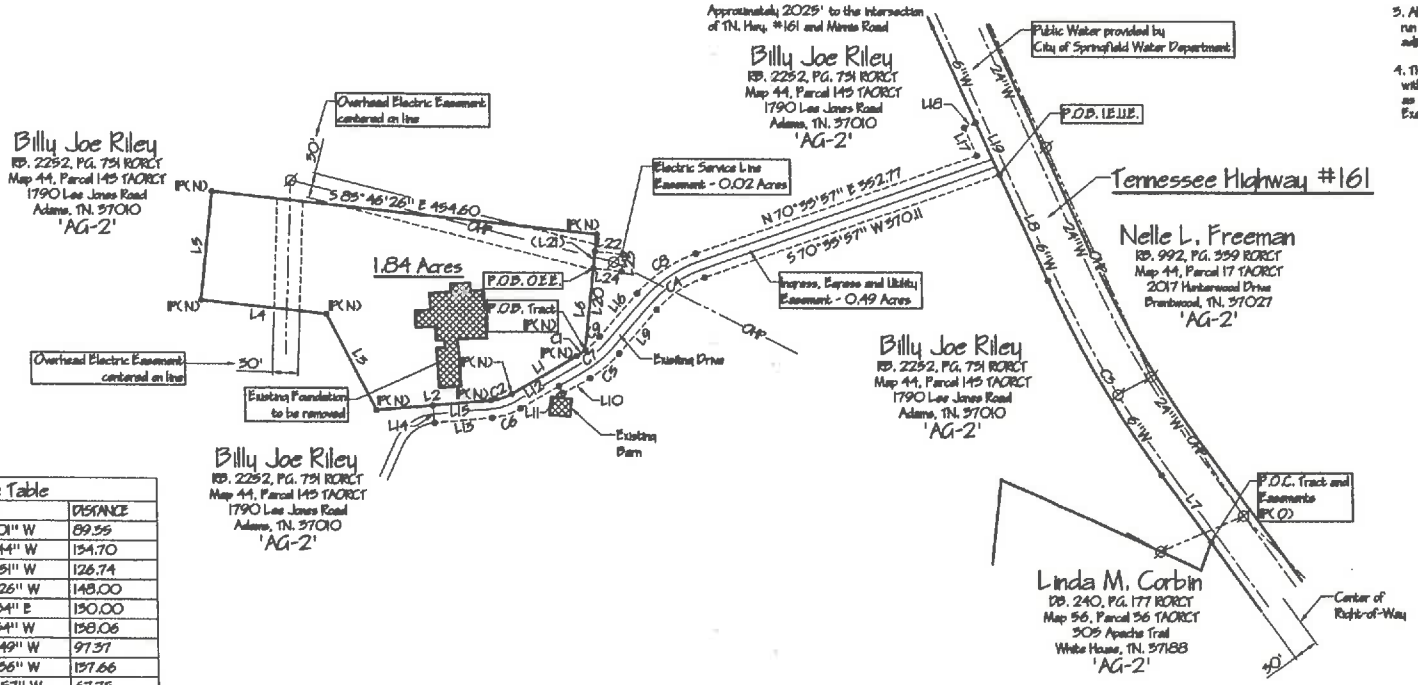
0 0.2 0.4 0.8 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	06°18'26"	110.00	6.06	12.11	S 56°28'48" W	12.10
C2	25°19'45"	60.00	13.48	26.52	S 72°17'59" W	26.31
C3	12°09'12"	1250.00	133.07	265.15	N 29°55'12" W	264.65
C4	29°35'00"	135.00	35.65	69.70	S 55°46'27" W	68.93
C5	18°39'04"	140.00	22.99	45.57	S 50°18'29" W	45.37
C6	25°19'45"	80.00	17.98	35.37	S 72°17'59" W	35.08
C7	18°39'04"	110.00	18.06	35.81	N 50°18'29" E	35.65
C8	29°35'00"	165.00	43.57	85.19	N 55°46'27" E	84.25
C9	12°20'58"	110.00	11.90	23.70	S 47°09'16" W	23.65

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 59°58'01" W	89.55
L2	S 84°57'44" W	134.70
L3	N 26°58'51" W	126.74
L4	N 85°46'26" W	148.00
L5	N 06°15'34" E	130.00
L6	S 06°15'34" W	138.06
L7	N 35°57'49" W	97.37
L8	N 25°48'56" W	137.66
L9	S 40°58'57" W	67.75
L10	S 59°58'01" W	36.58
L11	N 30°21'59" W	10.00
L12	S 59°58'01" W	52.76
L13	S 84°57'44" W	68.29
L14	N 05°02'16" W	20.00
L15	N 84°57'44" E	68.29
L16	N 40°58'57" E	67.75
L17	N 25°48'56" W	36.17
L18	N 66°11'24" E	15.00
L19	S 25°48'56" E	67.40
L20	N 06°15'34" E	97.45
L21	N 06°15'34" E	20.00
L22	S 88°46'26" E	35.35
L23	S 06°15'34" W	20.00
L24	N 88°46'26" W	35.35



Deed North

Surveying The Past, Present and Future

100 50 0 100 200

Scale in Feet
1" = 100'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

Billy Joe Riley
Owner
1790 Lee Jones Road
Adams, TN. 37010
Contact: Abner Herndon
(615) 829-4171

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
O Meander Point
—W— Water Line
Ø Power Pole
—O/H— Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 2401525
Coord. File No. 010480E

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Present Zoning Classification - AG-2
Proposed Zoning Classification - RBO

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE No. 1708
7-10-24

Property Address:
Highway #161
Springfield, TN. 37172

Deed Reference:
Record Book 2252, Page 731 RORCT
Map 44, part of Parcel 145 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: 240152
Date: 7/10/24

Rezoning Request For

Billy Joe Riley
9th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
email: artzse@gmail.com
(615) 382-0401

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 10, 2024

The following paragraphs describe a tract and two (2) easements of land in the 9th Civil District of Robertson County, Tennessee, said tract and easements each being a portion of that property, which was conveyed to Billy Joe Riley, et ux, by Billy Joe Riley, in a deed of record in Record Book 2252, Page 731, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new), said iron pin being located from an iron pin (old), in the westerly margin of Tennessee Highway #161, the northeast corner of a tract of land which belongs to Linda M. Corbin, having a deed reference in Deed Book 240, Page 177, RORCT,
N 35°57'49" W, 97.37 feet;
thence, N 29°53'12" W, 264.65 feet;
thence, N 23°48'36" W, 205.06 feet;
thence, S 66°11'24" W, 15.00 feet;
thence, S 23°48'36" E, 36.17 feet;
thence, S 70°33'57" W, 352.77 feet;
thence, S 55°46'27" W, 84.25 feet;
thence, S 40°58'57" W, 67.75 feet;
thence, S 47°09'16" W, 23.65 feet, **to the point of beginning,** the southeast corner of this tract and continuing with a new line, as follows:
with a curve to the right, having a radius of 110.00 feet, an arc distance of 12.11 feet, and a chord bearing and distance of S 56°28'48" W, 12.10 feet to an iron pin (new);
thence, S 59°38'01" W, 89.35 feet to an iron pin (new);
thence, with a curve to the right, having a radius of 60.00 feet, an arc distance of 26.52 feet, and a chord bearing and distance of S 72°17'53" W, 26.31 feet to an iron pin (new);
thence, S 84°57'44" W, 134.70 feet to an iron pin (new);
thence, N 26°58'51" W, 126.74 feet to an iron pin (new);
thence, N 83°46'26" W, 148.00 feet to an iron pin (new);
thence, N 06°13'34" E, 130.00 feet to an iron pin (new);
thence, S 83°46'26" E, 454.60 feet to an iron pin (new);
thence, S 06°13'54" W, 138.06 feet, to the point of beginning, containing **1.84 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 10, 2024.

The above described tract of land is served by an Ingress, Egress and Utility Easement and a Overhead Electric Easement which are described, as follows:

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

Steven E. Artz and Associates, Inc.

Ingress, Egress and Utility Easement

Beginning at a point in the westerly margin of Tennessee Highway #161, said point being located from an iron pin (old), in the westerly margin of Tennessee Highway #161, the northeast corner of a tract of land which belongs to Linda M. Corbin, having a deed reference in Deed Book 240, Page 177, RORCT,
N 35°57'49" W, 97.37 feet;
thence, N 29°53'12" W, 264.65 feet;
thence, N 23°48'36" W, 137.66 feet, **to the point of beginning,** the southeast corner of this easement and continuing with a new line, as follows:
S 70°33'57" W, 370.11 feet;
thence with a curve to the left, having a radius of 135.00 feet, an arc distance of 69.70 feet, and a chord bearing and distance of S 55°46'27" W, 68.93 feet;
thence, S 40°58'57" W, 67.75 feet;
thence with a curve to the right, having a radius of 140.00 feet, an arc distance of 45.57 feet, and a chord bearing and distance of S 50°18'29" W, 45.37 feet;
thence, S 59°38'01" W, 36.58 feet;
thence, N 30°21'59" W, 10.00 feet;
thence, S 59°38'01" W, 52.76 feet;
thence with a curve to the right, having a radius of 80.00 feet, an arc distance of 35.37 feet, and a chord bearing and distance of S 72°17'53" W, 35.08 feet;
thence, S 84°57'44" W, 68.29 feet;
thence, N 05°02'16" W, 20.00 feet;
thence, N 84°57'44" E, 68.29 feet to an iron pin (new);
thence with a curve to the left, having a radius of 60.00 feet, and arc distance of 26.52 feet, and a chord bearing and distance of N 72°17'53" E, 26.31 feet to an iron pin (new);
thence, N 59°38'01" E, 89.35 feet to an iron pin (new);
thence with curve to the left, having a radius of 110.00 feet, an arc distance of 35.81 feet, and a chord bearing and distance of N 50°18'29" E, 35.64 feet;
thence, N 40°58'57" E, 67.75 feet;
thence with a curve to the right, having a radius of 165.00 feet, an arc distance of 85.19 feet, and a chord bearing and distance of N 55°46'27" E, 84.25 feet;
thence, N 70°33'57" E, 352.77 feet;
thence, N 23°48'36" W, 36.17 feet;
thence, N 66°11'24" E, 15.00 feet to a point in the westerly margin of Tennessee Highway #161;
thence, S 23°48'36" E, 67.40 feet, to the point of beginning, containing **0.49 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 10, 2024.

Electric Service Line Easement

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

Beginning at a point, said point being located from an iron pin (old), in the westerly margin of Tennessee Highway #161, the northeast corner of a tract of land which belongs to Linda M. Corbin, having a deed reference in Deed Book 240, Page 177, RORCT,
N 35°57'49" W, 97.37 feet;
thence, N 29°53'12" W, 264.65 feet;
thence, N 23°48'36" W, 205.06 feet;
thence, S 66°11'24" W, 15.00 feet;
thence, S 23°48'36" E, 36.17 feet;
thence, S 70°33'57" W, 352.77 feet;
thence, S 55°46'27" W, 84.25 feet;
thence, S 40°58'57" W, 67.75 feet;
thence, S 47°09'16" W, 23.65 feet;
thence, N 06°13'34" E, 97.45 feet, **to the point of beginning,** the southwest corner of this tract and continuing with a new line, as follows:
N 06°13'34" E, 20.00 feet;
thence, S 83°46'26" E, 33.33 feet;
thence, S 06°13'34" W, 20.00 feet;
thence, N 83°46'26" W, 33.33 feet, to the point of beginning, containing **0.02 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 10, 2024.

The above described tract of land and easements may be found on Tax Map 44, part of Parcel 143, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240132L

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

July 8, 2024

TO WHO IT MAY CONCERN:

There has been a water availability letter requested by Mr. & Mrs. Laurie & Billy Jo Riley for a property located on Hwy 161 in Robertson County. The property is located by Tax Map 44 Parcel 143. This letter will serve as notice that there is an existing 6" water main adjacent to this property. The aforementioned property is currently provided water services by the City of Springfield's Water and Wastewater Department. This water availability will be valid for the period of one year. If there has been no activity by July 8, 2025, the property will need to be re-evaluated for service.

If you need further information or have questions, please contact me at 615-382-1600.

Thank you,

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
August 22, 2024

Applicant: Billy Joe Riley
Surveyor: Steve Artz

Request: Rezone **1.84 *acres*** of the 299.7 acres Tax Map 044, Part of Parcel 143.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 044, Part of Parcel 143.00 In its entirety is highlighted

Property Information:

- Tax Map 044, Part of Parcel 143.00
- Hwy 161, Springfield
- Total lot acreage: 299.70 acres (13,054,932 sq. ft.)
- **Rezone Request: 1.84 acres. (80,150.40 sq. ft.)**

Project Narrative:

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:
The applicant wishes to rezone 1.84 acres of the 299.70 acres. The subject property is mainly surrounded by AG-2 and R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations.

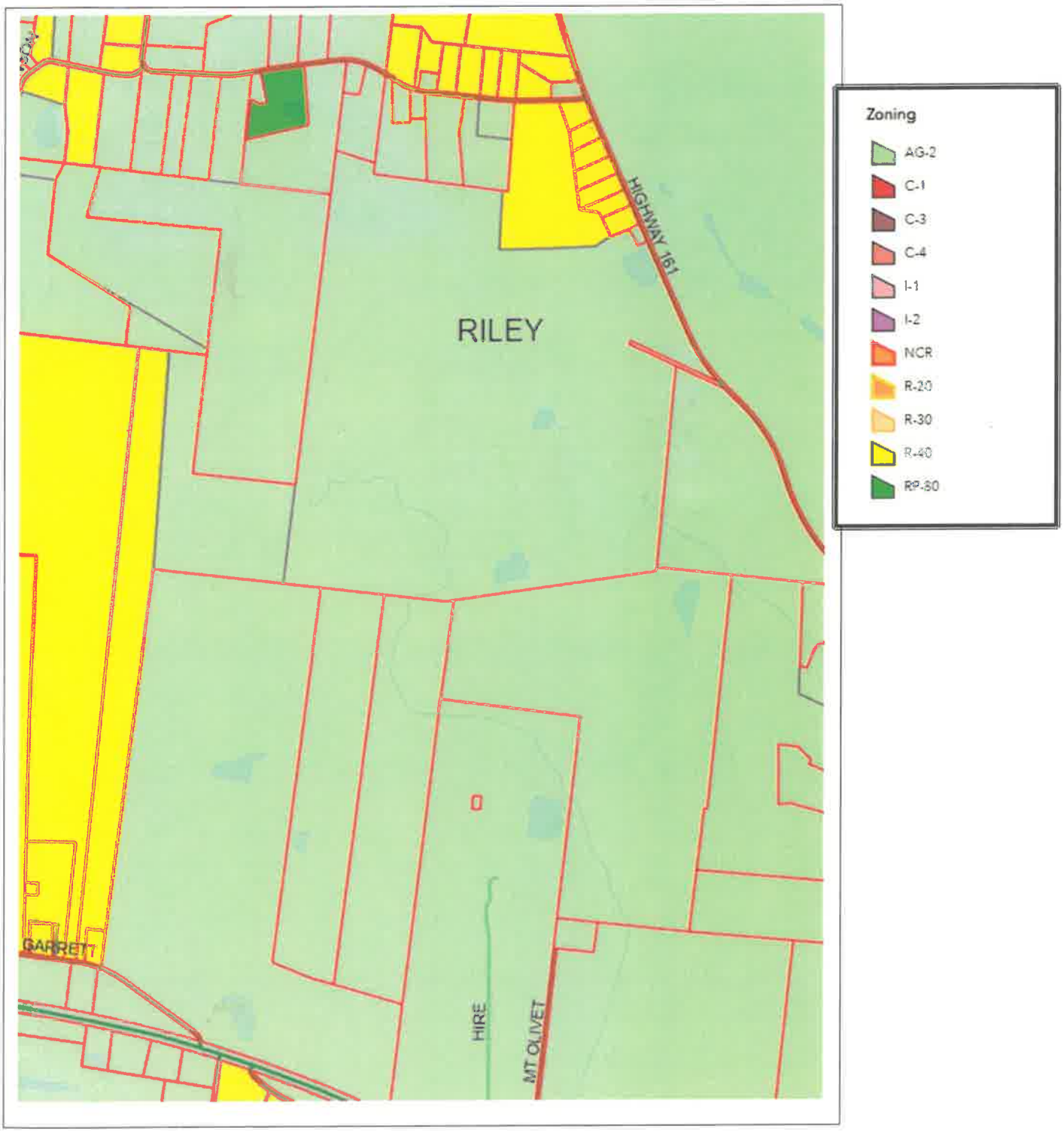
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Riley Land Use Information



- Conservation
- Employment Center
- General Urban
- Rural
- Recreation/Open Space
- Sub-Urban

Rural.

The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

New Business: E

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
(615- 384-3666

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *(Preliminary Plat)* *Final Plat*

Property Information:

1. Current Zoning of Property: RP-80 RURAL PRESERVATION DISTRCT
2. Physical Address of Property: BURGESS GOWER RD. CEDAR HILL TN 37032 & 3211 WILL HEAD ROAD CEDAR HILL TN 37032
3. Tax Map & Parcel Number: MAP 99 PARCEL 94.00 & 94.04
4. Size of Property (square feet or acres): 29.346 ACRES OR 1,278,2448 SF

5. **Owner of Record Information**
   Name: JACOB FANN & MORGAN BAGGET / TRUSTEES: GINA LAVONEZYLSTRA, JIM BAGGET, & CHRISTY BAGGET
   Mailing Address (No P.O. Boxes, please): 4625 HIGHWAY 431 N SPRINGFIELD, TN 37172
   Email: JRFLLCTN@GMAIL.COM
   Telephone Number: (615) 380-7576

6. **Owner's Representative Information (Surveyor, Self, Engineer, etc.)**
   Name: NETTIE BOYLE, P.E.
   Name of Firm: CSR ENGINEERING
   Mailing Address (No P.O. Boxes, please): 118 N. GREENWOOD ST. LEBANON, TN 37087
   Email: NETTIE.BOYLE@CSRENGINEERS.COM
   Telephone Number: (615) 619-9877

7. **Purpose of Plat:**
   FOR THE PORPOSED DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL LOTS

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. **Please ensure the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Jacob Fann 06/10/24
Jacob Fann (Jun 10, 2024 09:45 CDT)
Owner's Signature & DATE

Nettie Boyle 06/07/27
Owner's Representative Signature & DATE

CSR Engineering Inc.
118 North Greenwood St.
Lebanon, TN 37087
Phone: (615) 212-2389
Fax: (615) 246-3715
www.csrengineers.com

July 08, 2024
Project No. 20-084

Miss Hunter Mantooth
Robertson County Development Office
527 South Brown St.
Springfield, TN 37172

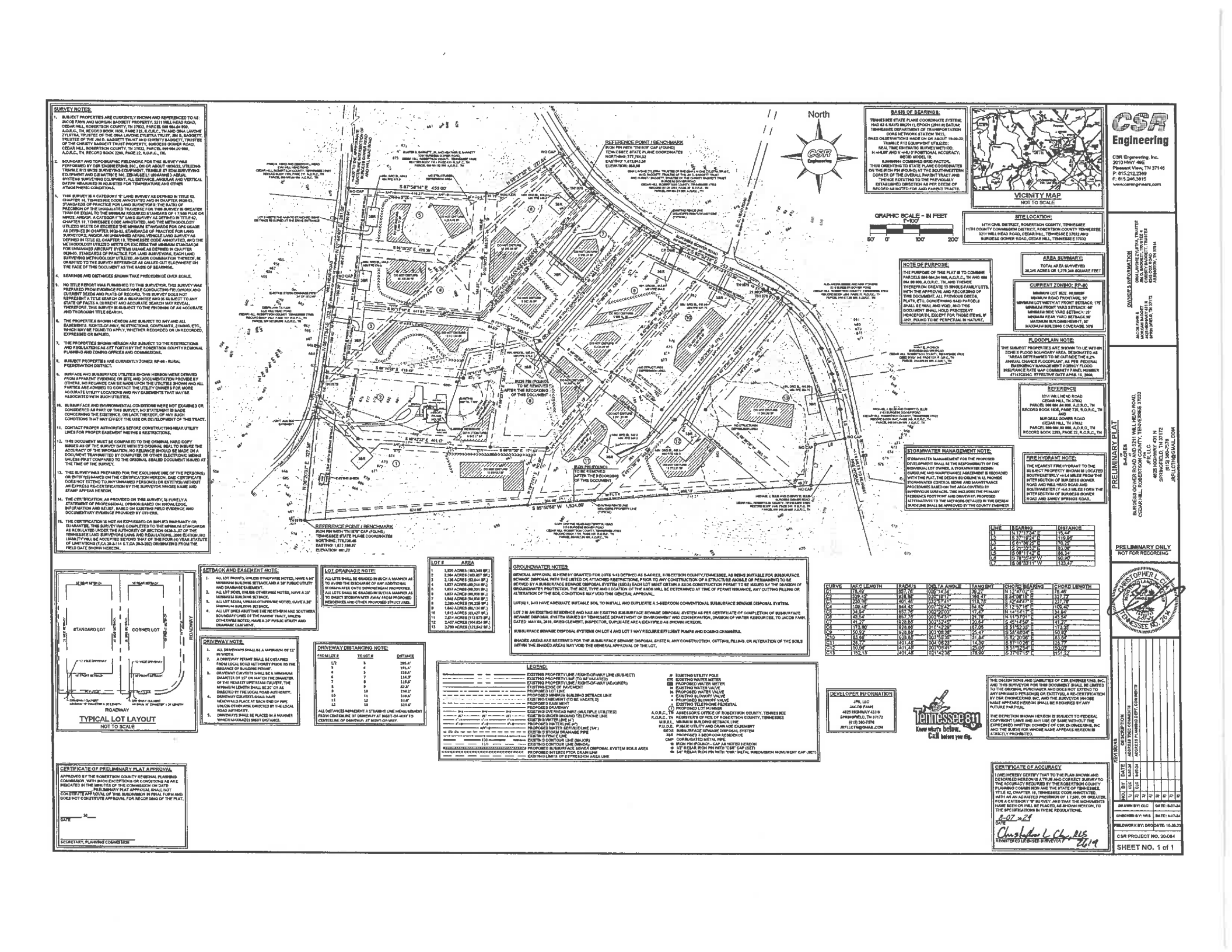
REFERENCE: **B-Acres Preliminary Plat for 13 Lot Development**

Miss Mantooth,

We respectfully request your review of the above-mentioned proposed project. The project site consists of two adjacent parcels; one parcel 094.00 is vacant land presently an open field. The second parcel 094.04 is presently occupied by a residential home. Both parcels are located in Robertson County, TN. Parcel 094.00 is near the intersection of Burgess Gower Road at D.C. Head Rd. The adjacent parcel 094.04 has an address of 3211 Will Head Rd, Cedar Hill, TN. The site is proposed to be subdivided into 13 single-family home lots (12 new, one existing), which will include the existing home on parcel 094.04. The proposed plat included with our submittal displays the 12 new lots with updated lot lines on the existing lot. Additionally, the plat will display the proposed building footprints, setbacks, utility easements, and driveway accesses. We appreciate your time in this review process and look forward to speaking with you soon.

Sincerely,

Nettie Boyle, P.E.
CSR Engineering



SURVEY NOTES:

1. SUBJECT PROPERTIES ARE CURRENTLY KNOWN AND REFERENCED TO AS: JACOB FANN AND MORGAN BASSETT PROPERTY, 3311 WILL HEAD ROAD, CEDAR HILL, ROBERTSON COUNTY, TN 37032, PARCEL 088 084.04 000, A.D.R.C., TN, RECORD BOOK 1636, PAGE 735, R.O.R.C., TN AND GINA LAVONE SYLSTRA, TRUSTEE OF THE GINA LAVONE SYLSTRA TRUST, JIM D. BASSETT, TRUSTEE OF THE JIM D. BASSETT TRUST AND CHRISTY BASSETT, TRUSTEE OF THE CHRISTY BASSETT TRUST PROPERTY, BURGESS DOWER ROAD, CEDAR HILL, ROBERTSON COUNTY, TN 37032, PARCEL 088 084.00 000, A.D.R.C., TN, RECORD BOOK 2285, PAGE 22, R.O.R.C., TN
2. BOUNDARY AND TOPOGRAPHIC FIELDWORK FOR THIS SURVEY WAS PERFORMED BY CSR ENGINEERING, INC., ON OR ABOUT 10/26/23, UTILIZING TRIMBLE R12 GNSS SURVEYING EQUIPMENT, TRIMBLE S7 ICON SURVEYING EQUIPMENT AND DJI MATRICE 300, ZENMUSE L1 LIN MANNED AERIAL SYSTEMS SURVEYING EQUIPMENT. ALL DISTANCE, ANGULAR AND VERTICAL DATUM MEASURED IS ADJUSTED FOR TEMPERATURE AND OTHER ATMOSPHERIC CONDITIONS.
3. THIS SURVEY IS A CATEGORY 'R' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED AND IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYOR'S: THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1 FT 5,000 PLUS OR MINUS, AND/OR, A CATEGORY "U" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR GPS USAGE AS DEFINED IN CHAPTER 0820-02, STANDARDS OF PRACTICE FOR LAND SURVEYORS, AND/OR, AN UNMANNED AERIAL VEHICLE LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR UNMANNED AIRCRAFT SYSTEMS USAGE AS DEFINED IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS. EACH LAND SURVEYOR'S METHODOLOGY UTILIZED, AND/OR COMBINATION THEREOF, IS ORIENTED TO THE SURVEY REFERENCE AS CALLED OUT ELSEWHERE ON THE FACE OF THIS DOCUMENT AS THE BASIS OF BEARINGS.
4. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THIS SURVEY WAS PREPARED FROM EVIDENCE FOUND WHILE CONDUCTING FIELDWORK AND CURRENT DEEDS AND PLATS OF RECORD. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE AND THOROUGH TITLE SEARCH.
6. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, ZONING, ETC., WHICH MAY BE FOUND TO APPLY, WHETHER RECORDED OR UNRECORDED, EXPRESSED OR IMPLIED.
7. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE ROBERTSON COUNTY REGIONAL PLANNING AND ZONING OFFICES AND COMMISSIONS.
8. SUBJECT PROPERTIES ARE CURRENTLY ZONED: RP-40 - RURAL PRESERVATION DISTRICT.
9. SURFACE AND SUBSURFACE UTILITIES SHOWN HEREON WERE DERIVED FROM APPARENT EVIDENCE ON SITE AND DOCUMENTATION PROVIDED BY OTHERS. NO RELIANCE CAN BE MADE UPON THE UTILITIES SHOWN AND ALL PARTIES ARE ADVISED TO CONTACT THE UTILITY OWNERS FOR MORE ACCURATE UTILITY LOCATIONS AND ANY EASEMENTS THAT MAY BE ASSOCIATED WITH SUCH UTILITIES.
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE, OR LACK THEREOF, OF ANY SUCH CONDITIONS THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
11. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT AND ANY & RESTRICTIONS.
12. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AS OF THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
13. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR WHOSE NAME AND STAMP APPEAR HEREON.
14. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND/OR DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
15. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 62-18-123 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2004 EDITION. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

REFERENCE POINT / BENCHMARK
IRON PIN WITH "TN1979" CAP (FOUND)
TENNESSEE STATE PLANE COORDINATES
NORTHING: 777,764.92
EASTING: 1,672,843.54
ELEVATION: 858.98

REFERENCE POINT / BENCHMARK
IRON PIN WITH "TN 1979" CAP (FOUND)
TENNESSEE STATE PLANE COORDINATES
NORTHING: 776,736.46
EASTING: 1,672,198.87
ELEVATION: 861.27

BASIS OF BEARINGS:
TENNESSEE STATE PLANE COORDINATE SYSTEM; NAD 83 & NAVD 88(2011), EPOCH (2010.0) DATUM; TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK STATION TN13, ONES OBSERVATIONS MADE ON OR ABOUT 10-30-23; TRIMBLE R12 EQUIPMENT UTILIZED; REAL TIME KINEMATIC SURVEY METHOD, H =4.00' AND V =4.0' POSITIONAL ACCURACY. DECID MODEL: 18, 0.9996994 COMBINED GRID FACTOR, THUS ORIENTING TO STATE PLANE COORDINATES ON THE IRON PIN FOUND/SET AT THE SOUTHWESTERN CORNER OF THE OVERALL PARENT TRACT AND THENCE ROTATING TO THE PREVIOUSLY ESTABLISHED DIRECTION AS PER DEED OF RECORD AS NOTED FOR SAID PARENT TRACTS.

VICINITY MAP
NOT TO SCALE

SITE LOCATION:
14TH CIVIL DISTRICT, ROBERTSON COUNTY, TENNESSEE
11TH COUNTY COMMISSION DISTRICT, ROBERTSON COUNTY TENNESSEE
3311 WILL HEAD ROAD, CEDAR HILL, TENNESSEE 37032 AND
BURGESS DOWER ROAD, CEDAR HILL, TENNESSEE 37032

GRAPHIC SCALE - IN FEET
1"=100'
50' 0' 100' 200'

NOTE OF PURPOSE:
THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 088 084.04 000, A.D.R.C., TN AND 088 084.00 000, A.D.R.C., TN, AND THENCE THEREFROM CREATE 15 SINGLE-FAMILY LOTS, WITH THE APPROVAL AND RECORDING OF THIS DOCUMENT. ALL PREVIOUS DEEDS, PLATS, ETC., CONTAINING SAID PARCELS SHALL BE NULL AND VOID, AND THIS DOCUMENT SHALL HOLD PRECEDENT HEREFORTH, EXCEPT FOR THOSE ITEMS, IF ANY, FOUND TO BE PERPETUAL IN NATURE.

AREA SUMMARY:
TOTAL AREA SURVEYED
36.345 ACRES OR 1,579,348 SQUARE FEET

CURRENT ZONING: RP-40
MINIMUM LOT SIZE: 40,000SF
MINIMUM ROAD FRONTAGE: 50'
MINIMUM LOT WIDTH AT FRONT SETBACK: 175'
MINIMUM FRONT YARD SETBACK: 40'
MINIMUM SIDE YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 30'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 30%

FLOODPLAIN NOTE:
THE SUBJECT PROPERTIES ARE SHOWN TO LIE WITHIN ZONE X FLOOD BOUNDARY AREA, DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47147C0240C EFFECTIVE DATE APRIL 16, 2009.

REFERENCE
3311 WILL HEAD ROAD
CEDAR HILL, TN 37032
PARCEL 088 084.04 000, A.D.R.C., TN
RECORD BOOK 1636, PAGE 735, R.O.R.C., TN
AND
BURGESS DOWER ROAD
CEDAR HILL, TN 37032
PARCEL 088 084.00 000
RECORD BOOK 2285, PAGE 22, R.O.R.C., TN

STORMWATER MANAGEMENT NOTE:
STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. A STORMWATER DESIGN GUIDELINE AND MAINTENANCE AGREEMENT IS RECORDED WITH THE PLAT. THE DESIGN GUIDELINE WILL PROVIDE STORMWATER CONTROL MEANS AND MAINTENANCE PROCEDURES BASED ON THE AREA COVERED BY IMPERVIOUS SURFACES. THIS INCLUDES THE PRIMARY RESIDENCE FOOTPRINT AND DRIVEWAY. PROPOSED ALTERNATIVES TO THE METHODS DETAILED IN THE DESIGN GUIDELINE SHALL BE APPROVED BY THE COUNTY ENGINEER.

FIRE HYDRANT NOTE:
THE NEAREST FIRE HYDRANT TO THE SUBJECT PROPERTY SHOWN IS LOCATED SOUTHEASTERLY +0.14 MILES FROM THE INTERSECTION OF BURGESS DOWER ROAD AND WILL HEAD ROAD AND SOUTHWESTERLY +0.3 MILES FORM THE INTERSECTION OF BURGESS DOWER ROAD AND SANDY SPRINGS ROAD.

LINE	BEARING	DISTANCE
L1	N 19°17'34" E	15.42'
L2	S 37°01'27" E	119.85'
L3	S 61°36'20" E	70.25'
L4	S 74°31'12" E	83.06'
L5	S 84°13'32" E	85.74'
L6	S 78°35'49" W	90.90'
L7	S 04°35'11" W	123.47'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	78.49'	857.76'	005°14'54"	39.27'	N 12°47'07" E	78.46'
C2	329.49'	928.98'	020°19'11"	166.47'	S 50°08'15" E	327.76'
C3	200.06'	401.46'	028°32'41"	118.78'	S 42°47'46" E	217.80'
C4	109.48'	844.43'	007°25'49"	54.85'	S 12°57'18" E	109.40'
C5	34.64'	857.76'	002°18'02"	17.29'	N 14°14'41" E	34.64'
C6	43.54'	857.76'	002°54'31"	21.78'	N 11°51'01" E	43.54'
C7	41.47'	928.98'	002°33'45"	20.64'	S 45°14'59" E	41.47'
C8	173.80'	928.98'	010°43'29"	87.08'	S 31°35'32" E	173.55'
C9	50.92'	928.98'	003°08'28"	25.47'	S 53°48'04" E	50.92'
C10	63.66'	928.98'	003°55'59"	31.84'	S 49°40'08" E	63.64'
C11	29.72'	401.46'	004°14'23"	14.87'	S 51°10'26" E	29.71'
C12	50.06'	401.46'	007°08'41"	25.05'	S 54°35'54" E	50.03'
C13	152.15'	401.46'	021°43'16"	76.99'	S 37°07'15" E	151.22'

LOT #	AREA
1	3,305 ACRES (143,940 SF.)
2	2.364 ACRES (102,957 SF.)
3	2.139 ACRES (93,244 SF.)
4	1.877 ACRES (81,744 SF.)
5	1.837 ACRES (80,031 SF.)
6	1.837 ACRES (80,026 SF.)
7	1.848 ACRES (80,488 SF.)
8	2.380 ACRES (96,236 SF.)
9	1.840 ACRES (80,134 SF.)
10	1.815 ACRES (83,427 SF.)
11	2.814 ACRES (113,975 SF.)
12	2.407 ACRES (104,834 SF.)
13	3.799 ACRES (125,842 SF.)

GROUNDWATER NOTES:
REMOVAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-13 DEFINED AS 5-ACRES, ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL PROVIDED THAT CREATED OR ATTACHED RESTRICTIONS PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF GROUNDWATER PROTECTION. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE, ANY CUTTING FILLING OR ALTERATION OF THE NATURAL CONDITIONS MAY VOID THIS OBSCURE APPROVAL.

LOTS(S) 1, 3-13 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

LOT 2 IS AN EXISTING RESIDENCE AND HAS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM AS PER CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM ISSUED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES, TO JACOB FANN, DATED: MAY 03, 2018, DRED CLEMENT, INSPECTOR, DUPLICATE ARE IDENTIFIED AS SHOWN HEREON.

SUBSURFACE SEWAGE DISPOSAL SYSTEMS ON LOT 4 AND LOT 7 MAY REQUIRE EFFLUENT PUMPS AND DOSING CHAMBERS.

SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.

SETBACK and EASEMENT NOTE:
1. ALL LOT FRONTS, UNLESS OTHERWISE NOTED, HAVE A 40' MINIMUM BUILDING SETBACK AND A 16' PUBLIC UTILITY AND DRAINAGE EASEMENT.
2. ALL LOT SIDES, UNLESS OTHERWISE NOTED, HAVE A 25' MINIMUM BUILDING SETBACK.
3. ALL LOT REARS, UNLESS OTHERWISE NOTED, HAVE A 35' MINIMUM BUILDING SETBACK.
4. ALL LOT LINES ABUTTING THE NORTHERN AND SOUTHERN BOUNDARY LINES OF THE PARENT TRACT, UNLESS OTHERWISE NOTED, HAVE A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT.

LOT DRAINAGE NOTE:
ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO AVOID THE DISCHARGE OF ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES. ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO DIRECT STORMWATER AWAY FROM PROPOSED RESIDENCES AND OTHER PROPOSED STRUCTURES.

DRIVEWAY NOTE:
1. ALL DRIVEWAYS SHALL BE A MINIMUM OF 12' IN WIDTH.
2. A DRIVEWAY PERMIT SHALL BE OBTAINED FROM LOCAL ROAD AUTHORITY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
3. DRIVEWAY CULVERTS SHALL BE A MINIMUM DIAMETER OF 15" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT, THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY THE LOCAL ROAD AUTHORITY.
4. DRIVEWAY CULVERTS SHALL HAVE HEADWALLS PLACE AT EACH END OF PIPE UNLESS OTHER WISE DIRECTED BY THE LOCAL ROAD AUTHORITY.
5. DRIVEWAYS SHALL BE PLACED IN A MANNER WHICH MAXIMIZES SIGHT DISTANCE.

DRIVEWAY DISTANCING NOTE:

FROM LOT #	TO LOT #	DISTANCE
1/2	3	280.4'
3	4	191.4'
4	5	158.4'
5	6	114.0'
6	7	115.6'
7	8	82.3'
8	9	194.2'
9	10	139.5'
10	11	51.6'
11	12	111.6'
12	13	

ALL DISTANCES REPRESENT A STRAIGHT LINE MEASUREMENT FROM CENTERLINE OF DRIVEWAY AT RIGHT-OF-WAY TO CENTERLINE OF DRIVEWAY AT RIGHT-OF-WAY.

TYPICAL LOT LAYOUT
NOT TO SCALE

LEGEND:
- EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE (SUBJECT)
- EXISTING PROPERTY LINE (TO BE VACATED)
- EXISTING PROPERTY LINE / RIGHT-OF-WAY (ADJOINER)
- EXISTING EDGE OF PAVEMENT
- PROPOSED 3 LOT LINE
- PROPOSED 5 MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT (TO BE VACATED)
- PROPOSED EASEMENT
- PROPOSED DRIVEWAY
- EXISTING OVERHEAD WIRE (MULTIPLE UTILITIES)
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATERLINE (4")
- PROPOSED WATERLINE (4")
- PROPOSED WATER SERVICE LINE (3/4")
- EXISTING STORM DRAINAGE PIPE
- EXISTING FENCE LINE
- EXISTING 5 CONTOUR LINE (MAJOR)
- EXISTING CONTOUR LINE (MINOR)
- PROPOSED SUBSURFACE SEWER DISPOSAL SYSTEM SOILS AREA
- PROPOSED INTERCEPTOR DRAIN LINE
- EXISTING LIMITS OF DEPRESSION AREA LINE

- EXISTING UTILITY POLE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING BLOWOFF VALVE
- PROPOSED BLOWOFF VALVE
- EXISTING TELEPHONE PEDESTAL
- PROPOSED LOT NUMBER
- A.D.R.C., TN — ASSESSOR'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
- R.O.R.C., TN — REGISTER'S OF PICE OF ROBERTSON COUNTY, TENNESSEE
- M.B.S.L. — MINIMUM BUILDING SETBACK LINE
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- SSDS — SUBSURFACE SEWAGE DISPOSAL SYSTEM
- 3BR — PROPOSED 3 BEDROOM RESIDENCE
- CMP — CORRUGATED METAL PIPE
- IRON PIN FOUND - CAP AS NOTED HEREON
- 1/2" REBAR IRON PIN WITH "CSR" CAP (SET)
- 5/8" REBAR IRON PIN WITH "CSR" METAL SUBDIVISION MONUMENT CAP (SET)

DEVELOPER INFORMATION
JFR, LLC
JACOB FANN
4625 HIGHWAY 431 N
SPRINGFIELD, TN 37172
(615) 380-7276
JRFLLC1@GMAIL.COM

Tennessee 811
Know what's below.
Call before you dig.

THE OBLIGATIONS AND LIABILITIES OF CSR ENGINEERING, INC. AND THIS SURVEYOR FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S). A RE-CERTIFICATION BY CSR ENGINEERING, INC. AND THE SURVEYOR WHOSE NAME APPEARS HEREON SHALL BE REQUIRED BY ANY FUTURE PARTY(S).

THE DEPICTION SHOWN HEREON IS SUBJECT TO FEDERAL COPYRIGHT LAWS AND ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN CONSENT OF CSR ENGINEERING, INC AND THE SURVEYOR WHOSE NAME APPEARS HEREON IS STRICTLY PROHIBITED.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
APPROVED BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON DATE: _____
PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE APPROVAL OF THE SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.
DATE _____, 20__
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY
I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THE STATE OF TENNESSEE, TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, WITH AN AN ADJUSTED PRECISION OF 1:7,500, OR GREATER, FOR A CATEGORY "R" SURVEY, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.
DATE 8-07-24
Christopher L. Clay, RLS 2614
REGISTERED LICENSED SURVEYOR

CSR Engineering
CSR Engineering, Inc.
2010 HWY 46C
Pleasant View, TN 37146
P: 615.212.2349
F: 615.246.3815
www.csrengineers.com

OWNER'S INFORMATION
GINA LAVONE SYLSTRA, TRUSTEE
JIM D. BASSETT, TRUSTEE
CHRISTY BASSETT, TRUSTEE
3311 WILL HEAD ROAD
ASHBURN, TN 37814

JACOB FANN &
MORGAN BASSETT
4625 HIGHWAY 431 N
SPRINGFIELD, TN 37172

PRELIMINARY PLAT
8-LOTS
BURGESS DOWER ROAD AND 3311 WILL HEAD ROAD,
CEDAR HILL, ROBERTSON COUNTY, TENNESSEE 37032

PRELIMINARY ONLY
NOT FOR RECORDING

CHRISTOPHER L. CLAY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2614

NO.	BY	DATE	DESCRIPTION
1	CLC	8.01.24	ADDRESS TDEC COMMENTS
2	CLC	8.07.24	ADDRESS PLANNING DEPT. COMMENTS
3			
4			
5			
6			
7			
8			

DRAWN BY: CLC — DATE: 8-07-24
CHECKED BY: MB — DATE: 8-07-24
FIELDWORK BY: — DATE: 10-30-23

CSR PROJECT NO. 20-084
SHEET NO. 1 of 1

EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

August 9, 2024

Hunter Mantooth
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of B-Acres Revised Preliminary Plat

Dear Hunter:

I have reviewed the referenced revised plat that I received on August 8, 2024 for the August 22, 2024 Planning Commission meeting. All of my previous comments have been addressed.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying requirements contained in the Robertson County Subdivision Regulations. No planning level review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

ROBERTSON COUNTY PLANNING COMMISSION

Form Number 3

PRELIMINARY PLAT CHECKLIST

NAME OF SUBDIVISION 8- ACRES

LOCATION Burgess Power & Will Head Rd ZONING DISTRICT RP 80

OWNER Jacob Fann & Morgan Baggett / Trustees Gina Zylstra

ENGINEER OR SURVEYOR Nettie Boyle, CSP Engineering Jim Baggett Christy Baggett

✓ 1. First submittal, ~~six (6)~~ one (1) full sized copies are required. Second submittal, ~~fifteen (15)~~ one copies (five (5) full size copies and ten (10) reduced 11" X 17" copies) are required of anything pertaining to the request.

✓ 2. Location of property with respect to surrounding property and streets.

✓ 3. Names of all adjoining property owners, or names of adjoining developments.

✓ 4. Contours at not more than five (5) foot intervals.

✓ 5. Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot.

✓ 6. Location and names of existing streets.

✓ 7. Location of existing easements and utilities.

✓ 8. Location of existing water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, etc.

✓ 9. Locations, dimensions, and areas of all proposed or existing lots.

N/A 10. Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

✓ 11. Date of Plat.

✓ 12. Appropriate true north point.

✓ 13. Scale of plat.

✓ 14. Plans of proposed utility layout.

✓ 15. Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground.

✓ 16. Names, locations and dimensions of proposed streets and easements.

N/A 17. Indication of the use of any lot and all uses other than residential.

✓ 18. Lots numbered.

APPROVED: _____ DATE

CONDITIONS:

DISAPPROVED: _____ DATE

FOLLOWING REASONS:

SIGNED: _____ SECRETARY OF PLANNING COMMISSION

REVIEWED BY RICH MAYO, PE, RLS
7/10/24

New Business: F

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615- 384-3666

Application for Site Plan Approval

* Concept Plan *

Type of Site Plan (Please Circle One): *Sketch Site Plan* *Preliminary Site Plan* *Final Site Plan*

Property Information:

1. Current Zoning of Property: AG-2
2. Physical Address of Property: 3652 Calista Rd White House TN 37188
3. Tax Map & Parcel Number: 084 101.00
4. Size of Property (square feet or acres): 43.50 acres

5. Owner of Record Information
   Name: George H Frost
   Mailing Address (No P.O. Boxes, please): 3652 Calista Rd White House TN 37188
   Email:
   Telephone Number:

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Jon Claxton, PE
   Name of Firm: Thomas & Hutton
   Mailing Address (No P.O. Boxes, please): 500 11th Avenue N, Suite 800, Nashville, TN 3720
   Email: claxton.j@tandh.com
   Telephone Number: 615-864-2708

7. Purpose of Site Plan: Concept

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the site plan, this completed application, and fee payment to the Robertson County Development Office. **Please ensure the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted site plan to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and site plan will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver three (3) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected site plan to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner's Signature & DATE

8/12/24
Owner's Representative Signature & DATE



PRELIMINARY LAND PLAN

FROST FARM | CALISTA ROAD

ROBERTSON COUNTY, TENNESSEE

AUGUST 2024

MeritageHomes
LIFE BUILT BETTER

800 11TH AVENUE NORTH • SUITE 800
NASHVILLE, TN 37203 • 615.349.4990
WWW.THOMASANDHUTTON.COM

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SITE DATA TABLE

TOTAL SITE AREA:	114.59 ACRES
PROPOSED ZONING:	SUBURBAN RESIDENTIAL PLANNED DEVELOPMENT (SRPUD)
REQUIRED SETBACKS (MINIMUMS):	FRONT YARD: 15 FT SIDE YARD: 5 FT REAR YARD: 5 FT
MINIMUM OPEN SPACE:	10% = 11.53 ACRES (PROVIDED)
MINIMUM IMPROVED OPEN SPACE:	5% = 5.77 ACRES (PROVIDED W/ 2 ACRE AMENITY AREA & TRAILS)
MAX DENSITY PER SRPUD:	3.5 UNITS/ACRE = 403 MAXIMUM UNITS
PROVIDED LOT SIZE:	62.5 FT x 120 FT & 7,500 SF MINIMUM
PROVIDED DENSITY:	272 UNITS W/ 2 ACRE AMENITY AREA (2.42 UNITS/ACRE) 276 UNITS W/O 2 ACRE AMENITY AREA (2.41 UNITS/ACRE)
STORMWATER MANAGEMENT AREA:	6.93 ACRES PROVIDED (6.05%)
STEP SOILS AREA:	15.24 ACRES PROVIDED (13.30%)
EXISTING BUFFER AREA:	0.71 ACRES (0.62%)

to use only as vegetative buffers, or other forms of environmental protection. These areas may include floodplains, steep slopes or other environmentally sensitive lands.

SHARED USE OPEN SPACE - Shared use open space may exist within a planned development both as limited use or general use shared open space. Limited use shared open spaces are those limited to use by only a portion of the individuals who reside within the planned development. Shared general use open space is intended to be available for use by any resident of the development, but may be limited to use only by residents and their guests.

7-1.3 ADMINISTRATIVE PROCEDURE

The provisions of this section govern the procedure for review and approval for all planned developments as provided herein. Any landowner or developer, as defined, may apply for a PUD zoning in any area subject to these provisions. The County Commission may, within its legislative power, impose PUD zoning upon any land area, and after such action, the landowner shall follow the remaining procedures before any zoning permits can be issued and the land developed.

A. Steps of Approval Process

1. The applicant must request a pre-application conference with county staff to evaluate a concept plan of the proposal and to determine and clarify any issues that may arise.

2. The applicant shall submit a preliminary master plan and rezoning request to the Planning Commission for their consideration along with the required fees.

3. The Planning Commission may approve or reject the request. If approved, the Planning Commission shall recommend the necessary PUD zoning to the County Commission. If rejected, the applicant may appeal the decision to the County Commission.

4. After approval of the preliminary master plan and amendment of the zoning map, preparation of the final master plan may begin.

5. The applicant shall submit a final master plan to the Planning Commission for their consideration. If any part of the PUD is to be subdivided, a preliminary subdivision plat shall also be submitted. Both documents may be considered simultaneously. Approval of the final master plan shall form the basis for all permits, variances, and standards for the PUD.

6. Prior to the sale or transfer of any property, the applicant shall submit and have approved a final subdivision plat.

B. Concept Plan

Prior to filing an application for approval of a planned unit development the applicant shall present a concept plan to the Planning Commission concerning the layout and design of the proposed development. The Planning Commission after review of the plan shall determine if a formal "work Session" of the Planning Commission is needed before the proposed plan is submitted for approval and rezoning.

C. Application for Approval of the Preliminary Master Plan and Zoning Request

Application for approval of the preliminary master plan shall be made by the landowner of the affected property or his authorized agent, to the Planning Commission in accordance with such written general rules regarding general procedure, form of application, and required information as the Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall consist of the following:

1. The preliminary master plan for the proposed planned development shall be a general concept plan which shall include such items as the Planning Commission by general rule shall specify in order to disclose;

   (a) The location and size of the area involved,

   (b) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas,

   (c) A traffic study prepared by a licensed engineer is required for all developments twenty (20) acres or more or with seventy-five (75) residential units or more.

   (d) Location and approximate dimensions of structures including approximate height and bulk, building elevations and materials and the utilization of structures including activities and the number of living units,

   (e) Estimated population and density and extent of activities to be allocated to parts of the project,

   (f) Reservations for public uses including schools, parks and other open spaces,

   (g) Availability commitments from the appropriate water and sewer provider,

   (h) Major landscaping features, including topography,

   (i) The general means of the disposition of sanitary wastes and storm water, and

   (j) North arrow, graphic scale, and location map showing relationship to the existing street system and adjoining properties.

New Business: G

COLLIER ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

2949 Nolensville Pike• Nashville, TN 37211
615 331-1441 • WWW.COLLIERENGINEERING.COM

MEMORANDUM

To: Hunter Mantooth, Chief Deputy Planning

From: David Fauth, Land Use Planner

Date: July 16, 2024

Re: Staff Comments, 3897 Dot Road, Board of Zoning and Appeals

Reviewed for The Robertson County
Planning Commission Meeting
August 22, 2024

Staff Comments

Item: New Cell Tower Site Build located at 3897 Dot Road (Map 018, Parcel 016.01)

Request: Special Exception for construction of 199' Monopole Telecommunications Tower

Discussion/Comments:

This Site Plan was reviewed using the Robertson County Zoning Resolution, Article IV, Section 4-9 (Minimum Design Standards for Transmission and Communication Towers and Stations, Article VIII, Section 8-2.8(B) (Special Conditions for Transmission and Communication Towers and Stations). Article XI, Section 11-3.3 (Site Plan Requirements).

Review of the plan yielded the following comments:

1. All comments have been addressed.

This use is subject to approval by the Board of Zoning Appeals.

The site plan will be withdrawn from consideration if the Board of Zoning Appeals denies the use

**** End Comments ****

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615- 384-3666

Application for Site Plan Approval

Type of Site Plan (Please Circle One): *Sketch Site Plan* *Preliminary Site Plan* *Final Site Plan*

Property Information:

1. Current Zoning of Property: A-2
2. Physical Address of Property: 3897 Dot Rd, Springfield, TN 37172
3. Tax Map & Parcel Number: 018-016.01
4. Size of Property (square feet or acres): 96 acres

5. Owner of Record Information
   Name: Elisabeth Holman Owens & Jeremy S. Owens
   Mailing Address (No P.O. Boxes, please): 3913 Dot Road, Springfield, TN 37172
   Email:
   Telephone Number:

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: AT&T Mobility c/o David A. Pike, Attorney
   Name of Firm: Pike Legal Group, PLLC
   Mailing Address (No P.O. Boxes, please): 1578 Hwy 44E, Shepherdsville, Ky 40165
   Email: DPike@PikeLegal.com
   Telephone Number: 800 516 4293

7. Purpose of Site Plan:

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the site plan, this completed application, and fee payment to the Robertson County Development Office. **Please ensure the application is signed.** *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF of the submitted site plan to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and site plan will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected site plan to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Ralph Smith (see Power of Attorney)
Owner's Signature & DATE

Dale 7/12/24
Owner's Representative Signature & DATE

PIKE LEGAL

1578 Highway 44 East, Suite 6
P.O. Box 369
Shepherdsville, KY 40165-0369
Phone (502) 955-4400 or (800) 516-4293
Fax (502) 543-4410 or (800) 541-4410

July 12, 2024

Pam Groves, Director
Robertson County Development Office
527 S. Brown St.
Springfield, TN 37172

RE: Special Exception and Site Plan Review – Wireless Telecommunication Facility
Applicant: New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility
Site Location: 3897 Dot Road, Springfield, TN 37172
Parcel #: #018-016.01
Site Name: H.B. Lee

Ms. Groves:

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, by counsel, respectfully submits the attached applications for Special Exception and Site Plan Review– Wireless Telecommunication Facility, and to maintain and operate a wireless communication facility at 3897 Dot Road, Springfield, TN 37172 to serve the customers of AT&T Mobility with wireless communications services within Robertson County, Tennessee and to provide co-location opportunities for other wireless service providers. The application is made pursuant to 47 USC § 332 ("Telecommunications Act of 1996"), Tennessee Code, and the Zoning Resolution of Robertson County, Tennessee, ("Zoning Resolution"), including Sections 4.9, 11-3.3 and 11.7.

OVERVIEW

I. Federal Law

AT&T has worked to comply with lawful local Zoning Resolutions for thousands of towers to meet community goals and to provide needed wireless service. However, federal law limits local regulation. The Telecommunications Act of 1996 provides that local cell tower regulation "shall not prohibit or have the effect of prohibiting the provision of personal wireless services." The United States Supreme Court has stated that the 1996 Act was enacted "to promote competition and higher quality in American telecommunications services and to encourage the rapid deployment of new telecommunications technologies" by, inter alia, reducing "the impediments imposed by local governments upon the installation of facilities for wireless communications, such as antenna towers." *City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113 (2005).

II. Tennessee Law

T.C. 13-24-304 authorizes planning commissions and certain legislative bodies that have adopted planning and zoning regulations to regulate the siting of wireless communication facilities. However, T.C. 13-24-305 prohibits local regulatory bodies from acting "to prohibit or have the effect of prohibiting the provision of personal wireless service." This section also prohibits local regulatory bodies from requiring radio frequency justification. The overarching intent of these laws is to mirror the intent of the TCA in encouraging competition and provision of service to the citizens of the state of Tennessee.

III. Site Coverage

Each site provides coverage for users located in a particular area. The geographic area covered by a given site is determined by factors such as site elevation, local topography, relative location and elevation of adjacent sites and customer usage patterns for the area. Sites must also be located with reference to other sites in the network to provide seamless mobile connectivity while also avoiding interference with one another.

IV. Growing Wireless Usage

Additionally, the volume of usage that can be handled by an individual site is limited, and sites must be carefully located to provide sufficient coverage for users in a given area.

V. Radio Frequency Spectrum

This increased volume of data (voice, texts, e-mails, Internet traffic, etc.) travels from customers' wireless devices over limited airwaves — radio frequency spectrum — to AT&T's wireless infrastructure. Unfortunately, spectrum available and capable of being used for wireless service for commercial use is a limited resource, and AT&T and other wireless providers license those airwaves from the Federal Communications Commission (FCC). To ensure service quality as demand increases, AT&T must coordinate and use all of its spectrum assets (i.e., low band and high band spectrum) efficiently in order to provide quality wireless service to its customers.

VI. Service Gap Compels a Need for a New Facility

As part of AT&T's overall plan for the area, a new facility is needed to improve coverage and eliminate a service gap caused, in part, by a lack of sufficient service infrastructure needed to handle the rapidly increasing demand for mobile voice and data services from AT&T's customers.

The introduction of new technologies and changes in customer usage patterns present challenges to AT&T's existing network to meet service demands. AT&T must keep up with increasing voice and data traffic demand on the network by continually upgrading and expanding network infrastructure to reduce instances of blocking or denied access caused by coverage gaps and capacity exhaustion. These measures ensure that calls

will go through when needed, which is especially critical for vital emergency response communications. Deployment of necessary network infrastructure such as the proposed site will allow AT&T consistently to deliver high-quality call audio reception and minimize instances of dropped calls for everyday users in the subject area.

VII. Data Services

As wireless communications carriers have evolved, they have become a vital link as a wireless data provider in addition to providing voice communications. Phones, tablets and laptop computers now access the internet quickly and efficiently without the need to be connected to a cable or restricted to a small Wi-Fi hotspot as was the case in the past. This has brought about many new innovations, including devices such as parking meters that can report their status, vending machines that can report their inventory levels, delivery vehicles that report package delivery and receipt and the "connected car," which will not only stream audio but also be able to share diagnostic information, provide real-time traffic updates, report accidents and caution its owner about speeding or aggressive driving.

VIII. Emergency Services Uses

Wireless carriers also provide real-time internet access for law enforcement, fire and medical transport vehicles, which not only allows immediate access to information when needed but can also help determine the closest unit to an area of need and help determine the fastest route to the site of an emergency based on current conditions.

IX. Business Uses

Expanded wireless communications services are also important to businesses that use these services to support their operations. It is becoming common for AT&T to receive service quality inquiries from businesses when they are planning to locate to a new area. They want to know what infrastructure and technology is in place prior to making a move decision.

X. Request Pursuant to Zoning Resolution

Pursuant to the Zoning Resolution, the applicant respectfully requests approval to construct a wireless communications facility, including a 195-foot tower with a 4-foot lightning arrestor for a total height of 199-feet in a rural area of unincorporated Robertson County, Tennessee. As discussed further below, the proposed use meets the Standards for Telecommunication Antennas and Towers outlined in Section 3.060.

APPLICATION

Applicant has enclosed an application to construct a wireless communications facility with the following supporting information:

1. The complete name and address of the Applicant is:

New Cingular Wireless PCS, LLC
a Delaware Limited Liability Company,
d/b/a AT&T Mobility
1025 Lenox Park Blvd NE
3rd Floor
Atlanta, GA 30319

2. This submittal letter and attachments constitute the "Application" for a wireless communication facility. This information is submitted in compliance with the Zoning Resolution. The Applicant is requesting approval for construction of a wireless communications facility as discussed in Sections 3.060 and 11-7 of the Zoning Resolution. The Applicant has submitted a Site Plan in compliance with Section 11-3.3 of the Zoning Resolution and requests approval of that Site Plan. The Robertson County Development Office application form for site plan approval form is attached as part of **EXHIBIT A**. The Robertson County Board of Zoning Appeals application for special exception form is attached as part of **EXHIBIT A**.

3. AT&T Mobility ("AT&T") is an FCC-licensed wireless communications service provider that provides essential wireless voice and data services to residential and commercial customers. AT&T delivers these services over a network of sites (i.e., antennas mounted on a support structures, with associated radio transmitting equipment) which are linked to one another, and which transmit and receive signals to and from mobile phones and other wireless communication devices. Each site provides coverage for users located in a particular area. The geographic area covered by a given site is determined by factors such as site elevation, local topography, relative location and elevation of adjacent sites and customer usage patterns for the area. Sites must also be located with reference to other sites in the network to provide seamless mobile connectivity while also avoiding interference with one another. Additionally, the volume of usage that can be handled by an individual site is limited, and sites must be carefully located to provide sufficient coverage for users in a given area. Data (voice, texts, e-mails, Internet traffic, etc.) travels from customers' wireless devices over limited airwaves — radio frequency spectrum — to AT&T's wireless infrastructure. Unfortunately, spectrum available and capable of being used for wireless service for commercial use is a limited resource, and AT&T and other wireless providers license those airwaves from the Federal Communications Commission (FCC). To ensure service quality as demand increases, AT&T must coordinate and use all of its spectrum assets

efficiently in order to provide quality wireless service to its customers.

4. New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility radio frequency engineers first identified a growing coverage and/or capacity gap in Robertson County, Tennessee. As part of AT&T's overall plan for the area, a new facility is needed to improve coverage and eliminate a service gap caused, in part, by a lack of sufficient wireless communication service infrastructure needed to handle the rapidly increasing demand for mobile voice and data services from AT&T's customers. The increased volume of service usage has strained the capacity of AT&T's existing infrastructure to handle call and wireless data demand in the subject area. This strain can adversely affect service quality, and capacity issues can affect service quality even where coverage may otherwise be available. Specifically, although a customer's wireless phone may show coverage bars of signal strength, that customer may still, at times, be unable to make voice calls or download data reliably and without service interruptions because of capacity issues during high-usage periods. A report prepared by an AT&T Mobility radio frequency engineer discussing the need for the facility and the improvement in service the facility will provide to Robertson County, Tennessee is attached as **EXHIBIT B**.

5. To help guide the site development team's task of identifying a suitable location for a new wireless communications facility site, AT&T Mobility's radio frequency engineers identified the geographic area where the antenna site must be located in order to close the gap and issued a map, called a "Search Area", that identified the general area in which a new site must be located. In this instance, the search area has a ½-mile radius and is centered at 36.6329789, -86.9328709 in a rural area of northern Robertson County, Tennessee, near the state line. A map of the Search Area is included in **EXHIBIT B**.

6. Once the search area is identified by the radio frequency engineer the Site Acquisition Team begins identifying available candidates for the location of antenna equipment to close the gap in service. The Site Acquisition Team is tasked with identifying and evaluating suitable candidate sites for a new communications facility within the Search Area. A report from the Site Acquisition Team outlining their efforts to locate a suitable site that satisfies the radio frequency requirements is attached as **EXHIBIT C**. The report justifies the selection of the proposed site and discusses alternative parcels considered by the Applicant during the site selection process. Particular attention was paid to the impact of the proposed tower on

existing land uses, and the proposed site was found to be the least intrusive location available. The proposed tower is designed at the minimum height necessary to resolve the subject coverage gap.

7. AT&T is committed to co-location and frequently locates equipment on existing towers and buildings. This practice saves time and capital compared to building a new tower. AT&T has reciprocal agreements with other wireless carriers regarding co-location and allows co-location on its towers. As discussed in **EXHIBIT C** there are no existing towers or other tall structures capable of supporting co-location in the area.

8. As discussed in **EXHIBIT C**, once the site development team determined that there are no available existing tall structures which are technically feasible and suitable for co-location, the team next reviewed applicable Zoning Resolutions, zoning map, parcel map, and conferred with planning officials to locate the most suitable site that meets the engineering needs of the project and complies with the requirements of the Zoning Resolution. The Zoning Resolution identifies facilities for the transmission of communications as an essential public service. In this instance, the search area is located within the Agricultural District (A-2). Towers in the A-2 zone require a special exception permit. The Zoning Resolution requires that a new tower be located at least (50) percent of the height from property lines. For this reason, the site acquisition team focused on parcels large enough to meet this requirement with an owner willing to lease space to AT&T for a new tower.

9. AT&T Radio Frequency Engineers determined that the proposed site, located on Parcel #: #018-016.01 at 3897 Dot Road, Springfield, TN 37172 is the most suitable location for tower placement. This is a large 96-acre agricultural parcel. The proposed site location is approximately ½ from the nearest residence to the east Additionally, existing vegetation will help screen the facility. For these reasons, the proposed tower location is the least intrusive of the available parcels that will resolve the existing coverage or capacity gap in this area of Robertson County, Tennessee.

10. To address the above-referenced service need, Applicant proposes to construct a 199' wireless communications facility (195' tower with a 4' lightning arrestor atop) in unincorporated Robertson County, Tennessee, at 3897 Dot Road, Springfield, TN 37172 (36° 37' 53.410714" N, 86° 55' 37.894885" W). The property on which the wireless communications facility will be located is owned by Elisabeth Holman Owens and Jeremy S. Owens by means of a deed recorded in Record Book 1640, Page 618. The parcel

identification number of the subject property is Tax Parcel #018-016.01. A copy of the deed is attached as a part of **EXHIBIT D**. The 96.3-acre parcel is located within an AG-2 Agricultural District where new communication towers are permitted as a Special Exception as discussed in Sections 6-5.2, 4.9, and 11-7 of the Zoning Resolution.

11. Pursuant to a written agreement, Applicant has acquired the right to use the communication site and associated property rights ("Lease"). A copy of the Lease and a Limited Power of Attorney are attached as a part of **EXHIBIT D.**

12. In compliance with Sections 4.9 and 11-3.3 of the Zoning Resolution, a site plan depicting the proposed tower and ground compound is submitted as **EXHIBIT E.** The site plan and supporting exhibits demonstrate the proposed site's compliance with applicable design requirements as discussed further below.

13. In compliance with Section 4.9 of the Zoning Resolution, the proposed tower is located on the site parcel so that the tower's base is setback from the nearest adjoining property line at a distance equal to 299'18" which is more than 50% percent of the 199' tower height as shown on **EXHIBIT E**.

14. In compliance with Section 4.9 of the Zoning Resolution, the proposed facility will be enclosed with a six-foot tall fence with 2' of barbed wire atop, for a total fence height of 8' as shown on the attached **EXHIBIT E.** The fence will be locked and maintained in good condition.

15. As required by Section 4.9 of the Zoning Resolution, landscaping and vegetative buffers will be installed to reduce visibility from the road and surrounding property. A depiction of the landscaping is included as part of **EXHIBIT E**.

16. Tower and foundation design drawings signed and stamped by a Tennessee Registered Engineer are submitted as **EXHIBIT F**. In compliance with Section 4.9 of the Zoning Resolution, the tower has been designed in accordance with the current TIA 222-H standard for Robertson County, TN which replaced the outdated EIA Standard 222E-1991 as shown on the attached **EXHIBIT F.** The drawings confirm the tower's ability to support future additional co-locators. A geotechnical report describing the subsurface conditions at the site location, including soil boring, signed and stamped by an engineer registered in Tennessee is included as part of **EXHIBIT F**.

17. In compliance with Section 4-9 of the Zoning Resolution the tower is below the minimum height necessary for review by the Federal Aviation Administration as shown on **EXHIBIT G**.

18. The proposed facility complies with the standards for approval of a Special Exception described in the Zoning Resolution. The proposed special use complies with the lot, size, yard, and other standards established by the Zoning Resolution for an AG-2 Agricultural District and complies with design standards for communication towers outlined in Section 4-9 of the Zoning Resolution.

19. The proposed site will not materially endanger the public health or safety, and instead, will benefit adjacent properties and the neighborhood by improving access to essential wireless service including access to 911 services. The proposed wireless communications facility is vital to the delivery of emergency communications services, especially to police, fire departments, and other first responders. The location and character of the proposed communication facility will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the County and its environs. The proposed communication facility is necessary public utility infrastructure for the benefit of the community at large and will not substantially injure the value of adjoining or abutting property.

20. The proposed facility will accommodate the growing demand for wireless communication services. The wireless communication facility is a necessary public utility communication infrastructure. There is a huge growth in data demand that is driving the need for additional antenna sites. A U.S. Government Report is attached as **EXHIBIT H** showing that as of December 2022, 72.6% of adults and 81.9% of children live in wireless only households. This marks a rapid increase in reliance on wireless service in the last decade as, per a previous version of the same report, 36.5% of adults and 45.0% of children lived in wireless only households as of December 2012. The Applicant provides essential services to individuals and businesses within Robertson County. The public requires reliable and state-of-the-art communications infrastructure to accommodate the growing demand for wireless communication services. Large numbers of people have "cut the cord" from traditional wireline service, and now rely exclusively on wireless services to connect to the national telephone system. The federal report reveals that wireless communication is an essential means of emergency

communications and other communications for nearly half of the general population. This dependence upon the availability of wireless service by a significant proportion of the population clearly demonstrates a public need for ensuring the availability of reliable wireless communications services, including residential areas of the County.

21. Demand for wireless capacity is booming. More consumers are accessing mobile broadband every year, driving more innovation and expanding access to public safety, but Applicant's ability to meet this demand depends on the infrastructure that supports the services. Congress has enacted legislation to promote wireless infrastructure deployment, with the goal of facilitating robust wireless coverage for consumers everywhere. In 2022, CTIA reported that Americans used over 73.7 trillion megabytes of mobile data. The CTIA Report is attached as **EXHIBIT I**.

22. A publication by the Federal Communications Commission (FCC) regarding E-911 Wireless Services is attached as **EXHIBIT J**. National statistics compiled by the FCC indicate that approximately 70% of E-911 calls to police and fire departments are now made using wireless phones. That percentage grows each year. For many Americans, the ability to call E-911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless E-911 calls come from "Good Samaritans" reporting traffic accidents, crimes or other emergencies.

23. The prompt delivery of wireless E-911 calls to public safety organizations benefits the public by promoting safety of life and property. The public relies on wireless communications for emergency access to law enforcement and public safety services. Many police departments also rely on wireless data services between patrol cars and law enforcement databases. Wireless data services help police departments utilize their limited resources more effectively to better protect the public. It is in the public's interest to ensure that robust and reliable emergency voice and data services remain available to everyone in our service areas.

24. All exhibits required by the Zoning Resolution have been submitted.

25. All exhibits attached to this Application are hereby incorporated by reference as if fully set out as part of the Application.

26. Applicant reserves the right to supplement the Application with additional exhibits and expert testimony as necessary.

27. All correspondence associated with this Application may be directed to:

    David A. Pike
    Robert W. Grant
    Pike Legal Group, PLLC
    P. O. Box 369
    Shepherdsville, KY 40165-0369
    Telephone: (800) 516-4293
    Telefax: (800) 541-4410

28. The construction of the proposed telecommunications facility will bring or improve AT&T Mobility's services to an area currently not served or not adequately served by increasing coverage or capacity and thereby enhancing the public's access to innovative and competitive wireless communications services. The proposed telecommunication facility will provide a necessary link in AT&T Mobility's communications network that is designed to meet the increasing demands for wireless services in the area. The tower must be located at the proposed location and proposed height to provide necessary service to wireless communications users in the subject area.

Applicant respectfully requests that this matter be docketed for review and decision at the earliest possible date, and having met the requirements of Telecommunications Act of 1996, Tennessee Code and the Zoning Resolution, the Applicant further requests that the Site Plan be approved and the Special Exception Application to construct and operate the proposed communications facility at the proposed location be approved. Please do not hesitate to contact us if you have any questions or require any additional information concerning this matter.

Sincerely,

David A Pike

David A. Pike
-and-
Robert W. Grant
Attorneys for Applicant

LIST OF EXHIBITS

A	-	Special Exception and Site Plan Review Application Form
B	-	Radio Frequency Report
C	-	Site Selection Report
D	-	Deed, Lease, and Limited Power of Attorney
E	-	Site Plan
F	-	Tower Safety Report, Tower Drawings, Geotechnical Report
G	-	FAA Documentation
H	-	Federal Wireless Substitution Report
I	-	Wireless Industry Data Report
J	-	FCC Consumer Guide to 911 Wireless Service

EXHIBIT A

SPECIAL EXCEPTION AND SITE PLAN REVIEW APPLICATION FORM

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

Owner of Record Information
Name: AT&T Mobility c/o David A P. Ke. Attorney
Mailing Address (No P.O. Boxes, please): 1578 Hwy 44E, Stdg, Shepherdsville Ky 40
Email: DDke@PKeLegal.com
Telephone Number: 800-576-4293

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:
In order to publish the notice in the newspaper on time, the application due dates are firm. Complete applications received after the application deadline will be placed on the following month's agenda. Applications are considered "complete" when the following steps have been completed:

1. Submit one (1) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
2. Remit application fee to Robertson County Development Office.
3. Ensure the application is **signed by property owner**.
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:
Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.
Wireless Communication facility - Section 4.9
See attached

D.A. Ke
Owner's Signature

7-12-24
Date

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615- 384-3666

Application for Site Plan Approval

Type of Site Plan (Please Circle One): *Sketch Site Plan* *Preliminary Site Plan* *Final Site Plan*

Property Information:

1. Current Zoning of Property: A-2
2. Physical Address of Property: 3897 Dot Rd, Springfield, TN 37172
3. Tax Map & Parcel Number: 018-016.01
4. Size of Property (square feet or acres): 96 acres

5. Owner of Record Information
   Name: Elisabeth Holman Owens & Jeremy S. Owens
   Mailing Address (No P.O. Boxes, please): 3913 Dot Road, Springfield, TN 37172
   Email:
   Telephone Number:

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: AT&T Mobility c/o David A. Pike, Attorney
   Name of Firm: Pike Legal Group, PLLC
   Mailing Address (No P.O. Boxes, please): 1578 Hwy 44E, Shepherdsville, Ky 40
   Email: DPike@PikeLegal.com
   Telephone Number: 800 516 4293

7. Purpose of Site Plan:

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the site plan, this completed application, and fee payment to the Robertson County Development Office. Please ensure the application is signed. *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF of the submitted site plan to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and site plan will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected site plan to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Randy Brent, (see Power of attorney) — 7/12/24
Owner's Signature & DATE

Owner's Representative Signature & DATE

EXHIBIT B

RADIO FREQUENCY REPORT

Radio Frequency Engineering Statement

in support of Application for

Proposed AT&T Mobility Wireless Communications Facility

Dot Road, Springfield, TN 37172

Site Name: H.B. Lee

BACKGROUND

AT&T Mobility ("AT&T") is an FCC-licensed wireless communications service provider that provides essential wireless voice and data services to residential and commercial customers. AT&T delivers these services over a network of sites (i.e., antennas mounted on a support structures, with associated radio transmitting equipment) which are linked to one another and which transmit and receive signals to and from mobile phones and other wireless communication devices.

Each site provides coverage for users located in a particular area. The geographic area covered by a given site is determined by factors such as site elevation, local topography, relative location and elevation of adjacent sites and customer usage patterns for the area. Sites must also be located with reference to other sites in the network to provide seamless mobile connectivity while also avoiding interference with one another.

Additionally, the volume of usage that can be handled by an individual site is limited, and sites must be carefully located to provide sufficient coverage for users in a given area. Data (voice, texts, e-mails, Internet traffic, etc.) travels from customers' wireless devices over limited airwaves — radio frequency spectrum — to AT&T's wireless infrastructure. Unfortunately, spectrum available and capable of being used for wireless service for commercial use is a limited resource, and AT&T and other wireless providers license those airwaves from the Federal Communications Commission (FCC). To ensure service quality as demand increases, AT&T must coordinate and use all of its spectrum assets efficiently in order to provide quality wireless service to its customers.

As part of AT&T's overall plan for the area, a new facility is needed to improve coverage and eliminate a service gap caused, in part, by a lack of sufficient service infrastructure needed to handle the rapidly increasing demand for mobile voice and data services from AT&T's customers. The increased volume of service usage has strained the capacity of AT&T's existing infrastructure to handle call and wireless data demand in the subject area. This strain can adversely affect service quality, and capacity issues can affect service quality even where coverage may otherwise be available. Specifically, although a customer's wireless phone may show coverage bars of signal strength, that customer may still, at times, be unable to make voice calls or download data reliably and without service interruptions because of capacity issues during high-usage periods.

To remedy this problem, new wireless communications antennas and associated equipment must be located within a prescribed area (as discussed further below) and at a specific elevation in order to be integrated into AT&T's existing network for the subject area. Accordingly, AT&T proposes to install a 195-foot tall wireless communications tower on property located at Dot Road, Springfield, TN 37172 (the "Proposed Facility"). The proposed tower height and selected location are necessary for the Proposed Facility to function properly within AT&T's network, and the Proposed Facility will be constructed and operated in compliance with applicable Federal Communications Commission regulations.

BENEFIT TO COMMUNITY

The introduction of new technologies and changes in customer usage patterns present challenges to AT&T's existing network to meet service demands. AT&T must keep up with increasing voice and data traffic demand on the network by continually upgrading and expanding network infrastructure to reduce instances of blocking or denied access caused by coverage gaps and capacity exhaustion. These measures ensure that calls will go through when needed, which is especially critical for vital emergency response communications. Deployment of necessary network infrastructure also maintains call audio quality and minimizes the instances of dropped calls for everyday users.

In addition to voice service in the subject area, AT&T provides high speed data service, with the goal of providing the most advanced personal wireless experience available to AT&T customers. Phones, tablets and even laptop computers now access the internet quickly and efficiently without the need to be connected to a cable or restricted to a small Wi-Fi hotspot as was the case in the past. This has brought about many new innovations, including devices such as parking meters that can report their status, vending machines that can report their inventory levels, delivery vehicles that report package delivery and receipt and the "connected car," which will not only stream audio but also be able to share diagnostic information, provide real-time traffic updates, report accidents and caution its owner about speeding or aggressive driving.

Expanded wireless communications services are also important to businesses that use these services to support their operations. It is becoming common for AT&T to receive service quality inquiries from businesses when they are planning to locate to a new area. They want to know what infrastructure and technology is in place prior to making a move decision. Wireless carriers also provide real-time internet access for law enforcement, fire and medical transport vehicles, which not only allows immediate access to information when needed, but can also help determine the closest unit to an area of need and help determine the fastest route to the site of an emergency based on current conditions.

FIRSTNET

AT&T is pleased to have been selected as the nationwide public safety broadband network provider for the First Responder Network Authority ("FirstNet"), an advanced broadband network dedicated specifically to public safety communications. Congress created FirstNet to address emergency response communications shortcomings that were initially identified in the aftermath of the September 11, 2001 terrorist attacks.

All 50 U.S. states and 2 territories have opted in to FirstNet, which means that this will truly be a national network that is completely interconnected and will not stop at any state lines.

The proposed site is designed to be part of FirstNet and will provide coverage and capacity for the FirstNet platform. Availability of FirstNet in the subject area improves public safety by providing advanced communications capabilities to assist public safety agencies and first responders.

The following documents are attached as addenda to this report to provide the Commission with additional information regarding the benefits of FirstNet:

1. AT&T Press Release: *AT&T Selected by FirstNet to Build and Manage America's First Nationwide Public Safety Broadband Network Dedicated to First Responders*

2. FirstNet Authority Top 10 Frequently Asked Questions

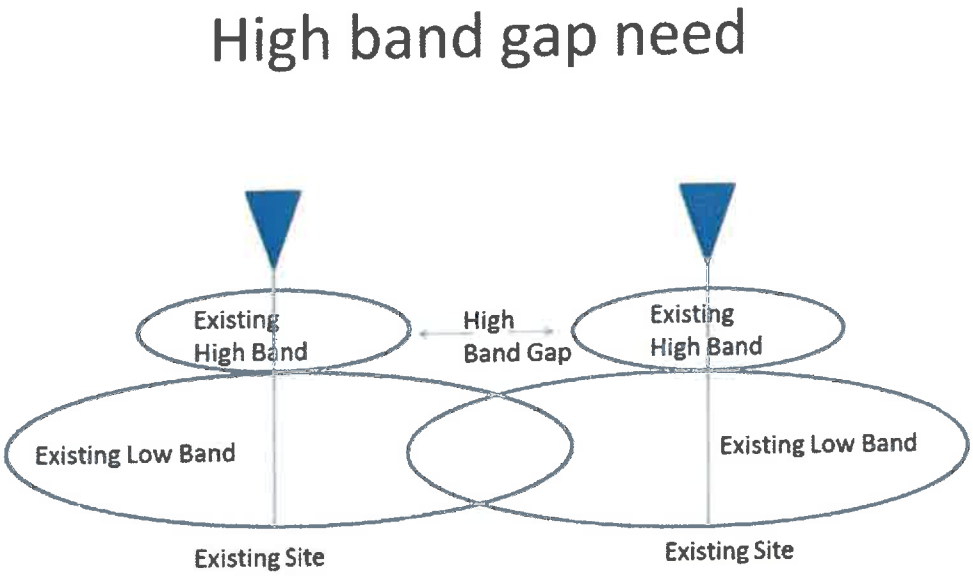
3. FirstNet Authority - FirstNet for 911 Telecommunicators

HIGH BAND COVERAGE

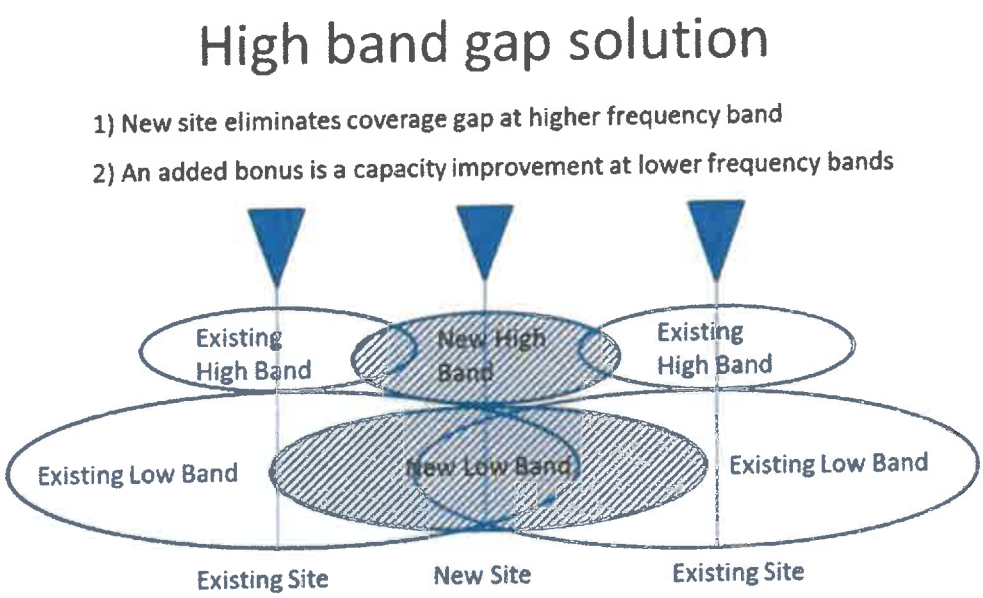
As data usage has increased on wireless networks, and as technology has evolved to increase the speed and efficiency of these networks, it has become necessary to use multiple bands of acquired spectrum to meet service demands. AT&T provides service using both low band (700 MHz and 850 MHz) and high band (1900 MHz, 2100 MHz, and 2300 MHz) spectrum. Ultimately, once sites in the subject service area are fully-loaded with the maximum number of carriers (channels), 63% of the spectrum utilized will be high band spectrum.

AT&T must fully utilize its high-band spectrum because it forecasts that the low-band spectrum covering the area from surrounding sites will eventually reach exhaustion. Because it takes approximately two years to bring a new wireless communications facility site on air (including search area determination, site acquisition due diligence, regulatory permitting, construction, activation and optimization), AT&T cannot wait until capacity is exhausted in an area before it upgrades its network. Just as no reasonable business would wait until its customers are leaving before it fixes identifiable issues, AT&T is spending billions of dollars nationwide to ensure consistent and exceptional service quality for its customers. Consequently, current usage and forecasted demand affect current network management and design.

Since networks such as AT&T's use both low and high band spectrum, networks are no longer built solely to support low band spectrum usage. Accordingly, network design must accommodate appropriate grid spacing to support both low band and high band spectrum carriers located on each site in the network. A key factor in network design related to high band spectrum is the fact that it is less robust and covers less distance than traditional low band spectrum. Because of this, high band coverage gaps exist in parts of the network, as illustrated in in the graphic below:



To close coverage gaps between existing sites so that high band network coverage will be uninterrupted in a given area, new facilities must be constructed and integrated into the network in the gap areas, as illustrated in the graphic below:



HIGH BAND COVERAGE GAP AND SOLUTION

AT&T uses industry-standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality. This information is developed from many sources, including terrain and clutter databases that simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. In regard to this site, AT&T has identified a gap in its high band service coverage in the vicinity of the proposed site location.

The extent of current high band service coverage provided by existing AT&T sites in the subject area is shown on the map included as Exhibit A (page 8) with this Report. The green shading indicates areas with a signal strength level that provides acceptable in-building service coverage (i.e., where users are able to place or receive a call on the ground floor of a building). The blue shading indicates areas with a signal strength level that provides acceptable in-transit service coverage (i.e., where users should be able to place or receive a call from within a vehicle). The red shading indicates areas with a signal strength level where a customer might have difficulty receiving consistently acceptable service. The white areas on the map are areas with a signal strength level that provides little or no usable signal strength.

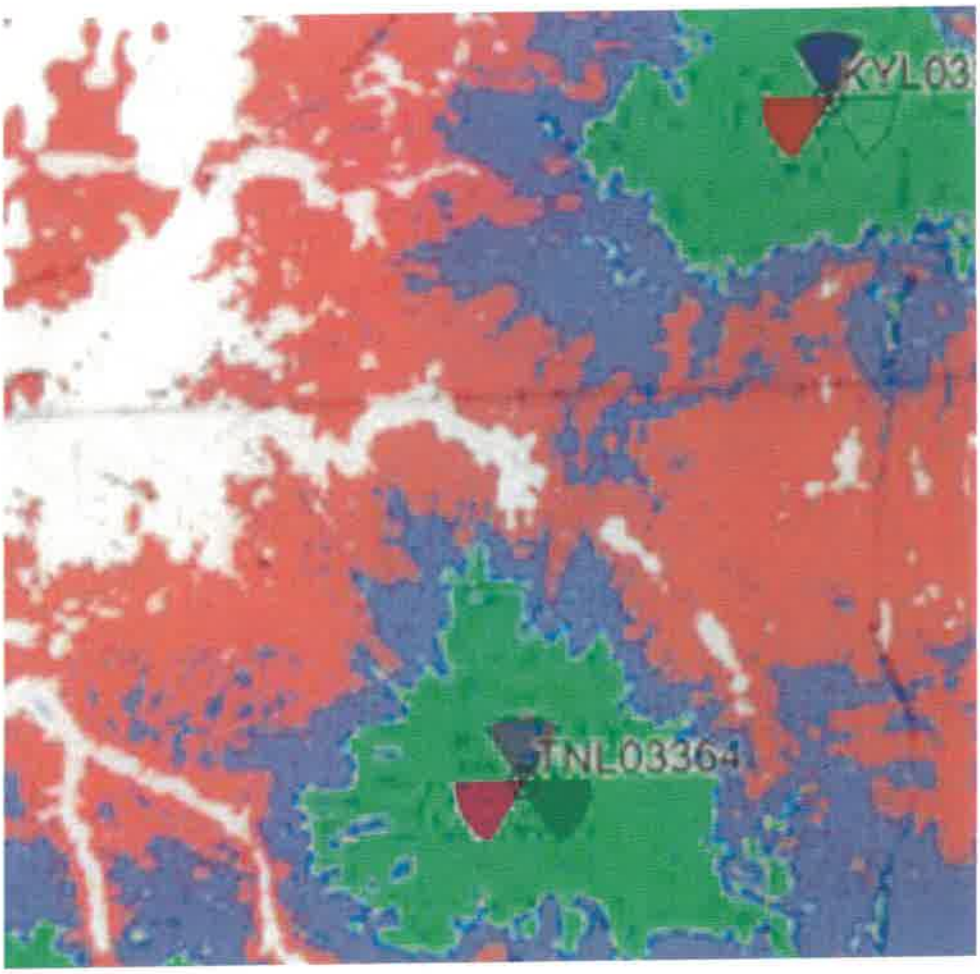
The quality of service experienced by any individual customer can differ greatly depending on whether the user is indoors, outdoors, stationary, or in transit. AT&T strives to provide consistent service to all users within a coverage area. Accordingly, the blue, red, and white areas on Exhibit A are areas where there is currently inadequate service coverage, and a new facility is needed to close the coverage gaps that affect these areas.

AT&T proposes to construct the Proposed Facility to close the high band coverage gap illustrated by Exhibit A in order to provide sufficient high-band, in-building coverage for AT&T customers in the affected area. The map attached as Exhibit B (page 9) depicts coverage in the subject area once the Proposed Facility is built and integrated into AT&T's existing network. A comparison of Exhibit A (i.e., existing coverage) with Exhibit B (i.e., proposed coverage) clearly shows that gap areas will be significantly reduced once the Proposed Facility is operational. The Proposed Facility will not only close the existing high-band, in-building service coverage gap, but it will also help address present and anticipated capacity issues caused by increased usage by offloading surrounding sites during current and future peak demand periods.

EXHIBIT A

Existing High Band Coverage Without Proposed Site

This map illustrates existing high band coverage in the subject area. Note the clear gap in coverage in the vicinity of the Proposed Site location.

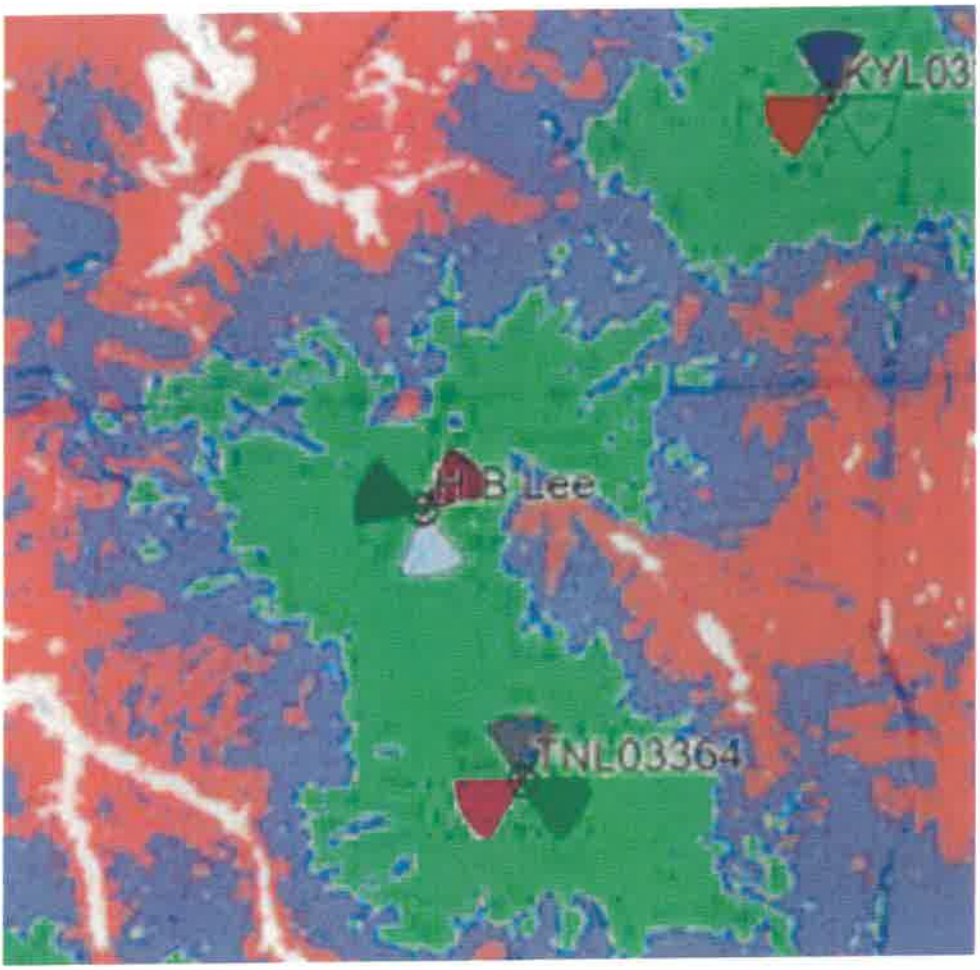


Best Signal Level (dBm) >=-75
Best Signal Level (dBm) >=-85
Best Signal Level (dBm) >=-95

EXHIBIT B

High Band Coverage with the Addition of Proposed Site

This map illustrates high band coverage improvements that will be realized with the addition of the Proposed Facility to AT&T's existing network.



Best Signal Level (dBm) >=-75
Best Signal Level (dBm) >=-85
Best Signal Level (dBm) >=-95

AT&T SEARCH AREA

The following Search Area map included below shows the area where a new wireless communications facility is needed in order to fulfill the coverage objectives and network design criteria discussed herein. AT&T carefully examined the Search Area to select the Proposed Facility location and has concluded that there is no more suitable location reasonably available for the Proposed Facility.

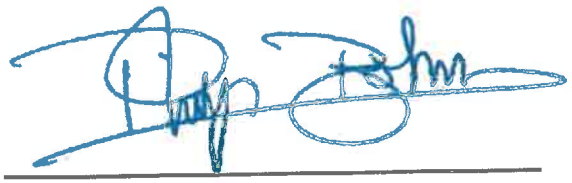
Whenever possible, AT&T seeks to co-locate its equipment on existing structures, since co-location speeds deployment of new facilities and reduces tower proliferation. However, there are no reasonably available opportunities to co-locate AT&T's antennas on an existing structure that will satisfy the service objectives for this site.

Search Area Map



CONCLUSION

The Proposed Facility will provide a necessary link in AT&T's wireless network infrastructure. The location for the Proposed Facility was chosen to address the service issues described in this report, and the height of the tower proposed as part of the Proposed Facility is the minimum necessary to provide needed service. The Proposed Facility will be constructed and operated in compliance with applicable Federal Communications Commission regulations and, once operational, will provide and improve the wireless communications services in the area.



Philji P. Johns
Senior RAN Engineer
AT&T Mobility

ADDENDUM 1

AT&T Press Release: ***AT&T Selected by FirstNet to Build and Manage America's First Nationwide Public Safety Broadband Network Dedicated to First Responders***

AT&T Selected by FirstNet to Build and Manage America's First Nationwide Public Safety Broadband Network Dedicated to First Responders

Our Company / Dallas, Texas, Mar 30, 2017

Public-Private Infrastructure Investment Helps Police, Firefighters & Other First Responders Keep America Safe

FirstNet Investments Expected to Create 10,000 Jobs

AT&T* has been selected by the First Responder Network Authority (FirstNet) to build and manage the first broadband network dedicated to America's police, firefighters and emergency medical services (EMS). The FirstNet network will cover all 50 states, 5 U.S. territories and the District of Columbia, including rural communities and tribal lands in those states and territories.

This is a much needed investment in America's communications infrastructure to support millions of first responders and public safety personnel nationwide who protect and serve more than 320 million people across the U.S. This significant public-private infrastructure investment is expected to create 10,000 U.S. jobs over the next two years from AT&T's work for FirstNet. The network buildout will begin later this year.

Randall Stephenson, AT&T chairman and CEO, said, "We are honored to work with FirstNet to build a network for America's police, firefighters and EMS that is second to none. This is an unprecedented public-private investment in infrastructure that makes America a leader and public safety a national priority."

"Today is a landmark day for public safety across the Nation and shows the incredible progress we can make through public-private partnerships," said U.S. Department of Commerce Secretary Wilbur Ross. "FirstNet is a critical infrastructure project that will give our first responders the communications tools they need to keep America safe and secure. This public-private partnership will also spur innovation and create over ten thousand new jobs in this cutting-edge sector."

Today, first responders use commercial networks – the same ones used by consumers and businesses – for mobile data and applications. That can be an issue when a significant public safety crisis happens and commercial networks quickly become congested. It makes it difficult for first responders to communicate, coordinate and do their jobs.

Plus, first responders use more than 10,000 networks for voice communications. These networks often do not interoperate, which severely limits their ability to communicate with each other when responding to a situation.

FirstNet's mission is to fix this. Through this new public-private partnership with FirstNet, AT&T will deliver a dedicated, interoperable network and ecosystem that will give first responders the *technology they need to better communicate and collaborate across agencies and jurisdictions – local, state and national.*

"There's no connection more important than one that can save a life," said Kay Kapoor, president, AT&T Global Public Sector. "FirstNet is

unprecedented in its vision, scope and importance to our nation and the future of public safety communications. We're honored to be selected for this historic and critical initiative."

"This partnership brings together FirstNet as the voice of public safety and a global technology team with a proven track record and commitment to public safety," said FirstNet CEO Mike Poth. "Together, FirstNet and AT&T will move with precision and urgency to deliver this much-needed infrastructure to those who need it the most: the first responders we rely on in disasters and emergencies."

In addition to creating a nationwide seamless, IP-based, high-speed mobile communications network that will give first responders priority access, the network will help:

- Improve rescue and recovery operations to help keep first responders out of harm's way
- Better connect first responders to the critical information they need in an emergency
- Further the development of public safety focused IoT and Smart City solutions such as providing near real-time information on traffic conditions to determine the fastest route to an emergency
- Enable advanced capabilities, like wearable sensors and cameras for police and firefighters, and camera-equipped drones and robots that can deliver near real-time images of events, such as fires, floods or crimes

FirstNet and AT&T will innovate and evolve the network to keep the public safety community at the forefront of technology advances. For example, as 5G network capabilities develop in the coming years, FirstNet and AT&T will work together to provide the exponential increases in the speed with which video and data travel across the FirstNet network.

To help FirstNet achieve its public safety mission, AT&T has assembled a team that includes Motorola Solutions, General Dynamics, Sapient Consulting and Inmarsat Government.

The broad terms of this 25-year agreement between FirstNet and AT&T are:

- FirstNet will provide 20 MHz of high-value, telecommunications spectrum and success-based payments of $6.5 billion over the next five years to support the network buildout; FirstNet's funding was raised from previous FCC spectrum auctions.
- AT&T will spend about $40 billion over the life of the contract to build, deploy, operate and maintain the network, with a focus on ensuring robust coverage for public safety users.
- Additionally, AT&T will connect FirstNet users to the company's telecommunications network assets, valued at more than $180 billion.

The strong participation of states in the FirstNet network will help make this significant investment in America's communications infrastructure a reality. As states join FirstNet, investment in infrastructure and job creation will follow.

For more information on AT&T's selection, please visit att.com/FirstResponderNews. For more information about FirstNet, please visit FirstNet.gov/mediakit.

*AT&T products and services are provided or offered by subsidiaries and affiliates of AT&T Inc. under the AT&T brand and not by AT&T Inc.

ADDENDUM 2

FirstNet Authority Top 10 Frequently Asked Questions



FirstNet Authority

Top 10

Frequently Asked Questions

1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a Board of leaders and executives from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the network.

It is headquartered in Reston, Virginia, and has a technology center and lab in Boulder, Colorado.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 3 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with **state single points of contact (SPOCs)** in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the **Public Safety Advisory Committee (PSAC)**, which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with **release of the Network RFP**.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the $7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this network, the estimated cost would be tens of billions of dollars over 25 years. **The Government Accountability Office has estimated** it could cost up to $47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the network – it is a fully funded and self-sustaining. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

6. What are the key terms this public-private partnership?

Congress intended for the network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and $6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nationwide high-speed broadband network for public safety over 25 years.
- AT&T will invest about $40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone build-outs, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet network, public safety get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It delivers specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The network also delivers more than just a public-safety-dedicated wireless connection – it creates devices and apps ecosystems that connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet improves communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The network provides first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the **FirstNet Innovation and Test Lab**, located in Boulder, Colorado, so first responders will have the proven tools they need in disasters and emergencies.

9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network with dedicated spectrum for public safety (Band 14) and 'always on' priority and preemption for access to the network even during times of network congestion.

Key FirstNet activities include:

Expanding the network and building out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth, capacity, and public safety features they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog is filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure gives first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Creating a differentiated broadband communications experience for public safety: The First Responder Network Authority developed a new Roadmap to advance and evolve FirstNet beyond the current contractual commitments and to create opportunities for public safety to shape the future of their network. Based on input from the public safety community, the **First Responder Network Authority Roadmap** provides a view of emergency responders' critical communications needs and technology trends for mobile broad- band communications over the next five years. The First Responder Network Authority will use the Roadmap to prioritize its programs, activities, and investments to ensure first responders have the communications tools they need to save lives and protect communities.

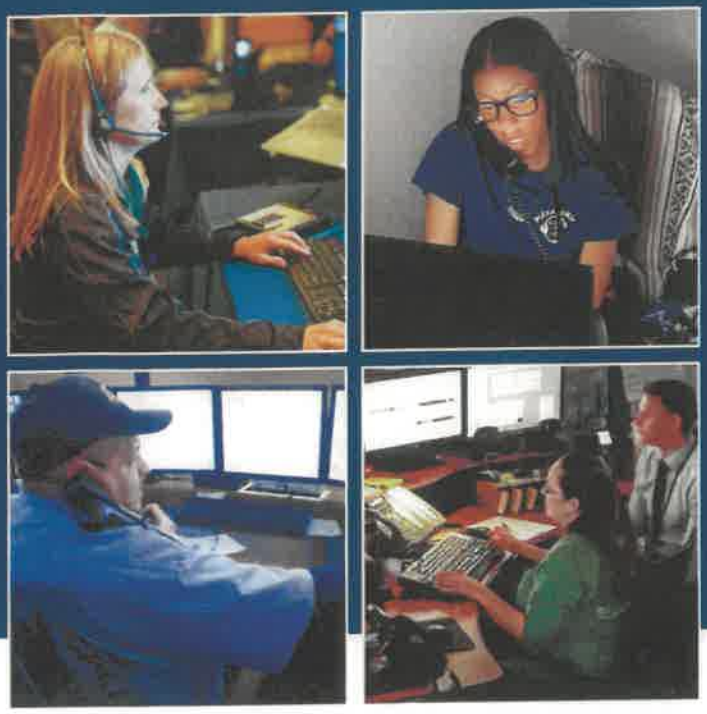
Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to understand their trends, drivers and priorities and collaborate with them to realize the operational benefits of FirstNet's differentiated broadband communications experience. Input gathered from public safety on their critical communications needs will continuously be incorporated into the First Responder Network Authority's Roadmap to help guide the growth, evolution, and advancement of FirstNet.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at **FirstNet.gov**. Follow us on Twitter, Facebook and YouTube.

ADDENDUM 3

FirstNet Authority - FirstNet for 911 Telecommunicators



FirstNet Authority

FirstNet for 911 Telecommunicators

As a 9-1-1 Telecommunicator, you know that speed is of the essence. The faster you can deliver accurate, robust information to on-scene responders, the safer our communities are. FirstNet provides our nation's emergency communicators with a secure, reliable broadband connection to communicate with both the public and first responders.

Always-on connection, innovative tools

As the first touchpoint during an emergency, you need a network you can count on to relay information to first responders in the field. FirstNet provides a reliable network that includes priority, preemption, and quality of service—key features that ensure your communications are heard, even when networks are congested.

The FirstNet network also enables you to:

- Quickly and reliably connect to first responders in the field and other agencies and jurisdictions, as an emergency unfolds.
- Track assets and personnel.
- Have the ability to "uplift" all users, including extended primary users, to a higher priority status when needed.
- Stream high-volume data—including videos, photos, and texts—to and from your Public Safety Answering Point (PSAP) or Emergency Communications Center (ECC) to the field.
- Access 150+ FirstNet-dedicated network deployable assets, available at no cost to FirstNet subscribers, which can be used to reestablish a network connection to your ECC during a disaster that destroys existing infrastructure.

Quality of service, priority, and preemption

FirstNet's high-quality Band 14 spectrum is reserved for public safety. Because of FirstNet's built-in priority and preemption capabilities, first responders stay connected even when commercial networks are overloaded.

FirstNet supports:

Mission critical applications

- CAD
- Criminal queries/databases
- Incident Management
- Record Management Systems
- GIS/mapping
- Weather/traffic
- Video sharing
- Emergency guides
- Push-to-talk

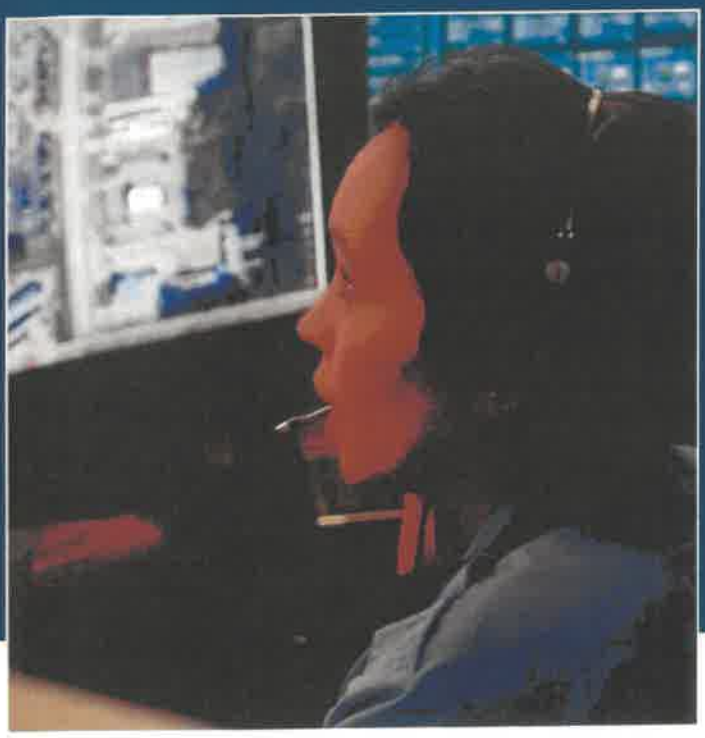
Administrative applications

- Email/text/calendar
- Office tools (PDF, Word)
- Records management
- Reporting
- Database access
- Medical references

Secure connectivity

- Strong user authentication
- Application VPN
- Secure mobile gateway
- Mobile Device Management (MDM) policy controls
- End-to-end encryption

info@FirstNet.gov | FirstNet.gov @firstnetgov



"FirstNet gives our tactical dispatch teams the ability to function in the field supporting the first responders on long-term, high-profile incidents with the same technical capabilities they would have if they were sitting in their dispatch center."

Andrew Knapp
Executive Director
Hamilton County, Ohio
911 Emergency Communications Center

Remote call-taking

You can combine existing E9-1-1/NG9-1-1 call handling remote laptop solutions with FirstNet Ready™ smartphones and Wi-Fi devices for highly secure connectivity to set up remote call taking. This allows staff to handle dispatch and calls from home or other remote locations when physical access to the ECC is not possible.

Transport diversity for CAD and Call Handling

You can use the FirstNet LTE network to route calls if the terrestrial network fails. Systems can be designed to use FirstNet as a secondary or tertiary network for transport diversity.

Lowered barrier-to-entry to cloud-based intelligent dispatching

You can tie into third-party, cloud-based solutions and applications that route video and IoT feeds back into the 9-1-1 Call Center for more intelligent dispatching and routing. Applications like cloud-based CAD solutions can have a direct connection back to the ECC and can also utilize FirstNet to deliver critical information out to the field.

Mobile communication directly with first responders in the field

FirstNet can connect your ECC to the people, units and resources in the field wirelessly. So, you can use FirstNet to relay critical information to first responders and complement existing radio network communications.

Additional information:

- For use cases and testimonials, visit **FirstNet.gov/FirstNetinAction**.
- For more info about how FirstNet serves the 911 Telecommunicator community, visit **FirstNet.gov/911**.
- Learn more about the First Responder Network Authority at **FirstNet.gov.**
- Learn about FirstNet products and services on **FirstNet.com**.


TENNESSEE
36.632978901 -86.932870861

EXHIBIT C

SITE SELECTION REPORT

July 5, 2024

Pam Groves, Director
Robertson County Development Office
527 S. Brown St.
Springfield, TN 37172

RE: Site Selection Report
Special Exception and Site Plan Review– Wireless Telecommunication Facility
Applicant: New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility
Site Location: 3897 Dot Road, Springfield, TN 37172
Parcel #: #018-016.01
Site Name: H.B. Lee

Ms. Groves:

This report is provided to explain the site development process used by the Applicant to identify the site selected for the new wireless communications facility proposed in the accompanying Application.

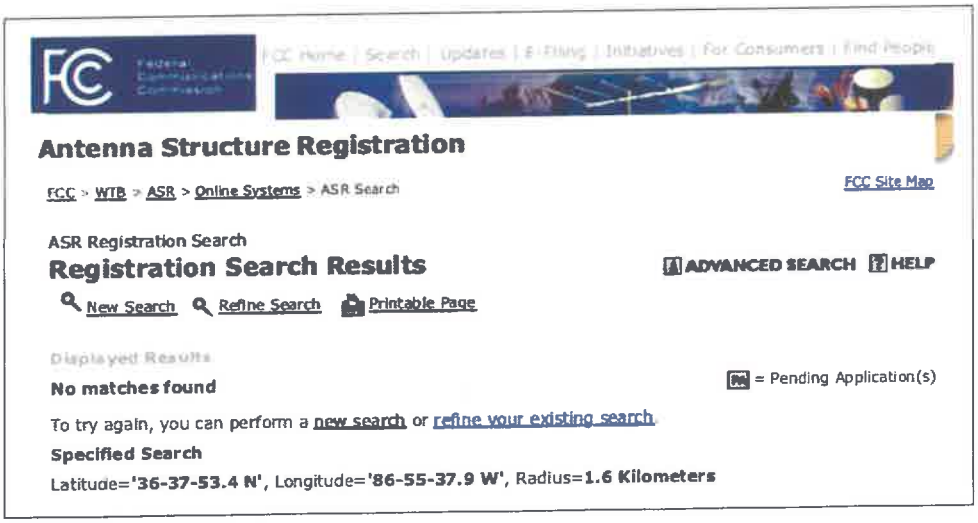
New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility
Site Development Process

Step 1: Problem Identification. New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility radio frequency engineers first identified a growing coverage and/or capacity gap in Robertson County, Tennessee.

Step 2: Search Area. To help guide the site development team's task of identifying a suitable location for a new wireless communications facility site, AT&T Mobility's radio frequency engineers identified the geographic area where the antenna site must be located in order to close the gap and issued a map (called a "Search Area") that identified the general area in which a new site must be located. In this instance, the search area has a ½-mile radius and is centered at 36.6329789, -86.9328709 in a rural area of northern Robertson County, Tennessee, near the state line. A map of the Search Area is below:



Step 3: Co-location Review. The site development team first reviewed the area within the Search Area for a suitable tall structure for co-location. There are no existing towers in the search area and there are no existing towers within 1 mile of the proposed site. Therefore, there are no co-location alternatives that will resolve the existing coverage gap in this portion of Robertson County, Tennessee as shown below:



FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People

Antenna Structure Registration

FCC > WTB > ASR > Online Systems > ASR Search

FCC Site Map

ASR Registration Search

Registration Search Results

ADVANCED SEARCH HELP

New Search Refine Search Printable Page

Displayed Results

No matches found

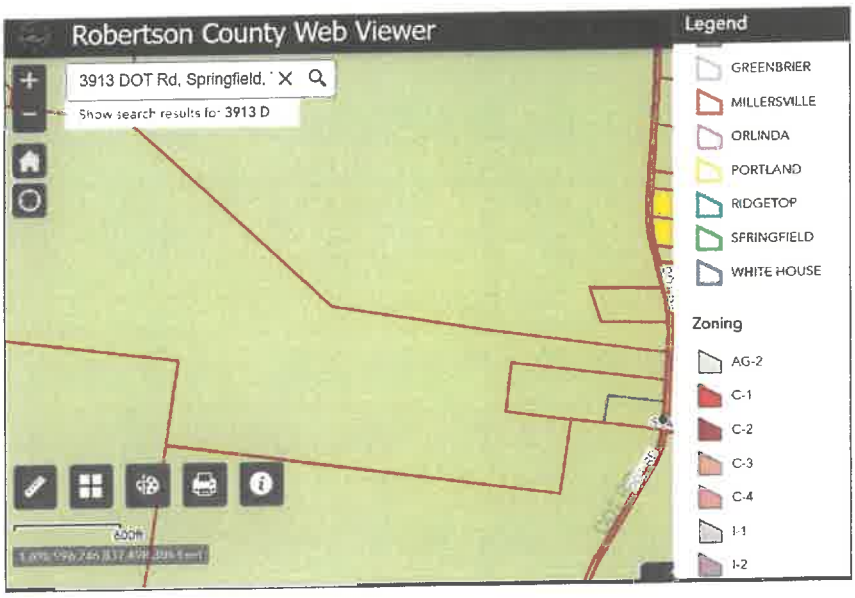
= Pending Application(s)

To try again, you can perform a new search or refine your existing search.

Specified Search

Latitude='**36-37-53.4 N**', Longitude='**86-55-37.9 W**', Radius=**1.6 Kilometers**

Step 4: Review of the Area's Zoning Classification. Once the site development team determined that there are no available existing tall structures which are technically feasible and suitable for co-location, the team next reviewed applicable ordinances for the most suitable site that meets the engineering needs of the project and complies with the requirements of the ordinance. The zoning ordinance identifies facilities for the transmission of communications as an essential public service. In this instance, the search area is located within the Agricultural District (A-2) as shown below:



Towers in the A-2 zone require a special exception permit. The zoning ordinance requires that a new tower be located at least (50) percent of the height from property lines. For this reason, the site acquisition team focused on parcels large enough to meet this requirement with an owner willing to lease space to AT&T for a new tower.

Step 5: Preliminary Inspection and Assessment of Suitable Parcels. Once suitably zoned parcels are identified, the site development team visits the parcels and performs a preliminary inspection. The purpose of the preliminary inspection is: (1) to confirm the availability of sufficient land space for the proposed facility; (2) to identify a specific location for the facility on the parcel; (3) to identify any recognized environmental conditions that would disqualify the parcel from consideration; (4) to identify any construction issues that would disqualify the candidate; and, (5) to assess the potential impact of the facility on neighboring properties.

Below is a parcel map of the area:



The following parcels were reviewed and removed from consideration for the reasons described below:
Parcels within search area that are unsuitable for tower placement:

Landowner: Parcel # 07400503205. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Jolley Carla. I** Parcel # 07400503204. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Mitchell David R.** Parcel # 07400503203. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Perez Maridel Chavez.** Parcel # 07400503202. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Sanderson Tracey.** Parcel # 07400503211. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Dias Lorissa Ann.** Parcel # 07400503210. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: **Dickens Ashley Danielle** Parcel # 07400503207. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Landowner: Parcel # 07400503206. Reasons for rejecting this parcel: The size of the parcel. There was a home located on the parcel.

Parcels within search area that were removed from consideration based on communications with landowner:

Landowner: **RE Lee.** Parcel # 07401801300. Reasons for rejecting this parcel: Landowner received letter and spoke briefly before determining they were not interested.

Landowner: **Linda Himes.** Parcel # 07401801000. Reasons for rejecting this parcel: Landowner received the BTA, however, provided no response.

Landowner: **Jan Corbin** Parcel # 07400503213, 07400503214. Reasons for rejecting this parcel: No response from letter.

Landowner: **James Corbin** Parcel # 07400503400,07400503300 Reasons for rejecting this parcel: No response from our letter.

Landowner: **Peggy Fowler** Parcel # 07400500800. Reasons for rejecting this parcel: No response from our letter.

Parcels within search area that were removed from consideration based on site design considerations:

Landowner: **Royce Holman** Parcel # 07400503100. Reasons for rejecting this parcel: Project engineer chose Candidate A/Elizabeth Owens.

Step 6: Candidate Evaluation and Selection. After the preliminary site assessments were performed, the site development team ranked the candidates based on compliance with zoning regulations, the availability of ground space, topography, applicable environmental conditions, construction feasibility and the potential impact of the facility on neighboring properties.

After considering and ruling out the parcels discussed above, AT&T Radio Frequency Engineers determined that the proposed site, located on Parcel #: #018-016.01 at 3897 Dot Road, Springfield, TN 37172 is the most suitable location for tower placement. This is a large 96-acre agricultural parcel. The proposed site location is approximately ½ from the nearest residence to the east Additionally, existing vegetation will help screen the facility. For these reasons, the proposed tower location is the least intrusive of the available parcels that will resolve the existing coverage or capacity gap in this area of Robertson County, Tennessee.

Below are photographs of the parcel:







Step 7: Leasing and Due Diligence. Once a suitable candidate was selected, lease negotiations commenced, and site due diligence steps were performed, as described below.

Leasehold Due Diligence:

- A Title Report was obtained and reviewed to ensure that there are no limitations on the landowner's capacity to lease and to address any title issues.
- A site survey was obtained to identify the location of parcel features, boundaries, easements and other encumbrances revealed by the title search.
- Review of environmental conditions.

Engineering Due Diligence:

- Utility access identified.
- Grounding plan designed.
- Geotechnical soil analysis performed to determine foundation requirements.
- Site plan developed.

Federal Regulatory Due Diligence

- Federal Aviation Administration ("FAA")
- Federal Communication Commission ("FCC")

Step 8: Application. Once a lease is obtained and all site due diligence is completed, Applicant prepared and filed the accompanying application to construct, maintain and operate a communications facility.

Conclusion

Applicant's site identification and selection process aims to identify the least intrusive of all the available and technically feasible parcels in a service need area. In this case, a tower located on Parcel #: #018-016.01 at 3897 Dot Road, Springfield, TN 37172 is the most suitable location for tower placement. This is a large 96-acre agricultural parcel. The proposed site location is approximately ½ from the nearest residence to the east Additionally, existing vegetation will help screen the facility. For these reasons, the proposed tower location is the least intrusive of the available parcels that will resolve the existing coverage or capacity gap in this area of Robertson County, Tennessee.

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Sincerely,

Tania Rogers

Tania Rogers
Smartlink
10 Church Circle, Annapolis , MD 21401
919-760-7923

EXHIBIT D

DEED, LEASE AND LIMITED POWER OF ATTORNEY

LIMITED POWER OF ATTORNEY AND AUTHORIZATION

Comes Elisabeth Holman Owens & Jeremy S. Owens (hereinafter "Grantor") having an address of 3913 Dot Road, Springfield, TN 37172 and in connection with a certain Option and Lease Agreement for the purpose of installing, operating and maintaining a Communications Tower Facility and other improvements dated December 6, 2023, by their signatures below, do hereby make, constitute, and appoint New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319, or their lawful agents and representatives, as Grantor's true and lawful Attorney-in-Fact for and in Grantor's place, in Attorney-in-Fact's sole discretion, to transact, handle, and dispose of the limited matters set forth herein, specifically:

1. To file applications for the purpose of obtaining all necessary approvals and permits from said administrative body relating to construction and operation of a wireless communications facility proposed to be constructed by or on behalf of New Cingular Wireless PCS, LLC on certain real property owned by Grantor, said real property located at Dot Road, Springfield, TN 37172, in the County of Robertson, State of Tennessee, and identified as Tax Parcel #018-016.01; and

2. To make and file applications on Grantor's behalf to such local, state and federal governmental entities whose approval Attorney-in-Fact may consider necessary or advisable to have the above-mentioned real property approved as a wireless communications facility site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, special use permits, conditional use permits, site plans, plats, building permits, and/or wetland permits; and

3. To make such representations and filings as are necessary throughout the application process in connection with the above-referenced applications, including, but not limited to, appearing at meetings or hearings of any kind before public officials, bodies, agencies, entities or instrumentalities of any kind.

This instrument is intended to, and does hereby, grant to Attorney-in-Fact full power and authority to do and perform each and every act and thing whatsoever requisite, necessary, and proper to be done, in the exercise of any of the rights and powers herein granted, as fully, to all intents and purposes, as Grantor might or could do if personally present, hereby ratifying and confirming all that Attorney-in-Fact shall do or cause to be done by virtue thereof.

Grantor hereby agrees that a copy of this Limited Power of Attorney and Authorization is as effective as the original. However, if requested by Attorney-in-Fact, Grantor agrees timely to

execute such other and further documents as may be required by the governmental entity in question to evidence Grantor's consent to the action which is proposed to be taken.

The rights, powers, and authority of Attorney-in-Fact shall commence upon execution of this instrument and shall remain in full force and effect until all applicable administrative approvals necessary to commence construction of the subject wireless communications facility have been issued to and/or obtained by New Cingular Wireless PCS, LLC, or until this instrument is terminated by Grantor in writing, whichever occurs first.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this 3 day of July, 2024.

GRANTOR:

Elisabeth Holman Owens

-and-

GRANTOR:

Jeremy S. Owens

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

GRANTOR ACKNOWLEDGEMENT

The foregoing instrument was subscribed to and acknowledged before me by **Elisabeth Holman Owens** on this the 3 day of July 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: [illegible]

SHEILA J. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

GRANTOR ACKNOWLEDGEMENT

The foregoing instrument was subscribed to and acknowledged before me by **Jeremy S. Owens** on this the 3 day of July 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Sheila J. Woody
Notary Public
My Commission Expires: 4-22-2026

SHEILA J. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Robertson (074)
Tax Year 2024 | Reappraisal 2023

Jan 1 Owner
OWENS JEREMY S ETUX
OWENS ELISABETH HOLMAN
3913 DOT RD
SPRINGFIELD TN 37172-8330

Current Owner
3913 DOT RD
SPRINGFIELD TN 37172-8330

DOT RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
018		016.01		000

Value Information

Land Market Value:	$615,700	**Land Use Value:**	$197,900
Improvement Value:	$0	**Improvement Value:**	$0
Total Market Appraisal:	$615,700	**Total Use Appraisal:**	$197,900
		Assessment Percentage:	25%
		Assessment:	$49,475

Additional Information

General Information

Class: 11 - Agricultural
City #:
Special Service District 1: 000
District: 04
Number of Buildings: 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: K01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/15/2015	$600,000	1640	618	V - VACANT	WD - WARRANTY DEED	B - FAMILY SALE

Land Information

Deed Acres: 96.3 **Calculated Acres:** 0 **Total Land Units:** 96.3

Land Code	Soil Class	Units
20 - ACREAGE		96.30

SEND TAX BILLS TO NEW OWNER:

4532 Corbin Speed Rd
Springfield, TN 37172

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Connie Stroud, Register
Robertson County Tennessee

Rec #:	247393	Instrument #:	293185
Rec'd:	10.00		Recorded
State:	2220.00		9/16/2015 at 2:38 PM
Clerk:	1.00		in Record Book
Other:	2.00		1640
Total:	2233.00		Pgs 618-619

Map 005
Parcel 031.00 (p/o)

THIS DEED OF CONVEYANCE, executed and delivered by **ROYCE HOLMAN**, unmarried, hereinafter called the Grantor, to **JEREMY S. OWENS** and wife, **ELISABETH HOLMAN OWENS**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 4th Civil District of Robertson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (old), in the westerly margin of Dot Road, the northeast corner of a tract of land which belongs to Brian T. Musser, having a deed reference in Record Book 1127, Page 660, RORCT, the most easterly southeast corner of this tract and continuing with the boundary of said tract of land which belongs to Brian T. Musser, as follows: S 86 19'41" W, 286.32 feet to an iron pin (old); thence, S 04 25'41" W, 177.40 feet to iron pin (old), a corner of said tract of land which belongs to Brian T. Musser, in the northerly boundary of said tract of land which belongs to Roger Holman, in a deed of record which is recorded in Record Book 1257, Page 833, RORCT; thence with the boundary of said tract of land which belongs to Roger Holman, as follows: N 88 57'19" W, 139.31 feet to an iron pin (old); thence, S 01 30'40" W, 410.99 feet to an iron pin (old); thence, N 89 29'20" W, 2273.70 feet to an iron pin (old), a corner of said tract of land which belongs to Roger Holman, in the easterly boundary of a tract of land which belongs to R.E. Lee, having a deed reference in Deed Book 223, Page 278, RORCT; thence, N 01 30'40" E, 423.39 feet to an iron pin (old); thence, N 88 39'49" W, 1468.50 feet to a stone (old), in the northerly boundary of said tract of land which belongs to R.E. Lee, a corner of a tract of land which belongs to Tony Bryon Miller, having a deed reference in Record Book 1534, Page 54, RORCT; thence, N 00 14'23" E, passing a common corner of said tract of land which belongs to Tony Bryon Miller, and a tract of land which belongs to Melvin E. Earls, having a deed reference in Record Book 1121, Page 271, RORCT, and continuing on passing a common corner of said tract of land which belongs to Melvin E. Earls, and a tract of land which belongs to Melanie L. Mitchell, having a deed reference in Record Book 1206, Page 700, RORCT, and continuing on passing a common corner of said tract of land which belongs to Melanie L. Mitchell, and a tract of land which belongs to Glenn D. Stratton, having a deed reference in Record Book 1060, Page 50, RORCT, and continuing on passing a common corner of said tract of land which belongs to Glenn D. Stratton, and a tract of land which belongs to David A. Carder, having a deed reference in Record Book 1264, Page 584, RORCT, and continuing on in all, 1321.99 feet to a stone (old), a corner of said tract of land which belongs to David A. Carder, in the southerly boundary of a tract of land which belongs to Tony Randall Rucker, having a deed reference in Record Book 1374, Page 152, RORCT; thence, S 89 32'52" E, passing a common corner of said tract of land which belongs to Tony Randall Rucker, and a tract of land which belongs to Andrew Jerry Batson, Jr., having a deed reference in Record Book 1237, Page 236, ROR CT, and continuing on passing a common corner of said tract of land which belongs to Andrew Jerry Batson, Jr., and a tract of land which belongs to William B. Corbin, having a deed reference in Record Book 1346, Page 337, RORCT, and continuing on in all, 1105.50 feet to an iron fence post (old), a corner of said tract of land which belongs to William B. Corbin; thence with a new line, as follows: S 54 46'53" E, 1538.40 feet to an iron pin (new); thence, S 88 29'56" E, 851.73 feet to an iron pin (new); thence, S 89 51'24" E, 946.65 feet to an iron pin (new), in the westerly margin of Dot Road; thence with the westerly margin of Dot Road, as follows: with a curve to the right, having a radius of 786.67 feet, an arc distance of 7.95 feet,

and a chord bearing and distance of S 03 13'53" E, 7.95 feet; thence, S 02 56'32" E, 268.05 feet, to the point of beginning, containing 100.00 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated July 10, 2015.

Being a portion of that property conveyed to Royce Holman by deed from Roger Holman and Rick Holman, of record in Record Book 1257, Page 827, Register's Office for Robertson County, Tennessee.

RESERVATION OF CROPS: The Grantor reserves the currently growing crops from this sale. Possession of crop land is subject to the current crop lease.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 15th day of September, 2015.

ROYCE HOLMAN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Royce Holman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of September, 2015.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$600,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 15th day of September, 2015.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC/Register

Market: KY/TN
Cell Site Number: SITN010689
Cell Site Name: HB LEE
Fixed Asset Number: 16147971

OPTION AND LAND LEASE AGREEMENT

THIS OPTION AND LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Elisabeth Holman Owens & Jeremy S Owens, husband and wife, having a mailing address of 3913 Dot RD, Springfield TN 37172 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at Dot Road, in the County of Robertson, State of Tennessee (collectively, the "**Property**"). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. OPTION TO LEASE.

(a) Landlord grants to Tenant an exclusive option (the "**Option**") to lease a certain portion of the Property containing approximately 10,000 square feet including the air space above such ground space, as described on attached **Exhibit 1**, (the "**Premises**"), for the placement of a Communication Facility in accordance with the terms of this Agreement.

(b) During the Option Term, and during the Term, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, radio frequency testing and other geological or engineering tests or studies of the Property (collectively, the "**Tests**"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, Landlord's title to the Property and the feasibility or suitability of the Property for Tenant's Permitted Use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection. Tenant will restore the Property to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted.

(c) In consideration of Landlord granting Tenant the Option, Tenant agrees to pay Landlord the sum of [redacted] within ninety (90) business days after the Effective Date. The Option may be exercised during an initial term of one (1) year commencing on the Effective Date (the "**Initial Option Term**") which term may be renewed by Tenant for an additional one (1) year (the "**Renewal Option Term**") upon written notification to Landlord and the payment of an additional [redacted] no later than five (5) days prior to the expiration date of the Initial Option Term. The Initial Option Term and any Renewal Option Term are collectively referred to as the "**Option Term.**"

(d) The Option may be sold, assigned or transferred at any time by Tenant without the written consent of Landlord. Upon notification to Landlord of such sale, assignment or transfer, Tenant shall immediately

be released from any and all liability under this Agreement, including the payment of any rental or other sums due, without any further action.

(e) During the Option Term, Tenant may exercise the Option by notifying Landlord in writing. If Tenant exercises the Option, then Landlord leases the Premises to Tenant subject to the terms and conditions of this Agreement. If Tenant does not exercise the Option during the Initial Option Term or any extension thereof, then this Agreement will terminate, and the parties will have no further liability to each other.

(f) If during the Option Term, or during the Term if the Option is exercised, Landlord decides to subdivide, sell, or change the status of the zoning of the Premises, the Property or any of Landlord's contiguous, adjoining or surrounding property (the "**Surrounding Property**"), or in the event of a threatened foreclosure on any of the foregoing, Landlord shall immediately notify Tenant in writing. Landlord agrees that during the Option Term, or during the Term if the Option is exercised, Landlord shall not initiate or consent to any change in the zoning of the Premises, the Property or the Surrounding Property or impose or consent to any other use or restriction that would prevent or limit Tenant from using the Premises for the Permitted Use. Any and all terms and conditions of this Agreement that by their sense and context are intended to be applicable during the Option Term shall be so applicable.

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure ("**Structure**"), associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, (collectively, the "**Permitted Use**"). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use Landlord's contiguous, adjoining or surrounding property (the "**Surrounding Property**") as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, install a generator and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use, including the right to construct a fence around the Premises or equipment, install warning signs to make individuals aware of risks, install protective barriers, install any other control measures reasonably required by Tenant's safety procedures or applicable law, and undertake any other appropriate means to secure the Premises or equipment at Tenant's expense. Tenant has the right to modify, supplement, replace, upgrade, expand the Communication Facility (including, for example, increasing the number of antennas or adding microwave dishes) or relocate the Communication Facility within the Premises at any time during the Term. Tenant will be allowed to make such alterations to the Property in order to ensure that the Communication Facility complies with all applicable federal, state or local laws, rules or regulations. In the event Tenant desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Property (the "**Additional Premises**") for such modification or upgrade, Landlord agrees to lease to Tenant the Additional Premises, upon the same terms and conditions set forth herein, except that the Rent shall increase, in conjunction with the lease of the Additional Premises by the amount equivalent to the then-current per square foot rental rate charged by Landlord to Tenant times the square footage of the Additional Premises. Landlord agrees to take such actions and enter into and deliver to Tenant such documents as Tenant reasonably requests in order to effect and memorialize the lease of the Additional Premises to Tenant.

3. **TERM.**

(a) The initial lease term will be five (5) years (the "**Initial Term**"), commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of the Option (the "**Term Commencement Date**"). The Initial Term will terminate on the fifth (5th) anniversary of the Term Commencement Date.

(b) This Agreement will automatically renew for eight (8) additional five (5) year term(s) (each additional five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions set forth herein unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter ("**Annual Term**") until terminated by either party hereto by giving to the other party hereto written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement, then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the "**Term.**"

4. **RENT.**

(a) Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, [redacted] (the "**Rent**"), at the address set forth above. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within ninety (90) days after the Rent Commencement Date.

(b) Upon the commencement of each Extension Term, the monthly Rent will increase by [redacted] over the Rent paid during the previous five (5) year term.

(c) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. **APPROVALS.**

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Tenant's ability to obtain and maintain all Government Approvals. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: Section 5 Approvals, Section 6(a) Termination, Section 6(b) Termination, Section 6(c) Termination, Section 6(d) Termination, Section 11(d) Environmental, Section 18 Condemnation or Section 19 Casualty.

7. **INSURANCE.** During the Option Term and throughout the Term, Tenant will purchase and maintain in full force and effect such general liability policy as Tenant may deem necessary. Said policy of general liability insurance will at a minimum provide a combined single limit of [redacted] Notwithstanding the foregoing, Tenant shall have the right to self-insure such general liability coverage.

8. **INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the Effective Date, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability , costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, invitees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability , costs or expenses in connection with a third party claim (including reasonable

attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees, invitees, agents or independent contractors, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section 9 and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. WARRANTIES.

(a) Each of Tenant and Landlord (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Landlord ; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest in the form attached hereto as **Exhibit 10(b)**.

11. ENVIRONMENTAL.

(a) Landlord represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs

or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. **ACCESS.** At all times throughout the Term of this Agreement, Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. If Tenant elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at a Property, Landlord hereby grants Tenant, or any UAS operator acting on Tenant's behalf, express permission to fly over the applicable Property and Premises, and consents to the use of audio and video navigation and recording in connection with the use of the UAS. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant shall incur significant damage. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement. In connection with such default, in addition to any other rights or remedies available to Tenant under this Agreement or at law or equity, Landlord shall pay Tenant, as liquidated damages and not as a penalty, $500 per day in consideration of Tenant's damages until Landlord cures such default. Landlord and Tenant agree that Tenant's damages in the event of a denial of Access are difficult, if not impossible, to ascertain, and the liquidated damages set forth above are a reasonable approximation of such damages.

13. **REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of the Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of the Tenant and may be removed by Tenant at any time during the Term. Within one hundred twenty (120) days after the termination of this Agreement, Tenant will, to the extent reasonable, restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. To the extent required by law, Tenant will remove its above-ground facilities. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs, or other vegetation, nor will Tenant be required to remove from the Premises or the Property any underground utilities or any structural steel or any foundations.

14. **MAINTENANCE/UTILITIES.**

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto and all

areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to sub-meter from Landlord. When sub-metering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Tenant shall reimburse Landlord for such utility usage at the same rate charged to Landlord by the utility service provider. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within sixty (60) days of receipt of the usage data and required forms. Landlord shall maintain accurate and detailed records of all utility expenses, invoices and payments applicable to Tenant's reimbursement obligations hereunder. Within fifteen (15) days after a request from Tenant, Landlord shall provide copies of such utility billing records to the Tenant in the form of copies of invoices, contracts and cancelled checks. If the utility billing records reflect an overpayment by Tenant, Tenant shall have the right to deduct the amount of such overpayment from any monies due to Landlord from Tenant.

(c) As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(d) Tenant will have the right to install utilities, at Tenant's expense, and to improve present utilities on the Property and the Premises. Landlord hereby grants to any service company providing utility or similar services, including electric power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such service companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, then Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the

right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. **ASSIGNMENT/SUBLEASE.** Tenant will have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Landlord's consent. Upon notification to Landlord of such assignment, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment.

17. **NOTICES.** All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Tenant:
New Cingular Wireless PCS, LLC
Attn: Tower Asset Group - Lease Administration
Re: Cell Site #: SITN010689; Cell Site Name: HB Lee (TN)
Fixed Asset #: 16147971
1025 Lenox Park Blvd NE 3rd Floor
Atlanta, Georgia 30319

With a copy to:
New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Cell Site #: SITN010689; Cell Site Name: HB Lee (TN)
Fixed Asset #: 16147971
208 S. Akard Street
Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord:
Elisabeth Holman Owens & Jeremy S Owens
3913 Dot RD, Springfield TN 37172

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a *pro rata* basis.

19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within twenty-four (24) hours of the casualty or other harm. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a *pro rata* basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild

prepaid Rent on a *pro rata* basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section 19, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. **TAXES.**

(a) Landlord shall be responsible for (i) all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by a taxing authority using any method, including the income method, (ii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with this Agreement, and (iii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with a sale of the Property or assignment of Rent payments by Landlord. Tenant shall be responsible for (y) any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21 and (z) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with an assignment of this Agreement or sublease by Tenant. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant in a timely manner and Tenant's rights with respect to such taxes are prejudiced by the delay, Landlord shall reimburse Tenant for any increased costs directly resulting from the delay and Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. This right shall include the ability to institute any

legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Agreement, including Landlord's obligation to cooperate with Tenant as provided hereunder.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or the Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this Section 22(b) to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Agreement shall not be an event of default and Tenant reserves the right to hold payments due under this Agreement.

i. Old deed to Property
ii. New deed to Property
iii. Bill of Sale or Transfer
iv. Copy of current Tax Bill
v. New IRS Form W-9
vi. Completed and Signed Tenant Payment Direction Form
vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or the Surrounding Property for the installation, operation or maintenance of other wireless communication facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communication facility or equipment.

(d) The provisions of this Section 22 shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. **RIGHT OF FIRST REFUSAL.** Notwithstanding the provisions contained in Section 22, if at any time after the Effective Date, Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with this Agreement or an offer to purchase an easement with respect to the Premises ("**Offer**"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of this Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this Section 23, the sale, conveyance, assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section 23. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this Section 23 with respect to any future proposed conveyances as described herein.

24. **MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum of Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum of Lease substantially in the form attached as **Exhibit 24(b)**. Either party may record this Memorandum of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

(o) **No Additional Fees/Incidental Fees.** Unless otherwise specified in this Agreement, all rights and obligations set forth in the Agreement shall be provided by Landlord and/or Tenant, as the case may be, at no additional cost. No unilateral fees or additional costs or expenses are to be applied by either party to the other party, for any task or service including, but not limited to, review of plans, structural analyses, consents, provision of documents or other communications between the parties.

(p) **Further Acts.** Upon request, Landlord will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Tenant may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted use contemplated by this Agreement.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

"LANDLORD"

Elisabeth Holman Owens & Jeremy S. Owens,
husband and wife

By: _____
Print Name: Elizabeth Holman Owens
Date: 11/27/23

By: _____
Print Name: Jeremy S. Owens
Date: 11-27-23

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Print Name: Chris Tharp
Its: Area Manager
Date: 12-6-23

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Kentucky)
) ss:
COUNTY OF Jefferson)

On the 6th day of December, 2023, before me personally appeared Chris Thorp, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

KIMBERLY MICHELLE MACKEY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP67599
My Commission Expires Mar 18, 2027

Kimberly Mackey
Notary Public: Kimberly Mackey #KYNP 67599
My Commission Expires: March 18, 2027

LANDLORD ACKNOWLEDGMENT

STATE OF Tennessee)
) ss:
COUNTY OF Robertson)

On the 27th day of November, 2023 before me, personally appeared Elisabeth Holman Owens who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

LAURIE FORD HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Laurie Ford Hinkle
Notary Public:
My Commission Expires: 02.26.2024

LANDLORD ACKNOWLEDGMENT

STATE OF Tennessee)
) ss:
COUNTY OF Robertson)

On the 27th day of November, 20__ before me, personally appeared Jeremy S. Owens, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

LAURIE FORD HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Laurie Ford Hinkle
Notary Public:
My Commission Expires: 02.26.2024

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

to the Option and Land Lease Agreement dated December 6, 2023, by and between Elisabeth Holman Owens & Jeremy S. Owens, husband and wife, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

LEGAL DESCRIPTION, PARCEL NO. 018-016.01, RECORD BOOK 1640, PAGE 618 (NOT FIELD SURVEYED)

ALL THAT PARCEL OF LAND IN THE 4TH CIVIL DISTRICT IN THE COUNTY OF ROBERTSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 1640 PAGE 618 AND PARCEL # 18-16.01, BEING KNOWN AND DESIGNATED AS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (OLD), IN THE WESTERLY MARGIN OF DOT ROAD, THE NORTHEAST COMER OF A TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, HAVING A DEED REFERENCE IN RECORD BOOK 1127, PAGE 660, RORCT, THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, AS FOLLOWS: S 8619'41" W, 286.32 FEET TO AN IRON PIN (OLD); THENCE, S 04 25'41" W, 177.40 FEET TO IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN A DEED OF RECORD WHICH IS RECORDED IN RECORD BOOK 1257, PAGE 833, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAUD WHICH BELONGS TO ROGER HOLMAN, AS FOLLOWS: N 88 57'19" W, 139.31 FEET TO AN IRON PIN (OLD); THENCE, S 01 30'40" W, 410.99 FEET TO AN IRON PIN (OLD); THENCE, N 89 29'20" W, 2273.70 FEET TO AN IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO R.E. LEE, HAVING A DEED REFERENCE IN DEED BOOK 223, PAGE 278, RORCT; THENCE, N 01 30'40" E, 423.39 FEET TO AN IRON PIN (OLD); THENCE, N 88 39'49" W, 1468.50 FEET TO A STONE (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO R.E. LEE, A CORNER OF A TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, HAVING A DEED· REFERENCE IN RECORD BOOK 1534, PAGE 54, RORCT; THENCE, N 00 14'23" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, AND A TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, HAVING A DEED REFERENCE IN RECORD BOOK 1121, PAGE 271, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, AND A TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, HAVING A DEED REFERENCE IN RECORD BOOK 1206, PAGE 700, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, AND A TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, HAVING A DEED REFERENCE IN RECORD BOOK 1060, PAGE 50, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, AND A TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, HAVING A DEED REFERENCE IN RECORD BOOK 1264, PAGE 584, RORCT, AND CONTINUING ON IN ALL, 1321.99 FEET TO A STONE (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, HAVING A DEED REFERENCE IN RECORD BOOK 1374, PAGE 152, RORCT; THENCE, S 89 32'52" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, AND A TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., HAVING A DEED REFERENCE IN RECORD BOOK 1237, PAGE 236, ROR CT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., AND A TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN, HAVING A DEED REFERENCE IN RECORD BOOK 1346, PAGE 337, RORCT, AND CONTINUING ON IN ALL, 1105.50 FEET TO AN IRON FENCE POST (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN; THENCE WITH A NEW LINE, AS FOLLOWS: S 54 46'53" E, 1538.40 FEET TO AN IRON PIN (NEW); THENCE, S 88 29'56" E, 851.73 FEET TO AN IRON PIN (NEW); THENCE, S 89 51'24" E, 946.65 FEET TO AN IRON PIN (NEW), IN THE WESTERLY:MARGIN OF DOT ROAD; THENCE WITH THE WESTERLY MARGIN OF DOT ROAD, AS FOLLOWS: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 786.67 FEET, AN ARC DISTANCE OF 7.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 03 13'53" E, 7.95 FEET; THENCE. S 02 56'32" E, 268.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 100.00 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED JULY 10, 2015.

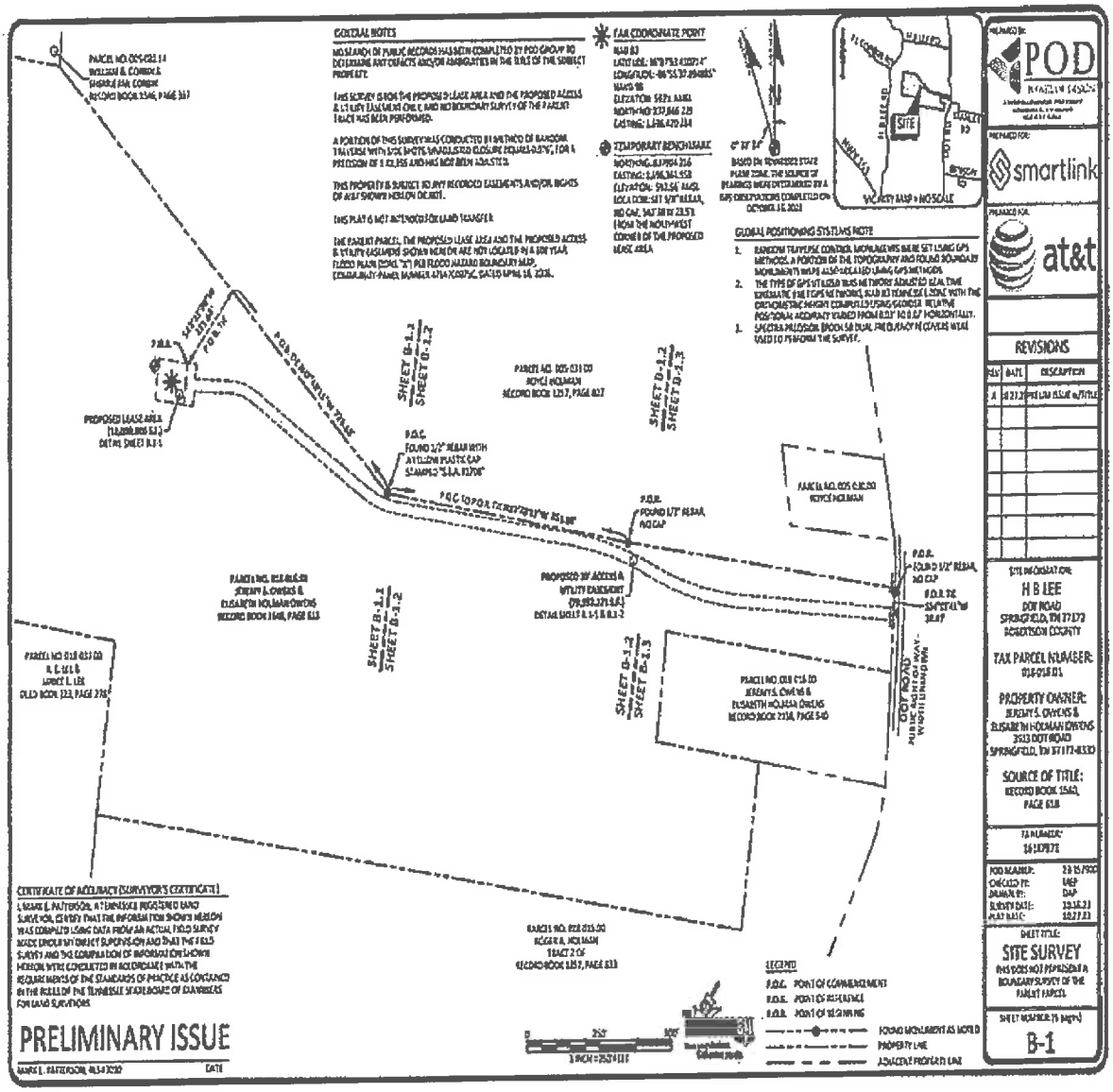
BEING A PORTION OF THAT PROPERTY CONVEYED TO ROYCE HOLMAN BY DEED FROM ROGER HOLMAN AND RICK HOLMAN, OF RECORD IN RECORD BOOK 1257, PAGE 827, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

RESERVATION OF CROPS: THE GRANTOR RESERVES· THE CURRENTLY GROWING CROPS FROM THIS SALE. POSSESSION OF CROP LAND IS SUBJECT TO THE CURRENT CROP LEASE.

PARCEL NUMBER: 18-16.01

BY FEE SIMPLE DEED FROM ROYCE HOLMAN, UNMARRIED AS SET FORTH IN DEED BOOK / PAGE : 1640 / 618, DATED 09/15/2015 AND RECORDED 09/19/2015, ROBERTSON COUNTY RECORDS, STATE OF TENNESSEE.

The Premises are described and/or depicted as follows:



Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 10(b)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

[FOLLOWS ON NEXT PAGE]

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (**"Agreement"**), dated as of the date below, between [Insert Mortgagee's Name] having its principal office at [Insert Mortgagee's Address] , (hereinafter called **"Mortgagee"**) and [Insert Landlord's Name] , a [Insert Jurisdictional State, and Entity Type] having its principal office/residing at [Insert Landlord's Address] (hereinafter called **"Landlord"**), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 (**"Tenant"**).

RECITALS:

A. Tenant has entered into a certain Option and Land Lease Agreement dated [Insert Date], 20 , (the **"Lease"**) with Landlord, covering property more fully described in **Exhibit 1** attached hereto and made a part hereof (the **"Premises"**); and

B. Landlord has given to Mortgagee a mortgage (the **"Mortgage"**) upon property having a street address of [Insert Address] , being identified as Lot in Block in the of [Insert City], [Insert County] County, State of [Insert State] (**"Property"**), a part of which Property contains the Premises; and

C. The Mortgage on the Property is in the original principal sum of [Spell Out Dollar Amount]($) Dollars, which Mortgage has been recorded in the appropriate public office in and for [Insert County] County, [Insert State] (**"Mortgage"**); and

D. Tenant desires to be assured of continued occupancy of the Premises under the terms of the Lease and subject to the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. So long as this Agreement will remain in full force and effect, the Lease is and will be subject and subordinate to the lien and effect of the Mortgage insofar as it affects the real property and fixtures of which the Premises forms a part (but not Tenant's trade fixtures and other personal property), and to all renewals, modifications, consolidations, replacements and extensions thereof, to the full extent of the principal sum secured thereby and interest thereon, with the same force and effect as if the Mortgage had been executed, delivered, and duly recorded among the above-mentioned public records, prior to the execution and delivery of the Lease.

2. In the event Mortgagee takes possession of the Premises as mortgagee-in-possession, including but not limited to, by deed in lieu of foreclosure or foreclosure of the Mortgage, Mortgagee agrees not to affect or disturb Tenant's right to possession of the Premises and any of Tenant's other rights under the Lease in the exercise of Mortgagee's rights so long as Tenant is not then in default, after applicable notice and/or grace periods, under any of the terms, covenants, or conditions of the Lease.

3. In the event that Mortgagee succeeds to the interest of Landlord or other landlord under the Lease and/or to title to the Premises, Mortgagee and Tenant hereby agree to be bound to one another under all of the terms, covenants and conditions of the Lease; accordingly, from and after such event, Mortgagee and Tenant will have the same remedies against one another for the breach of an agreement contained in the Lease as Tenant and

Landlord had before Mortgagee succeeded to the interest of Landlord; provided, however, that Mortgagee will not be:

(a) personally liable for any act or omission of any prior landlord (including Landlord); or

(b) bound by any rent or additional rent which Tenant might have paid for more than the payment period as set forth under the Lease (one month, year etc.) in advance to any prior landlord (including Landlord).

4. In the event that Mortgagee or anyone else acquires title to or the right to possession of the Premises upon the foreclosure of the Mortgage, or upon the sale of the Premises by Mortgagee or its successors or assigns after foreclosure or acquisition of title in lieu thereof or otherwise, Tenant agrees not to seek to terminate the Lease by reason thereof, but will remain bound unto the new owner so long as the new owner is bound to Tenant (subject to paragraph 3 above) under all of the terms, covenants and conditions of the Lease.

5. Mortgagee understands, acknowledges and agrees that notwithstanding anything to the contrary contained in the Mortgage and/or any related financing documents, including, without limitation, any UCC-1 financing statements, Mortgagee will acquire no interest in any furniture, equipment, trade fixtures and/or other property installed by Tenant on the Property. Mortgagee hereby expressly waives any interest which Mortgagee may have or acquire with respect to such furniture, equipment, trade fixtures and/or other property of Tenant now, or hereafter, located on or affixed to the Property or any portion thereof and Mortgagee hereby agrees that same do not constitute realty regardless of the manner in which same are attached or affixed to the Property.

6. This Agreement will be binding upon and will extend to and benefit the successors and assigns of the parties hereto and to any assignees or subtenants of Tenant which are permitted under the Lease. The term "Mortgagee", when used in this Agreement will be deemed to include any person or entity which acquires title to or the right to possession of the Premises by, through or under Mortgagee and/or the Mortgage, whether directly or indirectly.

7. This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

[Remainder of Page Intentionally Blank – Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the last signature date below.

LANDLORD:

[Insert Landlord's Name]
[Insert Jurisdictional State, and Entity Type]
By: _____
Print Name: [Elisabeth Holman Owens + Jeremy S. Owens
Its: [Insert Title] Landlord
Date: [Insert Date] 11/27/23

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: [_____]

Its: [Insert Title]
Date: [Insert Date]

MORTGAGEE:

[Insert Mortgagee's Name]

By: _____
Print Name: [_____]
Its: [Insert Title]
Date: [Insert Date]

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

ACKNOWLEDGEMENTS

LANDLORD

STATE OF Tennessee)
) ss:
COUNTY OF Robertson)

On the 27 day of November, 2023, before me, personally appeared Elisabeth HolmanOwens who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

LAURIE FORD HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Laurie Ford Hinkle
Notary Public: _____
My Commission Expires: 02-26-2024

TENANT

STATE OF _____)
) ss:
COUNTY OF _____)

On the _____ day of _____, 20___, before me personally appeared _____, who acknowledged under oath that he/she is the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

_____
Notary Public: _____
My Commission Expires: _____

MORTGAGEE

STATE OF _____)
) ss:
COUNTY OF _____)

On the _____ day of _____, 20___ before me, personally appeared _____, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Mortgagee for the purposes therein contained.

_____
Notary Public: _____
My Commission Expires: _____

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

The Property is legally described as follows:

LEGAL DESCRIPTION, PARCEL NO. 018-016.01, RECORD BOOK 1640, PAGE 618 (NOT FIELD SURVEYED)

ALL THAT PARCEL OF LAND IN THE 4TH CIVIL DISTRICT IN THE COUNTY OF ROBERTSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 1640 PAGE 618 AND PARCEL # 18-16.01, BEING KNOWN AND DESIGNATED AS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (OLD), IN THE WESTERLY MARGIN OF DOT ROAD, THE NORTHEAST COMER OF A TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, HAVING A DEED REFERENCE IN RECORD BOOK 1127, PAGE 660, RORCT, THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, AS FOLLOWS: S 8619'41" W, 286.32 FEET TO AN IRON PIN (OLD); THENCE, S 04 25'41" W, 177.40 FEET TO IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN A DEED OF RECORD WHICH IS RECORDED IN RECORD BOOK 1257, PAGE 833, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAUD WHICH BELONGS TO ROGER HOLMAN, AS FOLLOWS: N 88 57'19" W, 139.31 FEET TO AN IRON PIN (OLD); THENCE, S 01 30'40" W, 410.99 FEET TO AN IRON PIN (OLD); THENCE, N 89 29'20" W, 2273.70 FEET TO AN IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO R.E. LEE, HAVING A DEED REFERENCE IN DEED BOOK 223, PAGE 278, RORCT; THENCE, N 01 30'40" E, 423.39 FEET TO AN IRON PIN (OLD); THENCE, N 88 39'49" W, 1468.50 FEET TO A STONE (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO R.E. LEE, A CORNER OF A TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, HAVING A DEED REFERENCE IN RECORD BOOK 1534, PAGE 54, RORCT; THENCE, N 00 14'23" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, AND A TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, HAVING A DEED REFERENCE IN RECORD BOOK 1121, PAGE 271, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, AND A TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, HAVING A DEED REFERENCE IN RECORD BOOK 1206, PAGE 700, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, AND A TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, HAVING A DEED REFERENCE IN RECORD BOOK 1060, PAGE 50, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, AND A TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, HAVING A DEED REFERENCE IN RECORD BOOK 1264, PAGE 584, RORCT, AND CONTINUING ON IN ALL, 1321.99 FEET TO A STONE (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, HAVING A DEED REFERENCE IN RECORD BOOK 1374, PAGE 152, RORCT; THENCE, S 89 32'52" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, AND A TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., HAVING A DEED REFERENCE IN RECORD BOOK 1237, PAGE 236, ROR CT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., AND A TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN, HAVING A DEED REFERENCE IN RECORD BOOK 1346, PAGE 337, RORCT, AND CONTINUING ON IN ALL, 1105.50 FEET TO AN IRON FENCE POST (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN; THENCE WITH A NEW LINE, AS FOLLOWS: S 54 46'53" E, 1538.40 FEET TO AN IRON PIN (NEW); THENCE, S 88 29'56" E, 851.73 FEET TO AN IRON PIN (NEW); THENCE, S 89 51'24" E, 946.65 FEET TO AN IRON PIN (NEW), IN THE WESTERLY MARGIN OF DOT ROAD; THENCE WITH THE WESTERLY MARGIN OF DOT ROAD, AS FOLLOWS: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 786.67 FEET, AN ARC DISTANCE OF 7.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 03 13'53" E, 7.95 FEET; THENCE, S 02 56'32" E, 268.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 100.00 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED JULY 10, 2015.

BEING A PORTION OF THAT PROPERTY CONVEYED TO ROYCE HOLMAN BY DEED FROM ROGER HOLMAN AND RICK HOLMAN, OF RECORD IN RECORD BOOK 1257, PAGE 827, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

RESERVATION OF CROPS: THE GRANTOR RESERVES THE CURRENTLY GROWING CROPS FROM THIS SALE. POSSESSION OF CROP LAND IS SUBJECT TO THE CURRENT CROP LEASE.

PARCEL NUMBER: 18-16.01

BY FEE SIMPLE DEED FROM ROYCE HOLMAN, UNMARRIED AS SET FORTH IN DEED BOOK / PAGE : 1640 / 618, DATED 09/15/2015 AND RECORDED 09/19/2015, ROBERTSON COUNTY RECORDS, STATE OF TENNESSEE.

The Premises is legally described as follows:

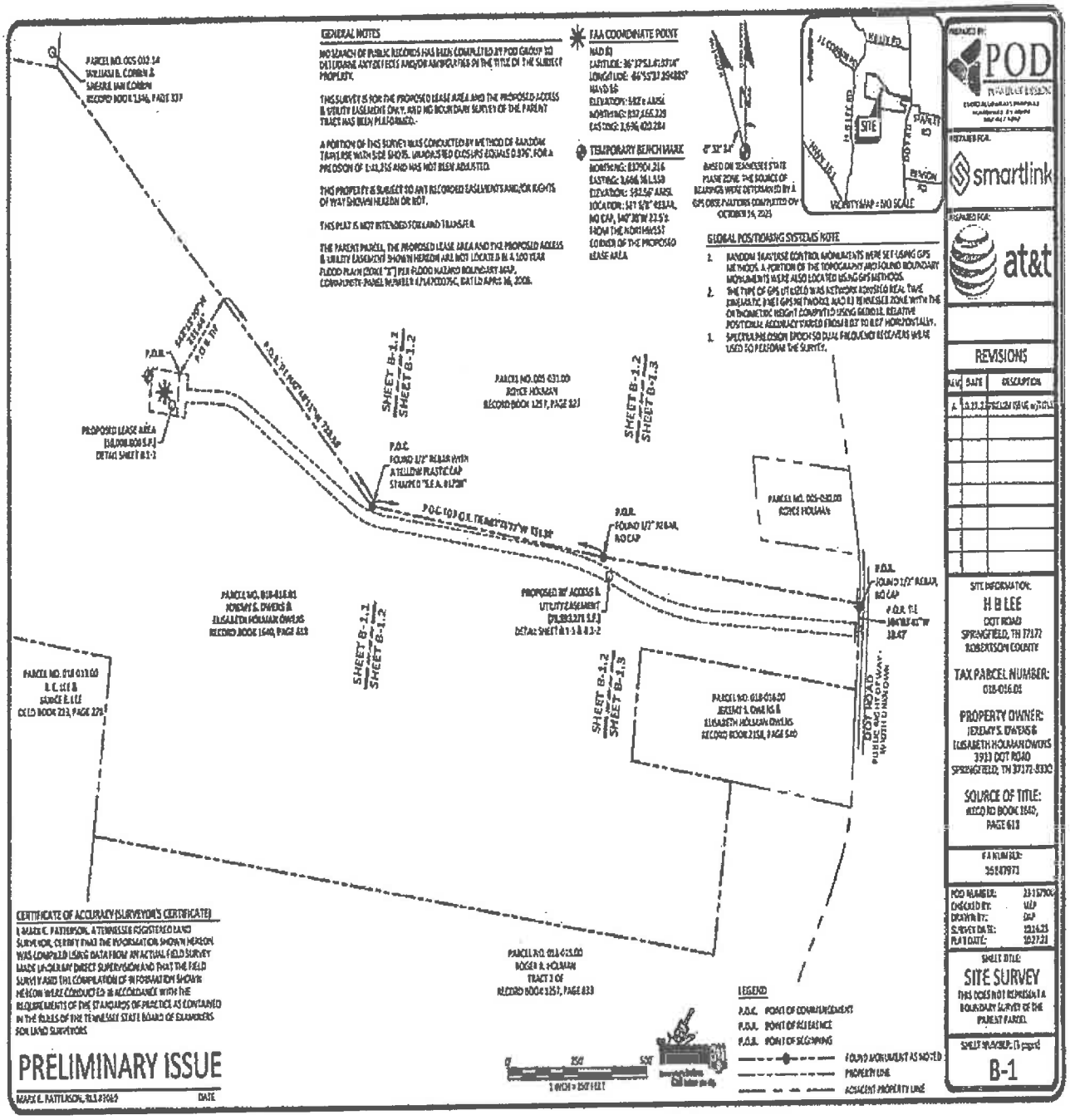


EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the Effective Date, is free of hazardous substances except as follows:

None.

EXHIBIT 12

STANDARD ACCESS LETTER

[FOLLOWS ON NEXT PAGE]

{This Letter Goes On Landlord's Letterhead}

[Insert Date]

Building Staff / Security Staff
[Landlord, Lessee, Licensee]
[Street Address]
[City, State, Zip]

Re: Authorized Access granted to [ ]

Dear Building and Security Staff,

Please be advised that we have signed a lease with [ ] permitting [ ] to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant [ ] and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, [ ] representatives may be seeking access to the property outside of normal business hours. [ ] representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

_____
Landlord Signature

EXHIBIT 24(b)

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this 6th day of December, 2023, by and between Elisabeth Holman Owens & Jeremy S. Owens, husband and wife, having its principal office/residing at 3913 Dot RD, Springfield TN 37172 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain Option and Land Lease Agreement ("**Agreement**") on the 6th day of December, 2023, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of the Option with eight (8) successive automatic five (5) year options to renew.

3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.

4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.

5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

Elisabeth Holman Owens & Jeremy S. Owens,
husband and wife

By: _____
Print Name: Elisabeth Holman Owens
Date: 11-27-2023

By: _____
Print Name: Jeremy S. Owens
Date: 11-27-2023

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: Chris Thorp
Its: Area Manager
Date: 12-6-23

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Kentucky)
) ss:
COUNTY OF Jefferson)

On the 6th day of December, 2023, before me personally appeared Chris Tharp, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

KIMBERLY MICHELLE MACKEY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP67599
My Commission Expires Mar 18, 2027

Kimberly Mackey
Notary Public: Kimberly Mackey # KYNP67599
My Commission Expires: March 18, 2027

LANDLORD ACKNOWLEDGMENT

STATE OF Tennessee)
) ss:
COUNTY OF Robertson)

On the 27th day of November, 2023 before me, personally appeared Elisabeth Owens, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

LAURIE FORD HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Laurie Ford Hinkle
Notary Public:
My Commission Expires: 02-26-2024

LANDLORD ACKNOWLEDGMENT

STATE OF Tennessee)
) ss:
COUNTY OF Robertson)

On the 27th day of November, 2023 before me, personally appeared Jeremy S. Owens, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

LAURIE FORD HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Laurie Ford Hinkle
Notary Public:
My Commission Expires: 02-26-2024

EXHIBIT 1 TO MEMORANDUM OF LEASE

DESCRIPTION OF PROPERTY AND PREMISES

to the Memorandum of Lease dated December 6, 2023, by and between Elisabeth Holman Owens & Jeremy S. Owens, husband and wife, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

LEGAL DESCRIPTION, PARCEL NO. 018-016.01, RECORD BOOK 1640, PAGE 618 (NOT FIELD SURVEYED)

ALL THAT PARCEL OF LAND IN THE 4TH CIVIL DISTRICT IN THE COUNTY OF ROBERTSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 1640 PAGE 618 AND PARCEL # 18-16.01, BEING KNOWN AND DESIGNATED AS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (OLD), IN THE WESTERLY MARGIN OF DOT ROAD, THE NORTHEAST COMER OF A TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, HAVING A DEED REFERENCE IN RECORD BOOK 1127, PAGE 660, RORCT, THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, AS FOLLOWS: S 8619'41" W, 286.32 FEET TO AN IRON PIN (OLD); THENCE, S 04 25'41" W, 177.40 FEET TO IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN A DEED OF RECORD WHICH IS RECORDED IN RECORD BOOK 1257, PAGE 833, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAUD WHICH BELONGS TO ROGER HOLMAN, AS FOLLOWS: N 88 57'19" W, 139.31 FEET TO AN IRON PIN (OLD); THENCE, S 01 30'40" W, 410.99 FEET TO AN IRON PIN (OLD); THENCE, N 89 29'20" W, 2273.70 FEET TO AN IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO R.E. LEE, HAVING A DEED REFERENCE IN DEED BOOK 223, PAGE 278, RORCT; THENCE, N 01 30'40" E, 423.39 FEET TO AN IRON PIN (OLD); THENCE, N 88 39'49" W, 1468.50 FEET TO A STONE (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO R.E. LEE, A CORNER OF A TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, HAVING A DEED· REFERENCE IN RECORD BOOK 1534, PAGE 54, RORCT; THENCE, N 00 14'23" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, AND A TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, HAVING A DEED REFERENCE IN RECORD BOOK 1121, PAGE 271, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, AND A TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, HAVING A DEED REFERENCE IN RECORD BOOK 1206, PAGE 700, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, AND A TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, HAVING A DEED REFERENCE IN RECORD BOOK 1060, PAGE 50, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, AND A TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, HAVING A DEED REFERENCE IN RECORD BOOK 1264, PAGE 584, RORCT, AND CONTINUING ON IN ALL, 1321.99 FEET TO A STONE (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, HAVING A DEED REFERENCE IN RECORD BOOK 1374, PAGE 152, RORCT; THENCE, S 89 32'52" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, AND A TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., HAVING A DEED REFERENCE IN RECORD BOOK 1237, PAGE 236, ROR CT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., AND A TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN, HAVING A DEED REFERENCE IN RECORD BOOK 1346, PAGE 337, RORCT, AND CONTINUING ON IN ALL, 1105.50 FEET TO AN IRON FENCE POST (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN; THENCE WITH A NEW LINE, AS FOLLOWS: S 54 46'53" E, 1538.40 FEET TO AN IRON PIN (NEW); THENCE, S 88 29'56" E, 851.73 FEET TO AN IRON PIN (NEW); THENCE, S 89 51'24" E, 946.65 FEET TO AN IRON PIN (NEW), IN THE WESTERLY·MARGIN OF DOT ROAD; THENCE WITH THE WESTERLY MARGIN OF DOT ROAD, AS FOLLOWS: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 786.67 FEET, AN ARC DISTANCE OF 7.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 03 13'53" E, 7.95 FEET; THENCE. S 02 56'32" E, 268.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 100.00 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED JULY 10, 2015.

BEING A PORTION OF THAT PROPERTY CONVEYED TO ROYCE HOLMAN BY DEED FROM ROGER HOLMAN AND RICK HOLMAN, OF RECORD IN RECORD BOOK 1257, PAGE 827, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

RESERVATION OF CROPS: THE GRANTOR RESERVES· THE CURRENTLY GROWING CROPS FROM THIS SALE. POSSESSION OF CROP LAND IS SUBJECT TO THE CURRENT CROP LEASE.

PARCEL NUMBER: 18-16.01

BY FEE SIMPLE DEED FROM ROYCE HOLMAN, UNMARRIED AS SET FORTH IN DEED BOOK / PAGE : 1640 / 618, DATED 09/15/2015 AND RECORDED 09/19/2015, ROBERTSON COUNTY RECORDS, STATE OF TENNESSEE.

The Premises are described and/or depicted as follows:

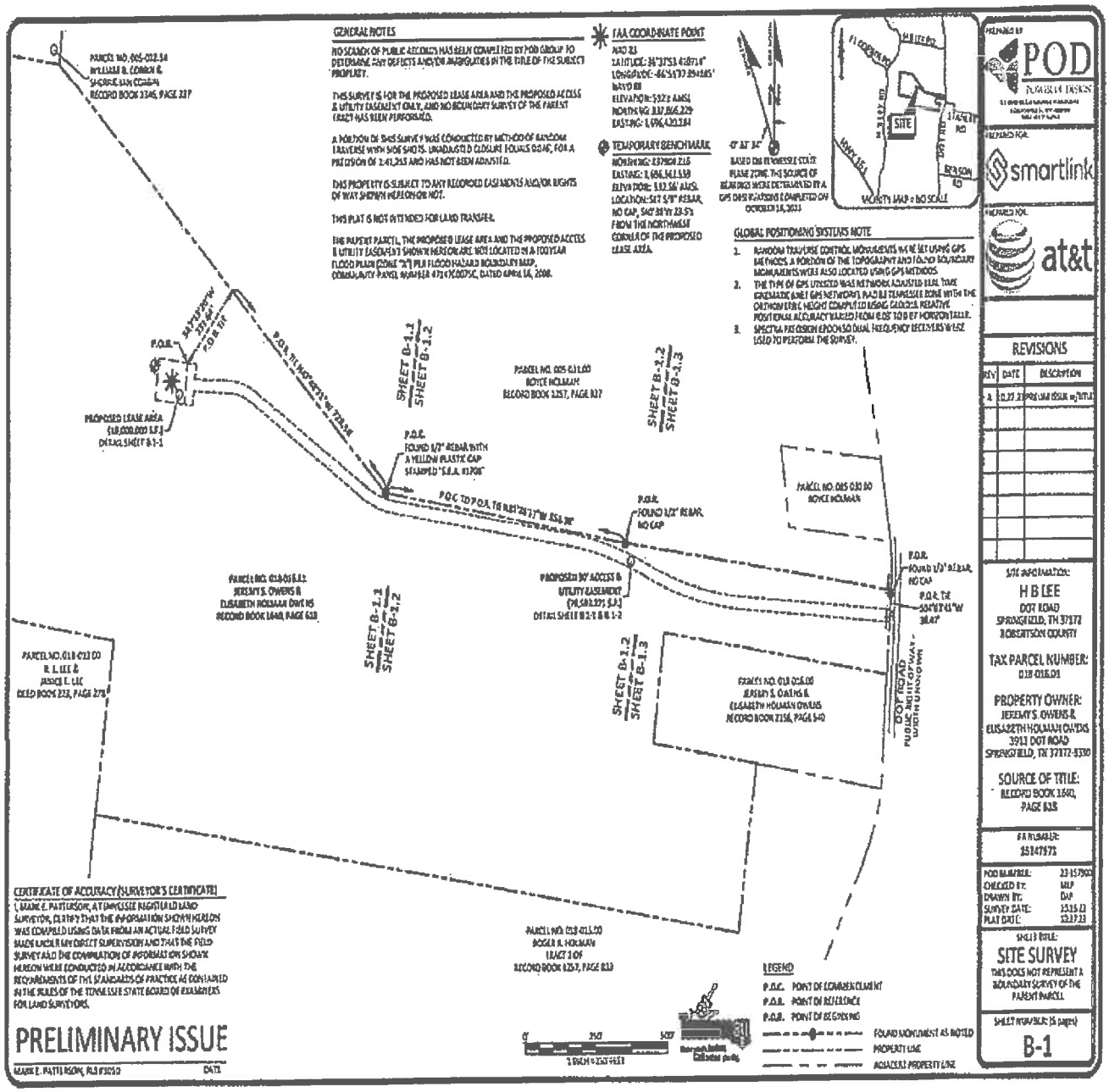


EXHIBIT E

SITE PLAN

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

AT&T

SITE NAME:

H.B. LEE

FA# 16147971
PACE# MRTNK068648, MRTNK074734, MRTNK074755
USID# 329243
IWM# WSTNK0004962

NEW BUILD SITE WITH PROPOSED 195'-0" MONOPOLE WITH A 4' LIGHTNING ARRESTOR & INSTALLATION OF PROPOSED WUC & GENERATOR ON A 10' X 17' CONCRETE PAD

CALL TENNESSEE ONE CALL
(800) 351-1111
CALL 3 WORKING DAYS BEFORE YOU DIG



VICINITY MAP NOT TO SCALE

DRIVE DIRECTIONS

STARTING AT THE ROBERTSON COUNTY COURTHOUSE, 501 S MAIN ST RM 109, SPRINGFIELD, TN 37172

HEAD NORTH ON S MAIN ST TOWARD TN-49 / 5TH AVE W	105 FEET
TURN RIGHT ONTO TN-49 / 5TH AVE E	0.2 MILES
TURN LEFT ONTO US-431 N / US-41 N / TN-76 / TN-11 / TN-65 / MEMORIAL BLVD	1.9 MILES
TURN LEFT ONTO HIGHWAY 161 / TN-161	5.9 MILES
KEEP STRAIGHT TO GET ONTO DOT RD	2.0 MILES

ARRIVE AT SITE ACCESS DRIVE ON THE LEFT

DIRECTIONS PREPARED BY:
MARK PATTERSON
(502) 276-2779

SCOPE OF WORK

CONSTRUCTION DRAWINGS FOR:
CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY.

SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET, AND UTILITY INSTALLATIONS.

PROJECT INFORMATION

COUNTY:	ROBERTSON
SITE ADDRESS:	3897 DOT ROAD SPRINGFIELD, TN 37172
APPLICANT:	NEW CINGULAR WIRELESS PCS LLC A DELAWARE LIMITED LIABILITY COMPANY, D/B/A AT&T MOBILITY 1025 LENOX PARK BLVD NE, 3RD FLOOR ATLANTA, GA 30319
LATITUDE:	36° 37' 53.410714" (36.631503°)
LONGITUDE:	-86° 55' 37.894885" (-86.927193°)
ACREAGE:	96.30
ZONING:	AG-2

CONTACT INFORMATION

EMERGENCY
CALL 911

LANDLORD APPROVAL

SIGNATURE DATE

BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCATION.

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE 318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601
- COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62.41
- ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION
- 2012 IBC W/ AMENDMENTS
- 2012 IMC
- 2017 NEC W/ AMENDMENTS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

SHEET INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
SURVEY:	
S-1 - S-1.4	SITE SURVEY
S-2	ABUTTERS MAP
GENERAL	
GN-1	GENERAL NOTES & SPECIFICATIONS
GN-2	ANTENNA INSTALLATION NOTES
GRADING:	
GD-1 - GD-9	GRADING PLAN
GD-10	SURFACE & DRAINAGE DETAILS
GD-11	EROSION CONTROL DETAILS
GD-12	ROADWAY DETAILS
CIVIL:	
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	COMPOUND PLAN
C-4	TOWER ELEVATION
C-4.1	POWER INSTALLATION DETAIL
C-4.2	HANGER SPECS
C-5	WUC SPECS
C-5.1	RECTIFIER SPECS
C-5.2	BATTERY SPECS
C-5.3	OVP & FIBER CABINET SPECS
C-5.4	PTLC & ATS SPECS
C-6	GENERATOR SPECS
C-7	FENCE DETAILS
C-7.1	AT&T SIGNAGE DETAILS
C-8	WUC FOUNDATION PLAN (PAD)
C-9	GROUND EQUIPMENT SPECS
LANDSCAPING:	
LS-1	LANDSCAPING PLAN

PREPARED BY:
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

MARK EDWARD PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

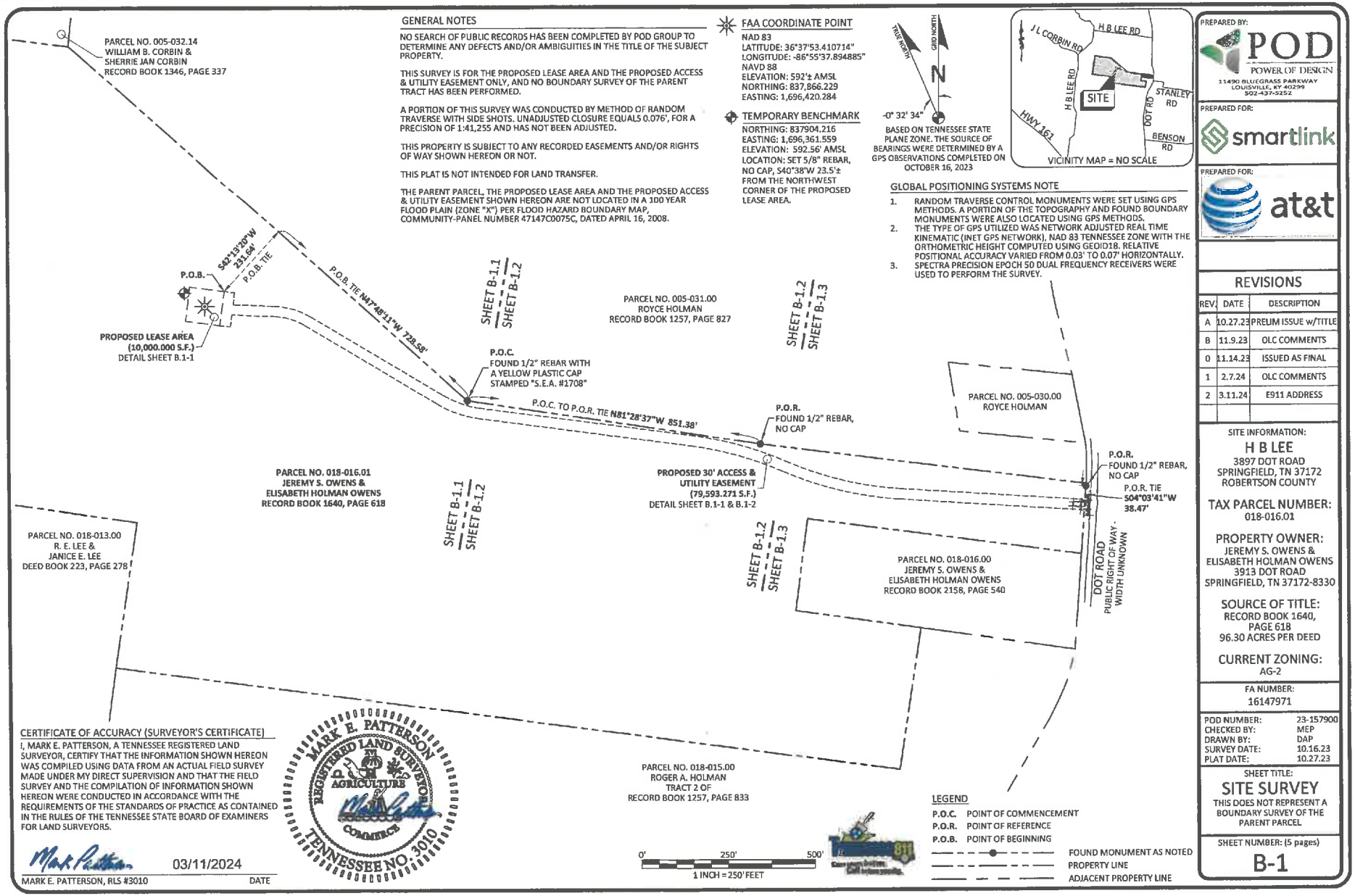
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POD PROJECT NUMBER: 23-157795
DRAWN BY: EW
CHECKED BY: MEP
DATE: 07/10/24

SHEET TITLE:
TITLE SHEET & PROJECT INFORMATION

SHEET NUMBER:
T-1

DigiSigner Document ID: 8667[illegible]



GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT ONLY, AND NO BOUNDARY SURVEY OF THE PARENT TRACT HAS BEEN PERFORMED.

A PORTION OF THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. UNADJUSTED CLOSURE EQUALS 0.076', FOR A PRECISION OF 1:41,255 AND HAS NOT BEEN ADJUSTED.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THE PARENT PARCEL, THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT SHOWN HEREON ARE NOT LOCATED IN A 100 YEAR FLOOD PLAIN (ZONE "X") PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 47147C0075C, DATED APRIL 16, 2008.

FAA COORDINATE POINT

NAD 83
LATITUDE: 36°37'53.410714"
LONGITUDE: -86°55'37.894885"
NAVD 88
ELEVATION: 592'± AMSL
NORTHING: 837,866.229
EASTING: 1,696,420.284

TEMPORARY BENCHMARK

NORTHING: 837904.216
EASTING: 1,696,361.559
ELEVATION: 592.56' AMSL
LOCATION: SET 5/8" REBAR, NO CAP, S40°38'W 23.5'± FROM THE NORTHWEST CORNER OF THE PROPOSED LEASE AREA.

TRUE NORTH
GRID NORTH
N
-0° 32' 34"

BASED ON TENNESSEE STATE PLANE ZONE. THE SOURCE OF BEARINGS WERE DETERMINED BY A GPS OBSERVATIONS COMPLETED ON OCTOBER 16, 2023

VICINITY MAP = NO SCALE

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (INET GPS NETWORK), NAD 83 TENNESSEE ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID18. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY.

CERTIFICATE OF ACCURACY (SURVEYOR'S CERTIFICATE)

I, MARK E. PATTERSON, A TENNESSEE REGISTERED LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

03/11/2024
MARK E. PATTERSON, RLS #3010 — DATE

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REFERENCE
P.O.B. POINT OF BEGINNING
FOUND MONUMENT AS NOTED
PROPERTY LINE
ADJACENT PROPERTY LINE

PREPARED BY:
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR: smartlink

PREPARED FOR: at&t

REVISIONS

REV.	DATE	DESCRIPTION
A	10.27.23	PRELIM ISSUE w/TITLE
B	11.9.23	OLC COMMENTS
0	11.14.23	ISSUED AS FINAL
1	2.7.24	OLC COMMENTS
2	3.11.24	E911 ADDRESS

SITE INFORMATION:
H B LEE
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

TAX PARCEL NUMBER:
018-016.01

PROPERTY OWNER:
JEREMY S. OWENS &
ELISABETH HOLMAN OWENS
3913 DOT ROAD
SPRINGFIELD, TN 37172-8330

SOURCE OF TITLE:
RECORD BOOK 1640,
PAGE 618
96.30 ACRES PER DEED

CURRENT ZONING:
AG-2

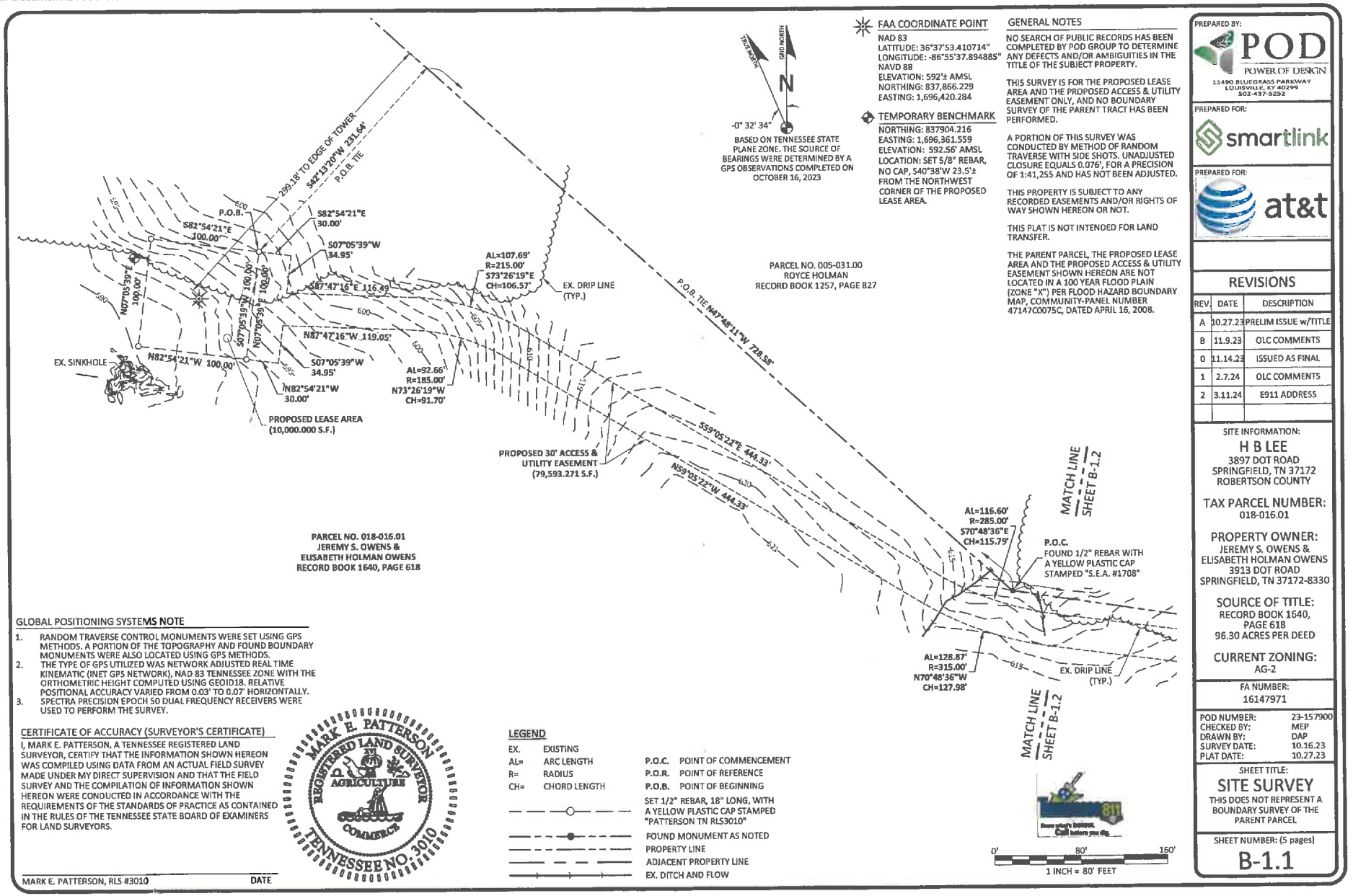
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16147971

POD NUMBER:	23-157900
CHECKED BY:	MEP
DRAWN BY:	DAP
SURVEY DATE:	10.16.23
PLAT DATE:	10.27.23

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER: (5 pages)
B-1

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (INET GPS NETWORK), NAD 83 TENNESSEE ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID18. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY.

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I, MARK E. PATTERSON, A TENNESSEE REGISTERED LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MARK E. PATTERSON, RLS #3010 DATE

MARK E. PATTERSON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3010

LEGEND

EX.	EXISTING	P.O.C.	POINT OF COMMENCEMENT
AL=	ARC LENGTH	P.O.R.	POINT OF REFERENCE
R=	RADIUS	P.O.B.	POINT OF BEGINNING
CH=	CHORD LENGTH		

SET 1/2" REBAR, 18" LONG, WITH A YELLOW PLASTIC CAP STAMPED "PATTERSON TN RLS3010"
FOUND MONUMENT AS NOTED
PROPERTY LINE
ADJACENT PROPERTY LINE
EX. DITCH AND FLOW

811 Know what's below. Call before you dig.

PREPARED BY:
POD POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR: smartlink

PREPARED FOR: at&t

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POD NUMBER:	23-157900
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SURVEY DATE:	10.16.23
PLAT DATE:	10.27.23

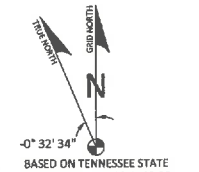
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BASED ON TENNESSEE STATE PLANE ZONE. THE SOURCE OF BEARINGS WERE DETERMINED BY A GPS OBSERVATIONS COMPLETED ON OCTOBER 16, 2023

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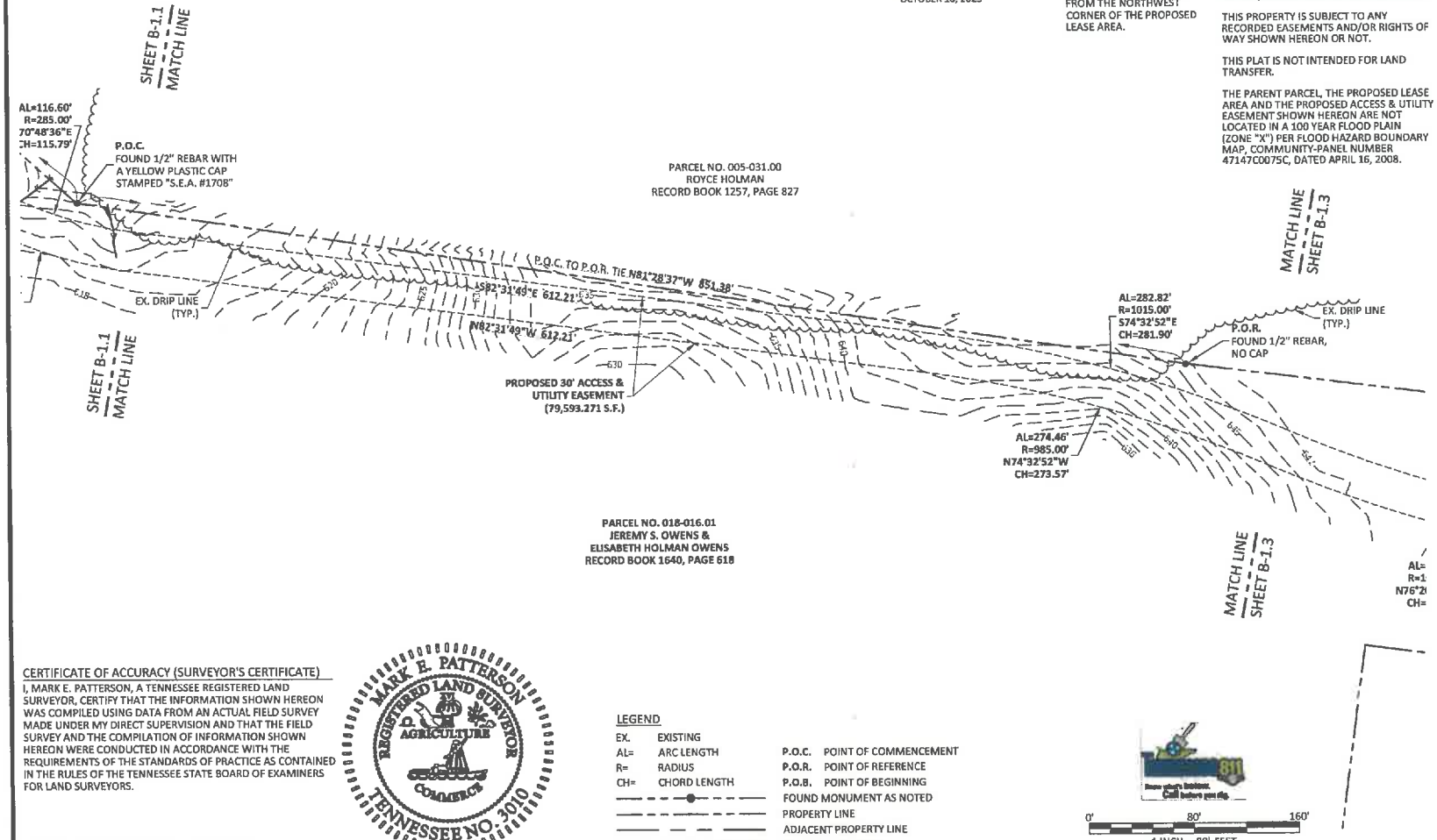
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CERTIFICATE OF ACCURACY (SURVEYOR'S CERTIFICATE)

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MARK E. PATTERSON, RLS #3010 DATE

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			PROPERTY LINE
			ADJACENT PROPERTY LINE
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811 Know what's below. Call before you dig.

0' 80' 160'
1 INCH = 80' FEET

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LOUISVILLE, KY 40299
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PREPARED FOR: smartlink

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SPRINGFIELD, TN 37172-8330

SOURCE OF TITLE:
RECORD BOOK 1640,
PAGE 618
96.30 ACRES PER DEED

CURRENT ZONING:
AG-2

FA NUMBER:
16147971

POD NUMBER:	23-157900
CHECKED BY:	MEP
DRAWN BY:	DAP
SURVEY DATE:	10.16.23
PLAT DATE:	10.27.23

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER: (5 pages)
B-1.2

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

FAA COORDINATE POINT
NAD 83
LATITUDE: 36°37'53.410714"
LONGITUDE: -86°55'37.894885"
NAVD 88
ELEVATION: 592'± AMSL
NORTHING: 837,866.229
EASTING: 1,696,420.284

TEMPORARY BENCHMARK
NORTHING: 837904.216
EASTING: 1,696,361.559
ELEVATION: 592.56' AMSL
LOCATION: SET 5/8" REBAR, NO CAP, S40°38'W 23.5'± FROM THE NORTHWEST CORNER OF THE PROPOSED LEASE AREA.

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT ONLY, AND NO BOUNDARY SURVEY OF THE PARENT TRACT HAS BEEN PERFORMED.

A PORTION OF THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. UNADJUSTED CLOSURE EQUALS 0.076', FOR A PRECISION OF 1:41,255 AND HAS NOT BEEN ADJUSTED.

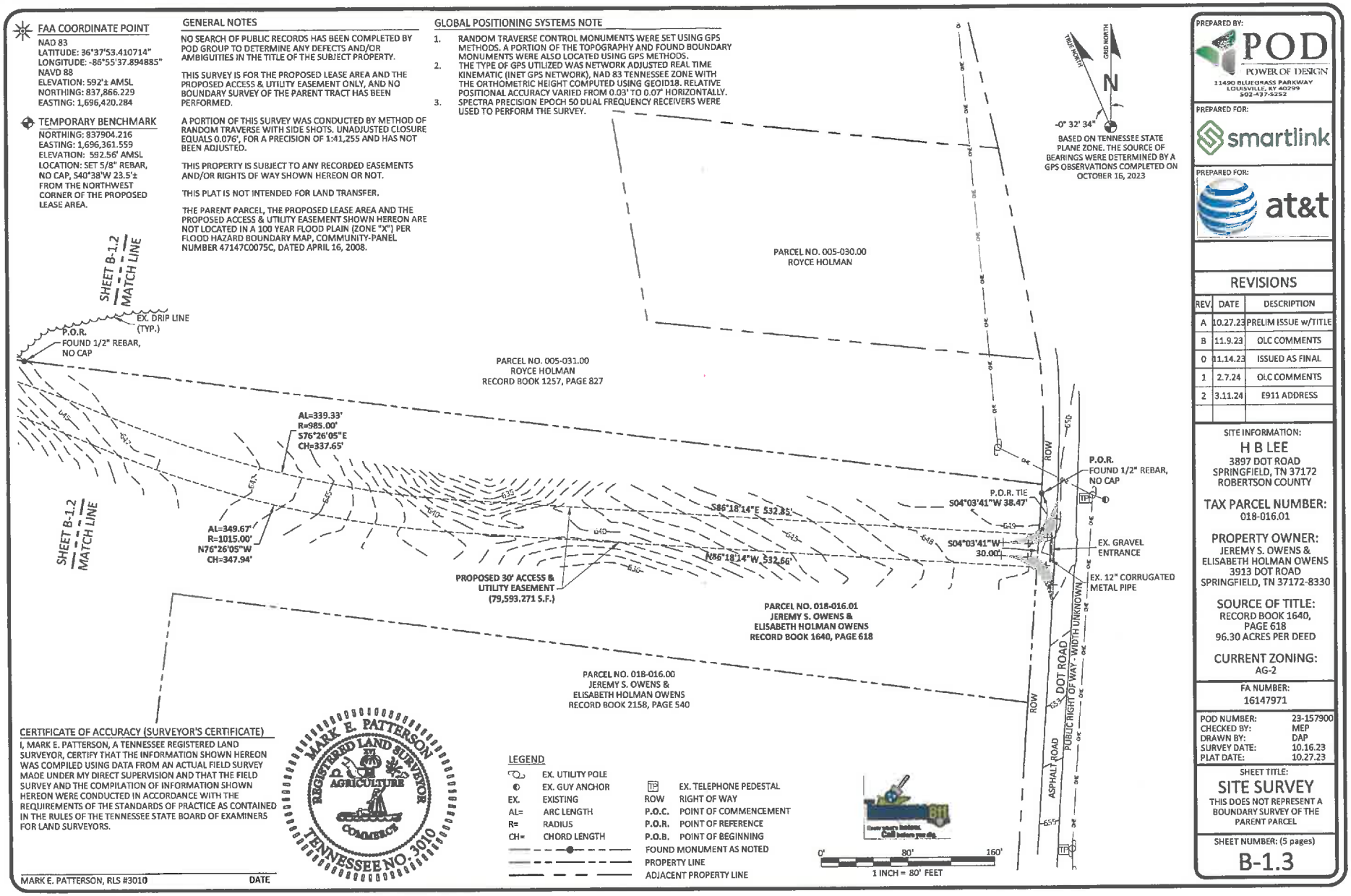
THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THE PARENT PARCEL, THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT SHOWN HEREON ARE NOT LOCATED IN A 100 YEAR FLOOD PLAIN (ZONE "X") PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 47147C0075C, DATED APRIL 16, 2008.

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (INET GPS NETWORK), NAD 83 TENNESSEE ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID18. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY.



CERTIFICATE OF ACCURACY (SURVEYOR'S CERTIFICATE)

I, MARK E. PATTERSON, A TENNESSEE REGISTERED LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MARK E. PATTERSON, RLS #3010 — DATE

MARK E. PATTERSON REGISTERED LAND SURVEYOR TENNESSEE NO. 3010

LEGEND

	EX. UTILITY POLE	TP	EX. TELEPHONE PEDESTAL
	EX. GUY ANCHOR	ROW	RIGHT OF WAY
EX.	EXISTING	P.O.C.	POINT OF COMMENCEMENT
AL=	ARC LENGTH	P.O.R.	POINT OF REFERENCE
R=	RADIUS	P.O.B.	POINT OF BEGINNING
CH=	CHORD LENGTH		FOUND MONUMENT AS NOTED
			PROPERTY LINE
			ADJACENT PROPERTY LINE

811 Know what's below. Call before you dig.

PREPARED BY:
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR: smartlink

PREPARED FOR: at&t

REVISIONS

REV.	DATE	DESCRIPTION
A	10.27.23	PRELIM ISSUE w/TITLE
B	11.9.23	OLC COMMENTS
0	11.14.23	ISSUED AS FINAL
1	2.7.24	OLC COMMENTS
2	3.11.24	E911 ADDRESS

SITE INFORMATION:
H B LEE
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

TAX PARCEL NUMBER:
018-016.01

PROPERTY OWNER:
JEREMY S. OWENS & ELISABETH HOLMAN OWENS
3913 DOT ROAD
SPRINGFIELD, TN 37172-8330

SOURCE OF TITLE:
RECORD BOOK 1640, PAGE 618
96.30 ACRES PER DEED

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SHEET NUMBER: (5 pages)
B-1.3

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

LEGAL DESCRIPTIONS

PROPOSED LEASE AREA

THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED LEASE AREA, LAYING AND BEING IN THE FOURTH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING A PART OF THE PARCEL CONVEYED TO JEREMY S. OWENS & ELISABETH HOLMAN OWENS AS RECORDED IN RECORD BOOK 1640, PAGE 618, PARCEL NO. 018-016.01, IN THE OFFICE OF THE REGISTER OF DEEDS OF ROBERTSON COUNTY, TENNESSEE, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING DATUM USED HEREIN IS BASED UPON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83, FROM A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM OBSERVATION USING THE INET REAL TIME GPS NETWORK COMPLETED ON OCTOBER 16, 2023.

COMMENCING AT A FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "S.E.A. #1708" IN THE NORTH CORNER OF THE PROPERTY CONVEYED TO JEREMY S. OWENS & ELISABETH HOLMAN OWENS AS RECORDED IN RECORD BOOK 1640, PAGE 618, PARCEL NO. 018-016.01 AND BEING THE SOUTH CORNER TO THE PROPERTY CONVEYED TO ROYCE HOLMAN AS RECORDED IN RECORD BOOK 1257, PAGE 827, PARCEL NO. 005-031.00, FOR REFERENCE SAID POINT IS, N81°28'37"W 851.38' FROM A FOUND 1/2" REBAR, NO CAP IN THE COMMON CORNER TO THE AFOREMENTIONED OWENS PROPERTY AND HOLMAN PROPERTY; THENCE LEAVING SAID COMMENCEMENT POINT AND WITH THE COMMON LINE OF OWENS PROPERTY AND HOLMAN PROPERTY, N47°48'11"W 728.58'; THENCE LEAVING SAID COMMON LINE AND TRAVERSING THE LAND OF OWENS, S42°13'20"W 231.64' TO A SET 1/2" REBAR, 18" LONG, WITH A YELLOW PLASTIC CAP STAMPED "PATTERSON TN RLS3010", HEREAFTER REFERRED TO AS A "SET IPC", IN THE NORTHEAST CORNER OF THE PROPOSED LEASE AREA AND BEING **THE TRUE POINT OF BEGINNING**; THENCE S07°05'39"W 100.00' TO A "SET IPC"; THENCE N82°54'21"W 100.00' TO A "SET IPC"; THENCE N07°05'39"E 100.00' TO A "SET IPC"; THENCE S82°54'21"E 100.00' TO THE **POINT OF BEGINNING** CONTAINING 10,000.000 SQUARE FEET AS PER SURVEY BY MARK E. PATTERSON, RLS #3010 DATED OCTOBER 16, 2023.

PROPOSED 30' ACCESS & UTILITY EASEMENT

THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED 30' ACCESS & UTILITY EASEMENT, LAYING AND BEING IN THE FOURTH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING A PART OF THE PARCEL CONVEYED TO JEREMY S. OWENS & ELISABETH HOLMAN OWENS AS RECORDED IN RECORD BOOK 1640, PAGE 618, PARCEL NO. 018-016.01, IN THE OFFICE OF THE REGISTER OF DEEDS OF ROBERTSON COUNTY, TENNESSEE, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING DATUM USED HEREIN IS BASED UPON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83, FROM A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM OBSERVATION USING THE INET REAL TIME GPS NETWORK COMPLETED ON OCTOBER 16, 2023.

COMMENCING AT A FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "S.E.A. #1708" IN THE NORTH CORNER OF THE PROPERTY CONVEYED TO JEREMY S. OWENS & ELISABETH HOLMAN OWENS AS RECORDED IN RECORD BOOK 1640, PAGE 618, PARCEL NO. 018-016.01 AND BEING THE SOUTH CORNER TO THE PROPERTY CONVEYED TO ROYCE HOLMAN AS RECORDED IN RECORD BOOK 1257, PAGE 827, PARCEL NO. 005-031.00, FOR REFERENCE SAID POINT IS, N81°28'37"W 851.38' FROM A FOUND 1/2" REBAR, NO CAP IN THE COMMON CORNER TO THE AFOREMENTIONED OWENS PROPERTY AND HOLMAN PROPERTY; THENCE LEAVING SAID COMMENCEMENT POINT AND WITH THE COMMON LINE OF OWENS PROPERTY AND HOLMAN PROPERTY, N47°48'11"W 728.58'; THENCE LEAVING SAID COMMON LINE AND TRAVERSING THE LAND OF OWENS, S42°13'20"W 231.64' TO A SET 1/2" REBAR, 18" LONG, WITH A YELLOW PLASTIC CAP STAMPED "PATTERSON TN RLS3010", HEREAFTER REFERRED TO AS A "SET IPC", IN THE NORTHEAST CORNER OF THE PROPOSED LEASE AREA AND BEING **THE TRUE POINT OF BEGINNING**; THENCE LEAVING SAID LEASE AREA, S82°54'21"E 30.00'; THENCE S07°05'39"W 34.95'; THENCE S87°47'16"E 116.49'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00', ARC LENGTH OF 107.69', THE CHORD OF WHICH BEARS S73°26'19"E 106.57'; THENCE S59°05'22"E 444.33'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00', ARC LENGTH OF 116.60', THE CHORD OF WHICH BEARS S70°48'36"E 115.79'; THENCE S82°31'49"E 612.21'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00', ARC LENGTH OF 282.82', THE CHORD OF WHICH BEARS S74°32'52"E 281.90'; THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 985.00', ARC LENGTH OF 339.33', THE CHORD OF WHICH BEARS S76°26'05"E 337.65'; THENCE S86°18'14"E 532.85' TO THE EAST LINE OF THE OWENS PROPERTY AND THE WEST RIGHT OF WAY OF DOT ROAD, FOR REFERENCE, SAID POINT BEING S04°03'41"W 38.47' FROM A FOUND 1/2" REBAR, NO CAP IN THE EAST LINE OF THE OWENS PROPERTY AND THE WEST RIGHT OF WAY OF DOT ROAD; THENCE WITH SAID EAST LINE OF OWENS AND THE WEST LINE OF THE RIGHT OF WAY OF DOT ROAD, S04°03'41"W 30.00'; THENCE LEAVING SAID LINE AND TRAVERSING THE LAND OF OWENS, N86°18'14"W 532.66'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00', ARC LENGTH OF 349.67', THE CHORD OF WHICH BEARS N76°26'05"W 347.94'; THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 985.00', ARC LENGTH OF 274.46', THE CHORD OF WHICH BEARS N74°32'52"W 273.57'; THENCE N82°31'49"W 612.21'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00', ARC LENGTH OF 128.87', THE CHORD OF WHICH BEARS N70°48'36"W 127.98'; THENCE N59°05'22"W 444.33'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00', ARC LENGTH OF 92.66', THE CHORD OF WHICH BEARS N73°26'19"W 91.70'; THENCE N87°47'16"W 119.05'; THENCE S07°05'39"W 34.95'; THENCE N82°54'21"W 30.00' TO A "SET IPC" IN THE SOUTHEAST CORNER OF SAID LEASE AREA; THENCE WITH SAID LEASE AREA, N07°05'39"E 100.00' TO THE **POINT OF BEGINNING** CONTAINING 79,593.271 SQUARE FEET AS PER SURVEY BY MARK E. PATTERSON, RLS #3010 DATED OCTOBER 16, 2023.

CERTIFICATE OF ACCURACY (SURVEYOR'S CERTIFICATE)

I, MARK E. PATTERSON, A TENNESSEE REGISTERED LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREON WERE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.



MARK E. PATTERSON, RLS #3010 DATE

REPORT OF TITLE - PARCEL NO. 018-016.01, RECORD BOOK 1640, PAGE 618

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POD GROUP, LLC AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM AMC SETTLEMENT SERVICES, ORDER #: 50030605, DATED AUGUST 31, 2023. THE FOLLOWING COMMENTS ARE IN REGARD TO SAID REPORT AND THE NUMBERS IN THE COMMENTS CORRESPOND TO THE NUMBERING SYSTEM IN SAID REPORT.

TAX INFORMATION
TAXES(YEAR): 2022 TAX TYPE : COUNTY TAX PERIOD: ANNUALLY
TAX ID#: 18-16.01 STATUS: PAID AMOUNT: $1,076.96DUE DATE:
ADDITIONAL INFORMATION:

ASSESSMENT INFORMATION
LAND: $157,800.00 BUILDING: $0.00 TOTAL: $157,800.00

MORTGAGE/ DEED OF TRUST INFORMATION
MORTGAGEE: FARM CREDIT MID-AMERICA, FLCA
MORTGAGOR: ELISABETH H. OWENS AKA ELISABETH HOLMAN OWENS AND JEREMY S. OWENS, MARRIED TO EACH OTHER
TRUSTEE: B. TIMOTHY WILLIAMS
AMOUNT: $502,315.87 DATED: 04/15/2021 RECORDED: 04/16/2021
REFERENCE: BOOK / PAGE : 2061 / 58
OPEN ENDED: NO OPEN ENDED AMOUNT:
ADDITIONAL INFORMATION:
AFFECTS THE SUBJECT PARCEL

JUDGMENT AND LIEN INFORMATION
NONE OF RECORD.

OTHER INFORMATION
NONE OF RECORD.

UCC
NONE OF RECORD.

EXCEPTIONS
1. SUBJECT TO APPLICATION FOR GREENBELT ASSESSMENT - AGRICULTURAL BY JEREMY S. OWENS AND ELISABETH HOLMAN OWENS RECORDED 2/18/2016 IN BOOK 1661, PAGE 682, ROBERTSON COUNTY RECORDS. AFFECTS THE SUBJECT PARCEL

2. PLEASE NOTE: THE LIABILITY FOR THIS REPORT IS LIMITED TO THE COST OF THE REPORT.

LEGAL DESCRIPTION, PARCEL NO. 018-016.01, RECORD BOOK 1640, PAGE 618 (NOT FIELD SURVEYED)

ALL THAT PARCEL OF LAND IN THE 4TH CIVIL DISTRICT IN THE COUNTY OF ROBERTSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 1640 PAGE 618 AND PARCEL # 18-16.01, BEING KNOWN AND DESIGNATED AS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (OLD), IN THE WESTERLY MARGIN OF DOT ROAD, THE NORTHEAST COMER OF A TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, HAVING A DEED REFERENCE IN RECORD BOOK 1127, PAGE 660, RORCT, THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, AS FOLLOWS: S 8619'41" W, 286.32 FEET TO AN IRON PIN (OLD); THENCE, S 04 25'41" W, 177.40 FEET TO IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO BRIAN T. MUSSER, IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN A DEED OF RECORD WHICH IS RECORDED IN RECORD BOOK 1257, PAGE 833, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAUD WHICH BELONGS TO ROGER HOLMAN, AS FOLLOWS: N 88 57'19" W, 139.31 FEET TO AN IRON PIN (OLD); THENCE, S 01 30'40" W, 410.99 FEET TO AN IRON PIN (OLD); THENCE, N 89 29'20" W, 2273.70 FEET TO AN IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ROGER HOLMAN, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO R.E. LEE, HAVING A DEED REFERENCE IN DEED BOOK 223, PAGE 278, RORCT; THENCE, N 01 30'40" E, 423.39 FEET TO AN IRON PIN (OLD); THENCE, N 88 39'49" W, 1468.50 FEET TO A STONE (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO R.E. LEE, A CORNER OF A TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, HAVING A DEED- REFERENCE IN RECORD BOOK 1534, PAGE 54, RORCT; THENCE, N 00 14'23" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY BRYON MILLER, AND A TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, HAVING A DEED REFERENCE IN RECORD BOOK 1121, PAGE 271, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELVIN E. EARLS, AND A TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, HAVING A DEED REFERENCE IN RECORD BOOK 1206, PAGE 700, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MELANIE L. MITCHELL, AND A TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, HAVING A DEED REFERENCE IN RECORD BOOK 1060, PAGE 50, RORCT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GLENN D. STRATTON, AND A TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, HAVING A DEED REFERENCE IN RECORD BOOK 1264, PAGE 584, RORCT, AND CONTINUING ON IN ALL, 1321.99 FEET TO A STONE (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO DAVID A. CARDER, IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, HAVING A DEED REFERENCE IN RECORD BOOK 1374, PAGE 152, RORCT; THENCE, S 89 32'52" E, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO TONY RANDALL RUCKER, AND A TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., HAVING A DEED REFERENCE IN RECORD BOOK 1237, PAGE 236, ROR CT, AND CONTINUING ON PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ANDREW JERRY BATSON, JR., AND A TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN, HAVING A DEED REFERENCE IN RECORD BOOK 1346, PAGE 337, RORCT, AND CONTINUING ON IN ALL, 1105.50 FEET TO AN IRON FENCE POST (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM B. CORBIN; THENCE WITH A NEW LINE, AS FOLLOWS: S 54 46'53" E, 1538.40 FEET TO AN IRON PIN (NEW); THENCE, S 88 29'56" E, 851.73 FEET TO AN IRON PIN (NEW); THENCE, S 89 51'24" E, 946.65 FEET TO AN IRON PIN (NEW), IN THE WESTERLY-MARGIN OF DOT ROAD; THENCE WITH THE WESTERLY MARGIN OF DOT ROAD, AS FOLLOWS: WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 786.67 FEET, AN ARC DISTANCE OF 7.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 03 13'53" E, 7.95 FEET; THENCE. S 02 56'32" E, 268.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 100.00 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED JULY 10, 2015.

BEING A PORTION OF THAT PROPERTY CONVEYED TO ROYCE HOLMAN BY DEED FROM ROGER HOLMAN AND RICK HOLMAN, OF RECORD IN RECORD BOOK 1257, PAGE 827, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

RESERVATION OF CROPS: THE GRANTOR RESERVES· THE CURRENTLY GROWING CROPS FROM THIS SALE. POSSESSION OF CROP LAND IS SUBJECT TO THE CURRENT CROP LEASE.

PARCEL NUMBER: 18-16.01

BY FEE SIMPLE DEED FROM ROYCE HOLMAN, UNMARRIED AS SET FORTH IN DEED BOOK / PAGE : 1640 / 618, DATED 09/15/2015 AND RECORDED 09/19/2015, ROBERTSON COUNTY RECORDS, STATE OF TENNESSEE.

PREPARED BY:
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
smartlink

PREPARED FOR:
at&t

REVISIONS

REV.	DATE	DESCRIPTION
A	10.27.23	PRELIM ISSUE w/TITLE
B	11.9.23	OLC COMMENTS
0	11.14.23	ISSUED AS FINAL
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SITE INFORMATION:
H B LEE
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

TAX PARCEL NUMBER:
018-016.01

PROPERTY OWNER:
JEREMY S. OWENS &
ELISABETH HOLMAN OWENS
3913 DOT ROAD
SPRINGFIELD, TN 37172-8330

SOURCE OF TITLE:
RECORD BOOK 1640,
PAGE 618
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CURRENT ZONING:
AG-2

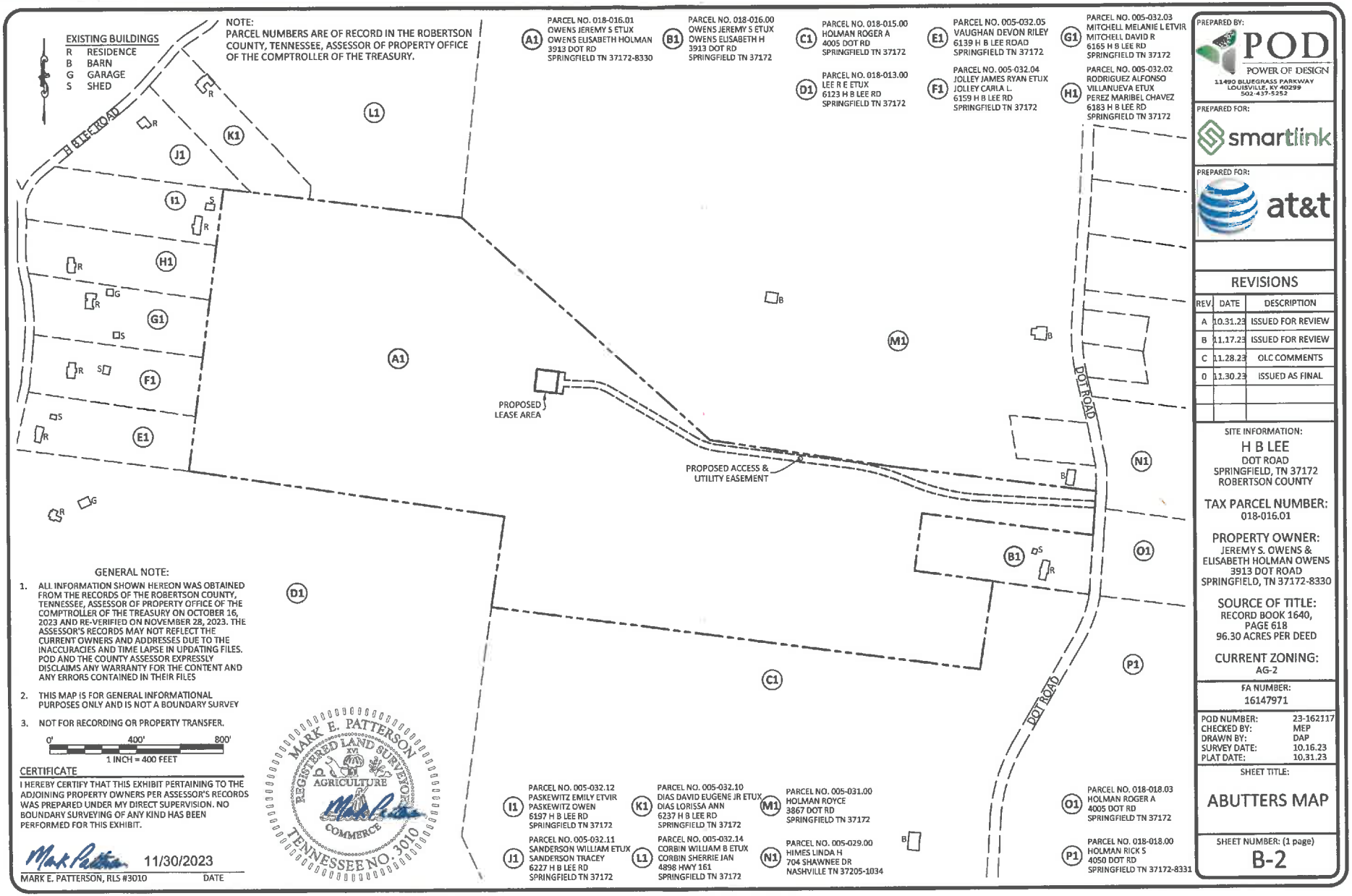
FA NUMBER:
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SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER: (5 pages)
B-1.4

DigiSigner Document ID: [redacted]



GENERAL NOTE:

1. ALL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OF THE ROBERTSON COUNTY, TENNESSEE, ASSESSOR OF PROPERTY OFFICE OF THE COMPTROLLER OF THE TREASURY ON OCTOBER 16, 2023 AND RE-VERIFIED ON NOVEMBER 28, 2023. THE ASSESSOR'S RECORDS MAY NOT REFLECT THE CURRENT OWNERS AND ADDRESSES DUE TO THE INACCURACIES AND TIME LAPSE IN UPDATING FILES. POD AND THE COUNTY ASSESSOR EXPRESSLY DISCLAIMS ANY WARRANTY FOR THE CONTENT AND ANY ERRORS CONTAINED IN THEIR FILES
2. THIS MAP IS FOR GENERAL INFORMATIONAL PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY
3. NOT FOR RECORDING OR PROPERTY TRANSFER.

CERTIFICATE

I HEREBY CERTIFY THAT THIS EXHIBIT PERTAINING TO THE ADJOINING PROPERTY OWNERS PER ASSESSOR'S RECORDS WAS PREPARED UNDER MY DIRECT SUPERVISION. NO BOUNDARY SURVEYING OF ANY KIND HAS BEEN PERFORMED FOR THIS EXHIBIT.

MARK E. PATTERSON, RLS #3010 — DATE 11/30/2023

MARK E. PATTERSON REGISTERED LAND SURVEYOR TENNESSEE NO. 3010 AGRICULTURE COMMERCE

PREPARED BY:
POD POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR: smartlink

PREPARED FOR: at&t

REVISIONS

REV	DATE	DESCRIPTION
A	10.31.23	ISSUED FOR REVIEW
B	11.17.23	ISSUED FOR REVIEW
C	11.28.23	OLC COMMENTS
0	11.30.23	ISSUED AS FINAL

SITE INFORMATION:
H B LEE
DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

TAX PARCEL NUMBER:
018-016.01

PROPERTY OWNER:
JEREMY S. OWENS & ELISABETH HOLMAN OWENS
3913 DOT ROAD
SPRINGFIELD, TN 37172-8330

SOURCE OF TITLE:
RECORD BOOK 1640, PAGE 618
96.30 ACRES PER DEED

CURRENT ZONING:
AG-2

FA NUMBER:
16147971

POD NUMBER:	23-162117
CHECKED BY:	MEP
DRAWN BY:	DAP
SURVEY DATE:	10.16.23
PLAT DATE:	10.31.23

SHEET TITLE:
ABUTTERS MAP

SHEET NUMBER: (1 page)
B-2

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

NOTES:

THE CONTRACTOR MUST PROVIDE CLOSE-OUT DOCUMENTS AT THE FINAL INSPECTION WALK BEFORE PAYMENTS WILL BE MADE.

GENERAL REQUIREMENTS:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY. SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS, THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK AND FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE, UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC., DURING SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS/RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY.
13. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT SECTIONS OF THE APPLICABLE BUILDING CODES AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY AT&T'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THAT CONFLICT IS RESOLVED BY AT&T'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS.
16. THE CONTRACTOR SHALL NOTIFY THE RF ENGINEER FOR ANTENNA AZIMUTH VERIFICATION (DURING ANTENNA INSTALLATION) PRIOR TO COORDINATING SITE SWEEPING.
17. THE CONTRACTOR SHALL SUBMIT, AT THE END OF THE PROJECT, A COMPLETE SET OF AS-BUILT DRAWINGS TO AT&T'S PROJECT MANAGER.

SITE WORK AND DRAINAGE

EARTHWORK, EXCAVATION AND GRADING

PART 1 GENERAL

1.01 WORK INCLUDED: REFER TO SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.02 RELATED WORK
- A. CONSTRUCTION OF EQUIPMENT FOUNDATIONS
- B. INSTALLATION OF ANTENNA SYSTEM
- C. SITE PREPARATION

1.03 DESCRIPTIONS
- A. ACCESS ROAD, TURNAROUND AREAS AND SITES ARE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

1.04 QUALITY ASSURANCE
- A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (USE AS NEEDED)
- B. VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT WILL BE PLACED AND MAINTAINED AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

1.05 SEQUENCING
- A. CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND CONSTRUCTION STAKING.
- B. GRUB THE COMPLETE ROAD AND SITE AREA PRIOR TO FOUNDATION CONSTRUCTION OR PLACEMENT OF BACK FILL OR SUB-BASE MATERIAL.
- C. CONSTRUCT TEMPORARY CONSTRUCTION ZONE ALONG ACCESS DRIVE.
- D. THE SITE AREA WILL BE BROUGHT TO SUB-BASE COURSE ELEVATION AND THE ACCESS ROAD TO BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS.
- E. APPLY SILT STERILIZER PRIOR TO PLACING BASE MATERIALS.
- F. IF REQUIRED, GRADE, SEED, FERTILIZE AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE ELEVATION. WATER TO ENSURE GROWTH.
- G. REMOVE EXCESS GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.
- H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO THE STONE SURFACES.

1.06 SUBMITTALS
- A. BEFORE CONSTRUCTION
1. IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPING PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE IS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS UNDER NURSERY LETTERHEAD (REFER TO SITE PLAN FOR LANDSCAPING REQUIREMENT).
2. SUBMIT FOR APPROVAL, 1/2 CUBIC FOOT OF THE PROPOSED SURFACE COURSE MATERIAL.
3. LANDSCAPING WARRANTY STATEMENT, IF REQUIRED.

PART 2 PRODUCTS

2.01 MATERIALS
- A. ROAD AND SITE MATERIALS: FILL MATERIAL SHALL BE ACCEPTABLE. SELECT FILL AND SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS.
- B. SOIL STERILIZER SHALL BE EPA REGISTERED OF LIQUID COMPOSITION AND OF PRE-EMERGENCE DESIGN.
- C. SOIL STABILIZER FABRIC SHALL BE MIRAFI OR EQUAL - 500% AT ACCESS ROAD AND SOAK AT COMPOUND.
- D. GRAVEL FILL: WELL GRADED, HARD, DURABLE, NATURAL SAND AND GRAVEL, FREE FROM ICE AND SNOW, ROOTS, SOD RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATTER. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:

U.S. SIEVE NO.	PASSING BY WEIGHT
4"	100
1/2"	50-85
#4	40-75
#10	30-60
#40	10-30
#100	5-20
#200	0-5

GRAVEL FILL TO BE PLACED IN LIFTS OF 9" MAXIMUM THICKNESS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

2.02 EQUIPMENT
- A. COMPACTION SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATORY OR RUBBER TIED ROLLERS WEIGHING AT LEAST 5 TONS. SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVER, HAND-HELD TAMPER.
- B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS, GRUB ORGANIC MATERIAL TO A MINIMUM OF 6" BELOW ORIGINAL GROUND LEVEL.
- C. UNLESS OTHERWISE INSTRUCTED BY AT&T, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED DISPOSAL LOCATION.
- D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
- E. WHERE UNSTABLE CONDITIONS ARE ENCOUNTERED, LINE THE RUBBED AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

PART 3 EXECUTION

3.30 INSTALLATION
- A. THE SITE AND TURNAROUND SHALL BE AT THE SUB-BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS. GRADE OR FILL THE SITE AND ACCESS ROAD AS REQUIRED TO PRODUCE EVEN DISTRIBUTION OF SPOILS RESULTING FROM FOUNDATION EXCAVATIONS. THE RESULTING GRADE SHALL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM FINISHED GRADES OR SLOPES INDICATED.
- B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER.
- C. DO NOT CREATE DEPRESSIONS WHERE WATER MAY POND.
- D. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
- E. IF A DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUNT DIVERSIONARY HEADWALLS IN THE DITCH FOR 6'-0" ABOVE THE CULVERT ENTRANCE.
- F. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND TO LOOSEN THE SOIL.
- G. SOW SEEDS IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- H. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.04 FIELD QUALITY CONTROL
- A. COMPACTION SHALL BE 90% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% STANDARD PROCTOR DENSITY UNDER SLAB AREAS. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE.

3.05 PROTECTION
- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1"-2". STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET SHALL BE AN ACCEPTABLE ALTERNATIVE.
- B. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION. STRAW BALES SHALL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS.

EROSION AND SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE EPA "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL (LATEST EDITION).
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP OF CLEARING, ADD MEASURES AS NECESSARY AS DISTURBANCES INCREASE AS PART OF THE PHASED CONSTRUCTION.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, ALONG WITH THE APPROVED NOTICE OF INTENT AND STORMWATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
6. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES FINAL STABILIZATION IS ACHIEVED.
7. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY AND AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.

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H.B. LEE

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SPRINGFIELD, TN 37172
ROBERTSON COUNTY

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GENERAL NOTES & SPECIFICATIONS

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SPECIAL CONSTRUCTION — ANTENNA INSTALLATION

PART 1 GENERAL

1.01 CODES REQUIREMENTS

A. INSTALL ANTENNA, COAXIAL CABLES, TMA'S, GROUNDING SYSTEM, AND ALL OTHER EQUIPMENT SHOWN ON THESE DRAWINGS OR THE AT&T RF DESIGN IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS IN EFFECT AT THE PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THESE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. EIA — ELECTRONIC INDUSTRIES ASSOCIATION RS-22. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. FAA — FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460—1H, CONSTRUCTION MARKING AND LIGHTING.
3. FCC — FEDERAL COMMUNICATION COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATION FOR ANTENNA STRUCTURES.
4. AISC — AMERICAN INSTITUTE OF STEEL CONSTRUCTION FOR STRUCTURAL JOINTS USING ASTM 1325 OR A490 BOLTS.
5. NEC — NATIONAL ELECTRIC CODE — ON TOWER LIGHTING KITS.
6. UL — UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
7. IN ALL CASES, PART 77 OF THE FAA RULES AND PARTS 17 AND 22 OR THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
8. LIFE SAFETY CODE NFPA, LATEST EDITION.

1.02 WORK INCLUDED

A. INSTALLATION OF GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
B. INSTALLATION OF GALVANIZED STEEL CABLE LADDER AS INDICATED ON DRAWINGS.
C. INSTALLATION OF ALL ANTENNAS, TMA'S, COAXIAL CABLES, AND OTHER EQUIPMENT AS SPECIFIED ON THE AT&T RF DESIGN.
D. INSTALLATION OF PROPER GROUNDING FOR LINES, ANTENNAS AND OTHER NEW EQUIPMENT.
E. TESTING OF ALL LINES, ANTENNAS, AND OTHER EQUIPMENT PER AT&T SPECIFICATIONS.
F. DAILY CLEAN UP AND REMOVAL OF ALL DEBRIS, EXCESS MATERIALS, AND TRASH FROM THE SITE.
G. RELATED WORK
1. FURNISH THE FOLLOWING WORK AS SPECIFIED IN CONSTRUCTION DOCUMENTS, BUT COORDINATE WITH OTHER TRADES PRIOR TO BID:
   a. FLASHING OF OPENINGS INTO OUTSIDE WALLS.
   b. SEALING AND CAULKING ALL OPENINGS.
   c. PAINTING.
   d. CUTTING AND PATCHING.

1.03 GENERAL

A. NO WORK SHALL BE PERFORMED ON THE SITE BY THE CONTRACTOR WITHOUT A FINAL RE CONFIGURATION SHEET.
B. CONTRACTOR IS RESPONSIBLE TO REVIEW AND ADHERE TO RF EXPOSURE OCCUPATIONAL M.O.P. PROVIDED BY OWNER.

PART 2 PRODUCTS

2.01 EQUIPMENT

A. UNLESS SPECIFIED OTHERWISE BY OWNER, ANTENNAS, COAXIAL CABLES, TMA'S, JUMPERS, CONNECTORS, GROUND KITS, AND ATTACHMENT HARDWARE ARE FURNISHED BY OTHERS UNDER SEPARATE CONTRACT.
B. ALL WEATHERPROOFING TO BE SUPPLIED BY CONTRACTOR.

PART 3 EXECUTION

3.01 INSTALLATION

A. ANY EXISTING CONDITIONS THAT WOULD PREVENT THE INSTALLATION OF THE MOUNTS, COAXIAL CABLES, ANTENNAS, OR ANY OTHER EQUIPMENT TO BE INSTALLED ACCORDING TO THE SPECIFIED RE CONFIGURATION OR THAT WOULD CAUSE SHADOWING, SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER IMMEDIATELY.
B. THE CONTRACTOR SHOULD CHECK TO VERIFY THAT NO PART OF THE TOWER STRUCTURE OR OTHER OBSTRUCTIONS EXISTS WITHIN A 180 DEGREE VIEW OF THE ANTENNAS AND MOUNT.
C. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND AT&T SPECIFICATIONS.
D. INSTALL GALVANIZED STEEL ANTENNA MOUNTS.
E. INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
F. BENDS IN COAXIAL CABLES ARE TO BE KEPT TO A MINIMUM. UNDER NO CIRCUMSTANCES SHOULD COAXIAL CABLE BE BENT TO A RADIUS LESS THAN FOLLOWS:

CABLE SIZE	MINIMUM BENDING RADIUS
1/2" SUPERFLEX	1.25"
1/2"	5"
3/8"	3.75"
5/8"	8"
7/8"	10"
1-1/4"	15"
1-5/8"	20"

G. JUMPERS SHALL BE INSTALLED WITH MINIMUM BENDS. MINIMUM BENDING RADIUS FOR 1/2" JUMPER IS 5". JUMPERS SHALL NOT BE COILED.
H. ANTENNA JUMPERS SHALL BE SUPPORTED AT MAXIMUM 3' SPACING WITH SUPPORT SUPPLIED WITHIN 18" OF EACH END OF THE JUMPER.
I. CABLES THAT EXCEED THE MINIMUM BENDING RADIUS, ARE CRUSHED, OR ARE OTHERWISE DAMAGED SHALL BE DISCARDED AND REPLACED AT CONTRACTOR'S EXPENSE.
J. DO NOT REMOVE DUST CAPS FROM CONNECTORS OF JUMPERS UNTIL CONNECTION IS READY TO BE MADE. USE CARE IN MAKING CONNECTIONS. VISUALLY INSPECT THE CENTER PIN.
K. ANTENNAS SHALL BE INSTALLED WITH DOWNTILT BRACKETS AND HEAVY DUTY CLAMPS SUPPLIED BY THE MANUFACTURER.

3.02 GROUNDING

A. ANTENNA AND COAXIAL CABLE GROUNDING:
1. GROUNDS SHALL BE INSTALLED ON THE COAXIAL CABLE APPROXIMATELY TWO FEET ABOVE THE VERTICAL TO HORIZONTAL TRANSITION.
2. ALL EXTERIOR #6 GREEN GROUND WIRE DAISY CHAIN CONNECTIONS TO BE WEATHER SEALED WITH APPROVED WEATHERPROOFING KIT.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).
4. ALL COAX GROUNDS SHALL BE BONDED TO THE GROUND BAR UTILIZING TWO HOLE LUGS.
5. ALL COAX GROUND LEADS ARE TO BE INSTALLED WITH 2" OF SLACK TO ACCOMMODATE MOVEMENT IN THE LINES.
6. ALL COAX GROUNDS SHALL BE INSTALLED SUCH THAT THE LEADS FALL DOWNWARD TO THE CONNECTION TO THE GROUND BAR.
B. ALL ANTENNA MOUNTING PIPES TO BE BONDED TO TOWER GROUND BAR.

3.03 COLOR CODING

A. ALL JUMPERS, COAX RUNS, AND BIAS—T POWER CABLES TO HAVE COLOR CODE BANDS INSTALLED ON BOTH ENDS.
B. COLOR CODE BANDS TO BE INSTALLED UTILIZING MINIMUM THREE WRAPS OF 3M-35 TAPE. COLOR CODE BANDS ON MAIN COAX CABLES AT TOP OF TOWER TO BE INSTALLED UTILIZING MINIMUM 3" WIDE BANDS WITH MINIMUM 3/4" SPACING BETWEEN BANDS. COLOR CODE BANDS NEAR GROUND LEVEL TO BE INSTALLED UTILIZING 3/4" WIDE BANDS.
C. ON 'COMMON' ELEMENTS, THOSE CARRYING BOTH 850MHz AND 1900MHz SIGNALS, THE COLOR CODE IS TO MATCH THE 850MHz COLOR CODE (NO WHITE).

3.04 INSPECTION, TESTING, AND CLOSE OUT

A. MOUNT ORIENTATION MUST BE LESS THAN 10 DEGREES FROM THE DESIRED AZIMUTH. MOUNTS MUST NOT OVERSHADOW OR IMPEDE ANTENNAS ON OTHER SECTORS.
B. ALL ANTENNAS MUST BE WITHIN ±3 DEGREES FROM THE SPECIFIED RF CONFIGURATION. ALL ANTENNAS IN A SECTOR MUST BE WITHIN ±1 DEGREE FROM OTHER ANTENNAS IN THE SAME SECTOR.
C. EACH ANTENNA MUST HAVE THE DOWNTILT VERIFIED UTILIZING A DIGITAL LEVEL. A PHOTOGRAPH OF THE ANTENNA WITH THE LEVEL IN PLACE MUST BE TAKEN FOR EACH ANTENNA. ALL PHOTOGRAPHS MUST CLEARLY IDENTIFY THE SECTOR AND ANTENNA BEING DISPLAYED.
D. THE MODEL NUMBER OF ALL NEW AND EXISTING ANTENNAS SHALL BE PHOTOGRAPHED. THIS INFORMATION SHOULD BE RECORDED ON THE JOB CHECKLIST. ALL PHOTOGRAPHS MUST CLEARLY IDENTIFY THE SECTOR AND ANTENNA BEING DISPLAYED.
E. THE CONTRACTOR SHALL CONDUCT SWEEP TEST FOR THE COMPLETED ANTENNA SYSTEM PER AT&T REQUIREMENTS.

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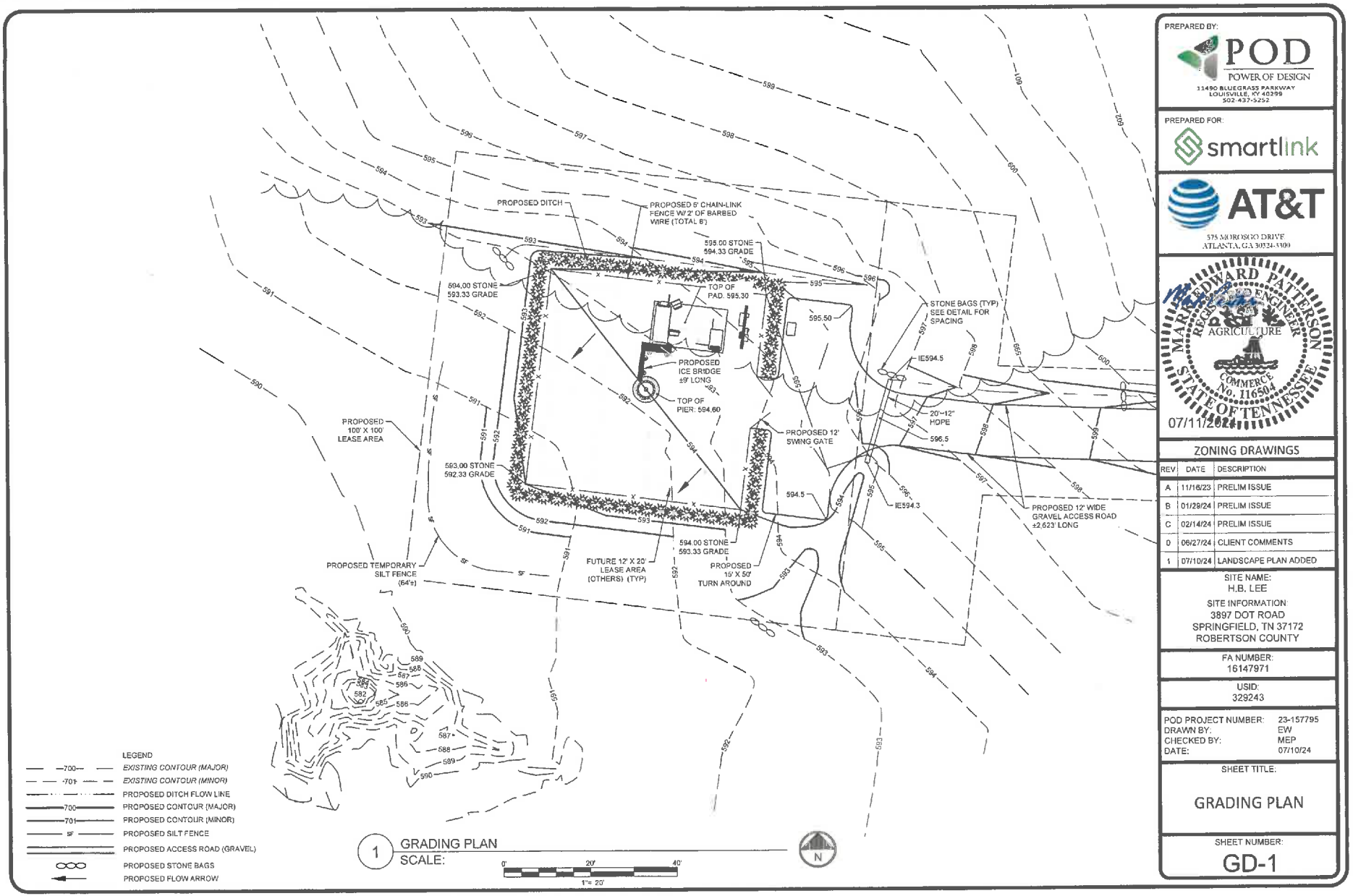
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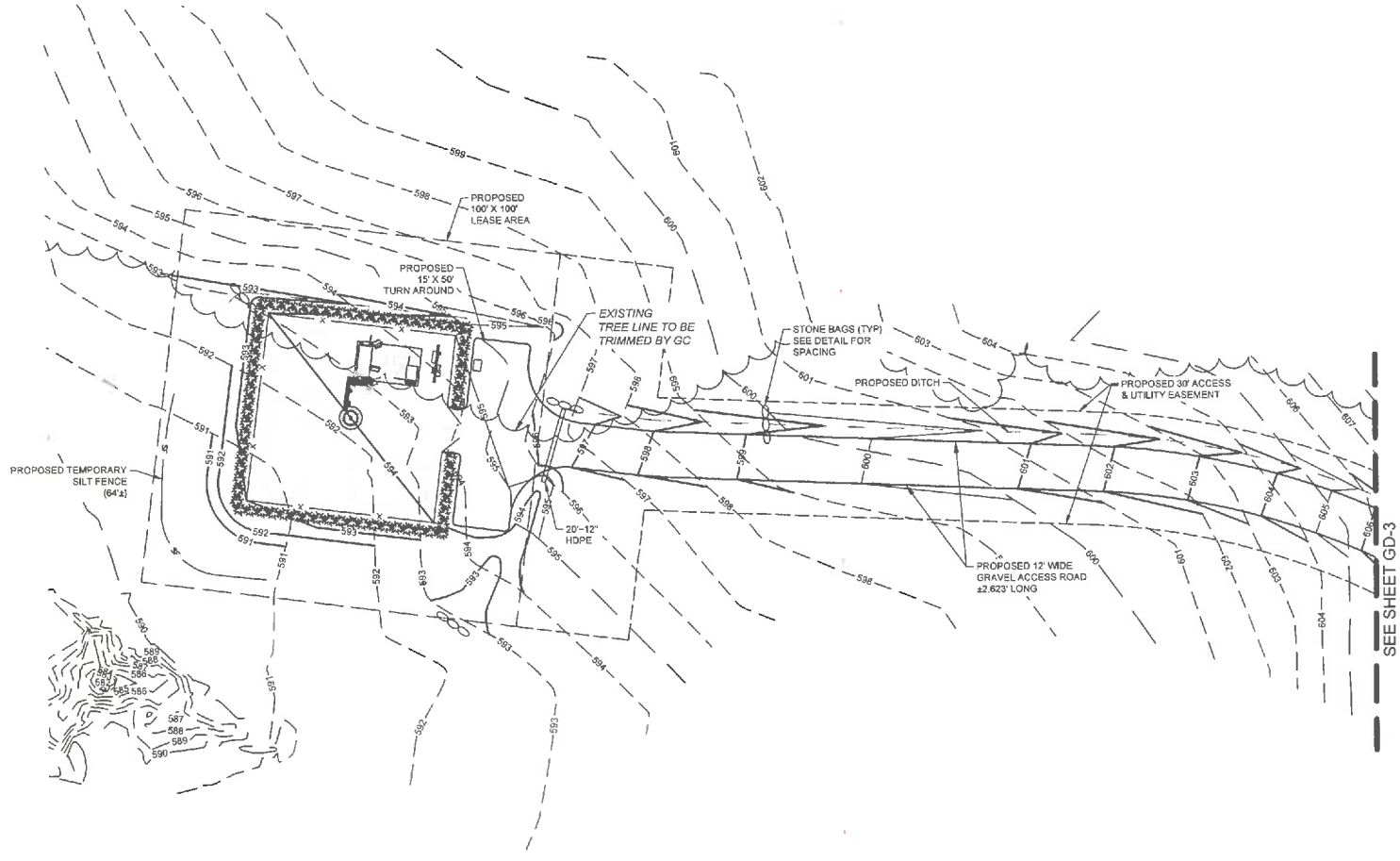
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GRADING PLAN

SHEET NUMBER:

GD-1

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LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SILT FENCE
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 1"= 30'

N

PREPARED BY:
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

MARK EDWARD PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	05/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

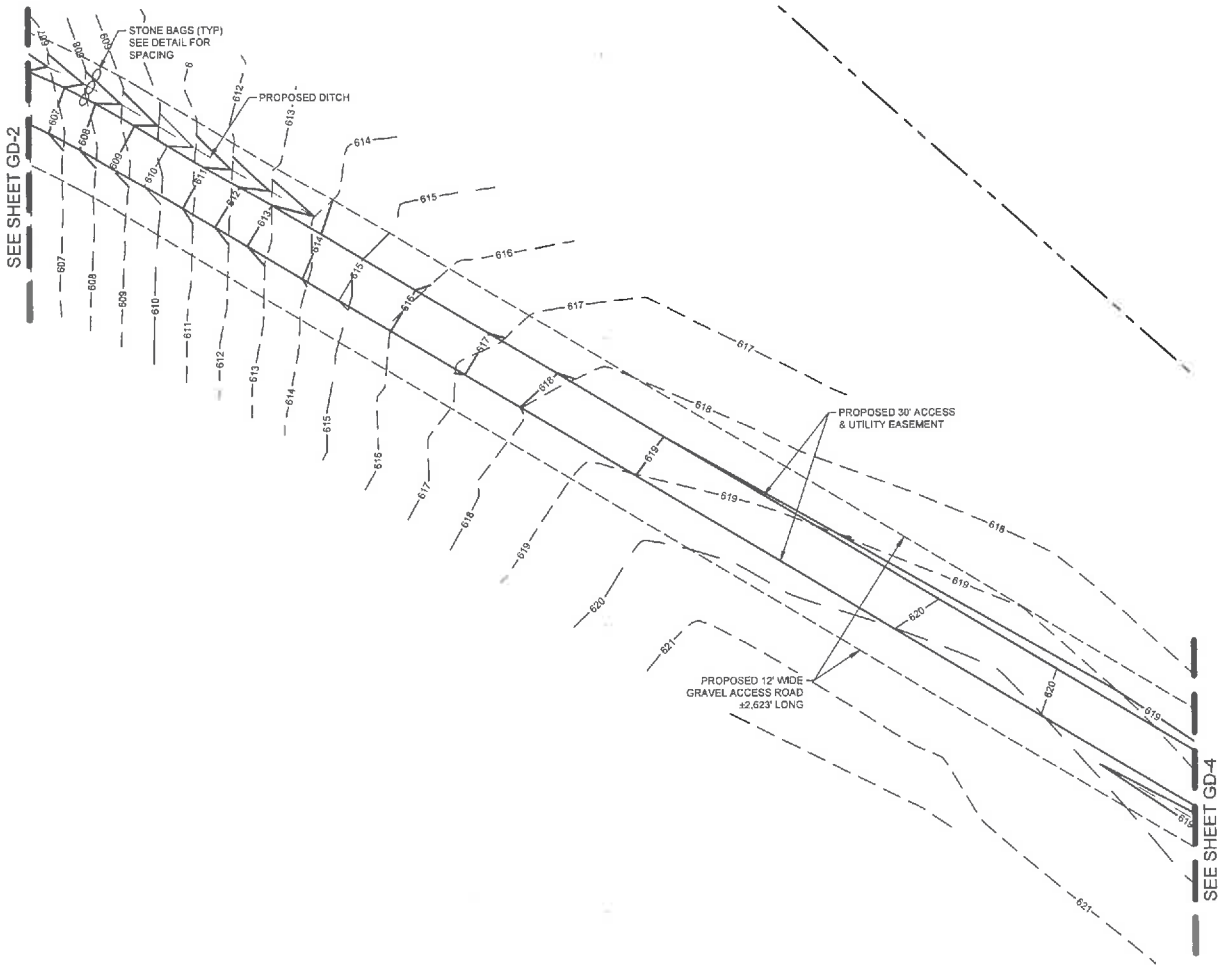
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329243

POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-2

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 0' 30' 60'
1"= 30'

N

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11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502.437.5252

PREPARED FOR:

smartlink

AT&T
375 NORCROSS DRIVE
ATLANTA, GA 30324-3300

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07/11/2024

ZONING DRAWINGS

REV	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	05/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

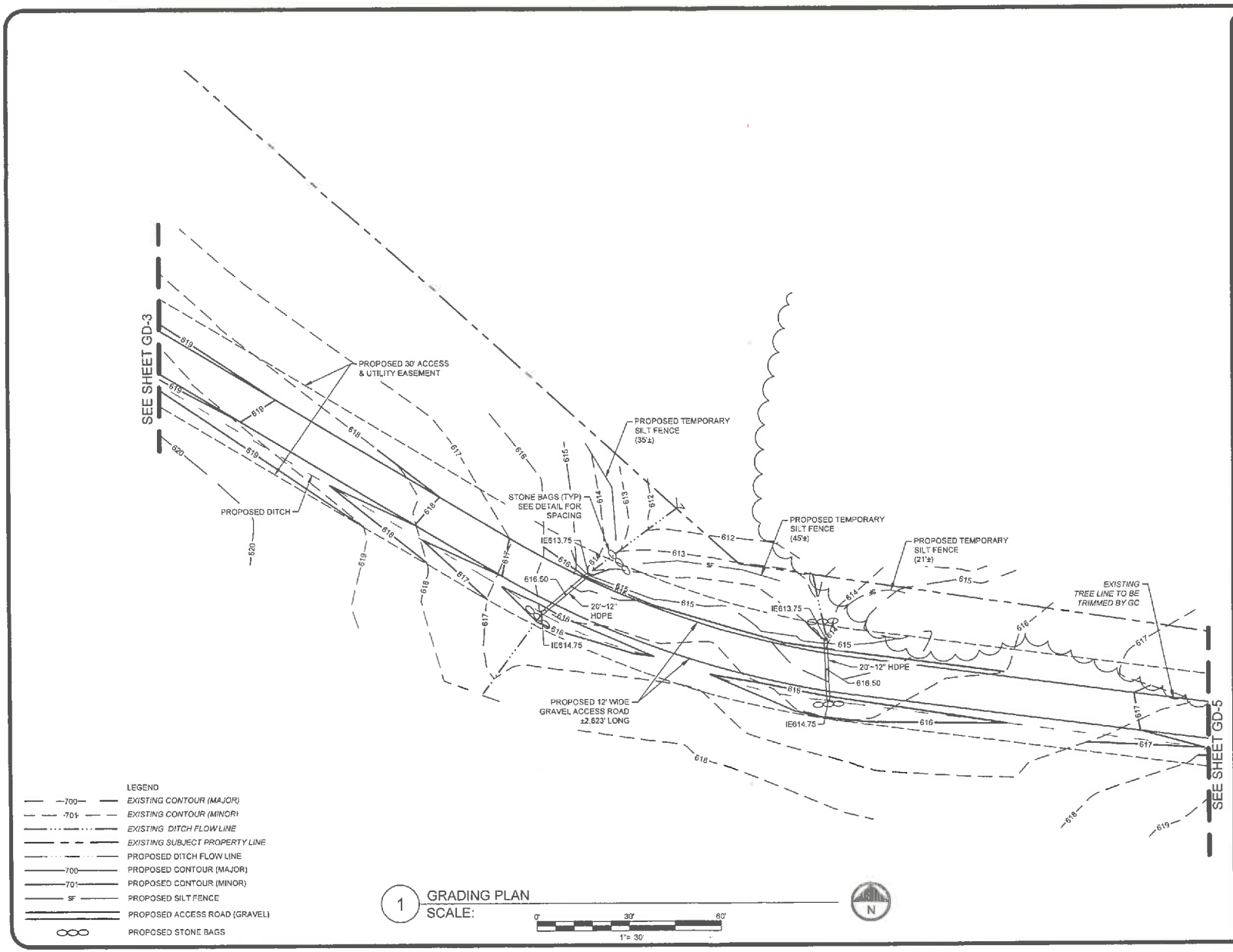
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DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-3

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ATLANTA, GA 30324-3300

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COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

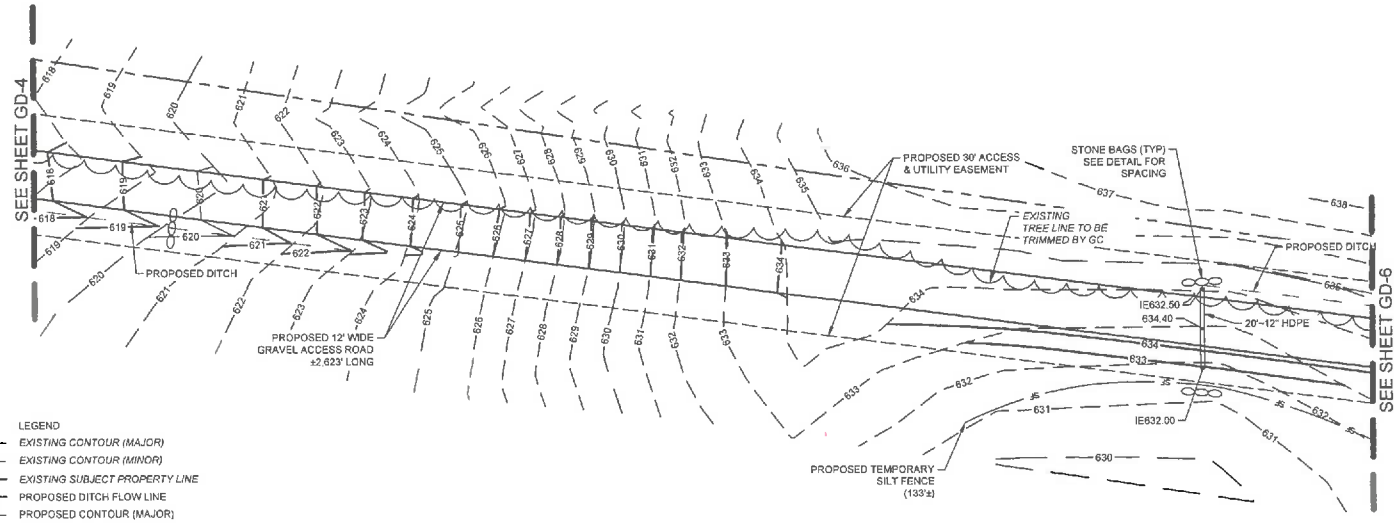
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POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-4

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SILT FENCE
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 1"= 30'

N

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LOUISVILLE, KY 40299
502.437-5252

PREPARED FOR:
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No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	08/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

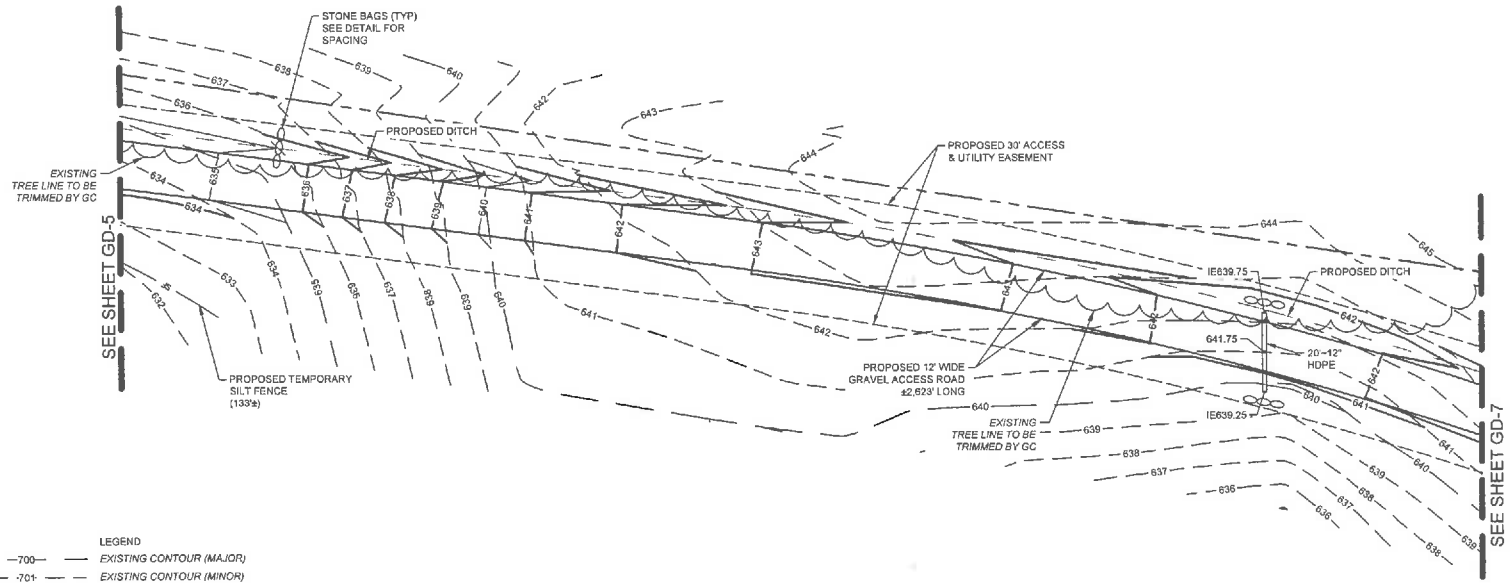
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POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-5

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SILT FENCE
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 1" = 30'

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POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

MARK EDWARD PATTERSON
REGISTERED ENGINEER
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COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

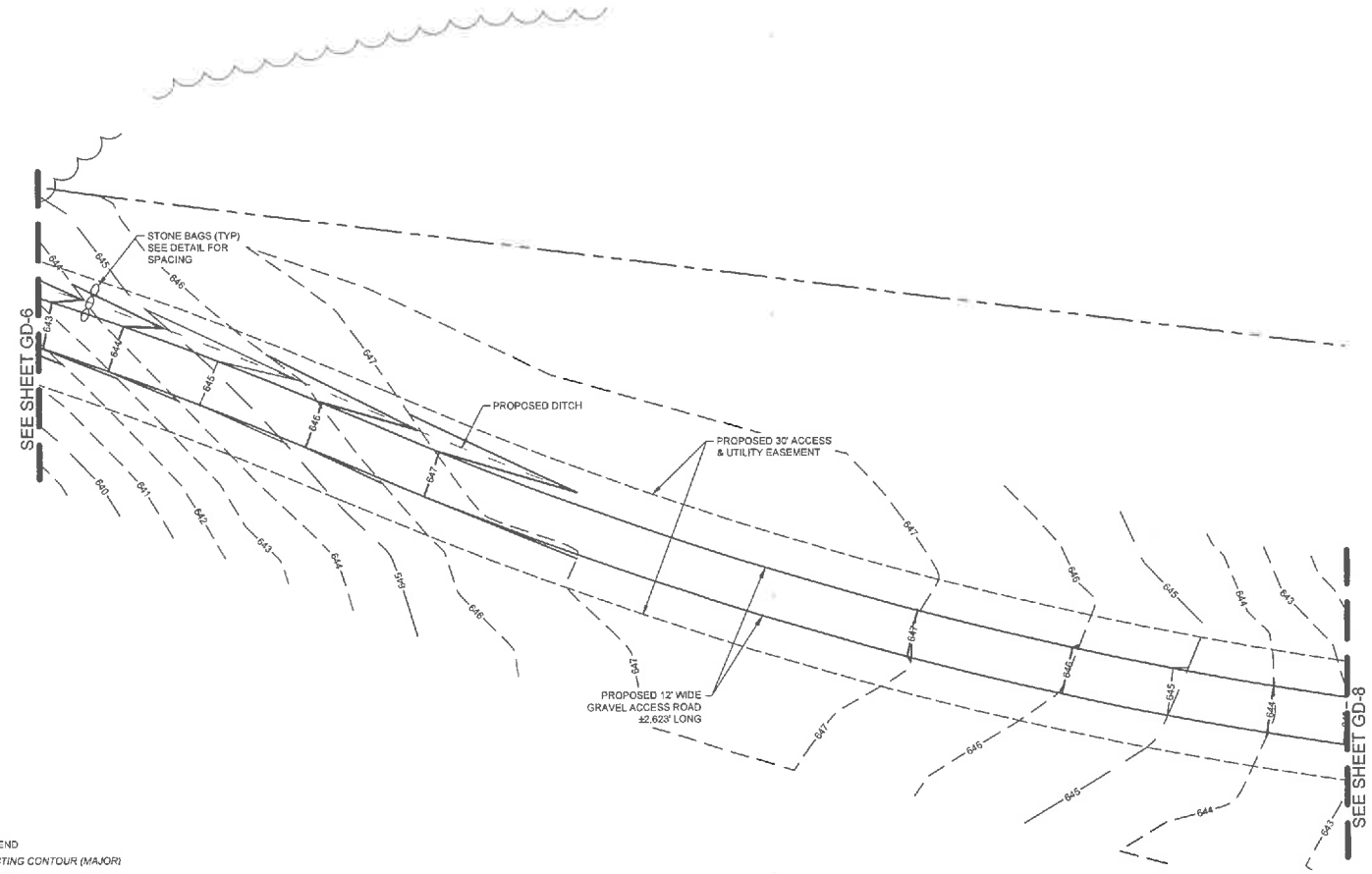
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POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-6

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 1"= 30'

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POWER OF DESIGN
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LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
smartlink
AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

MARK EDWARD PATTERSON
REGISTERED ENGINEER
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COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

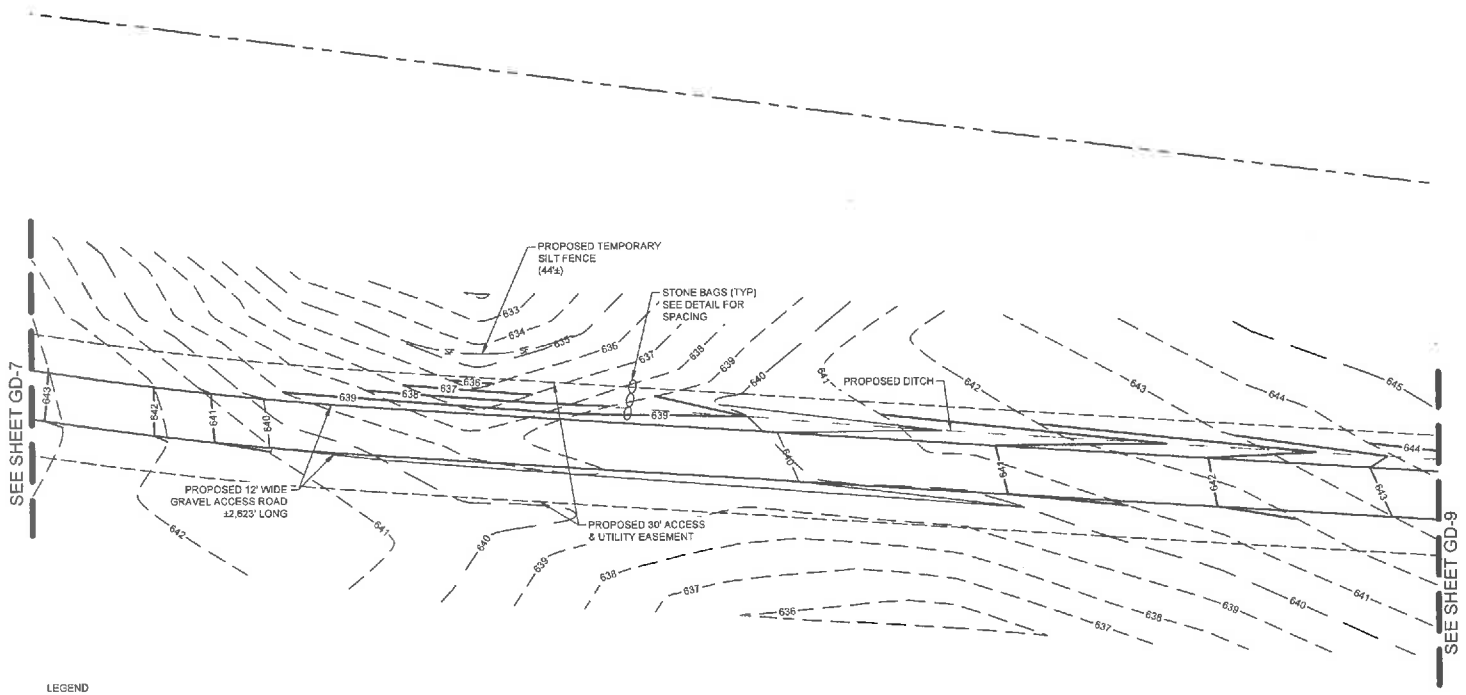
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DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-7

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SILT FENCE
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 1"= 30'

N

PREPARED BY:

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POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

EDWARD PATTERSON
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AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
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C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

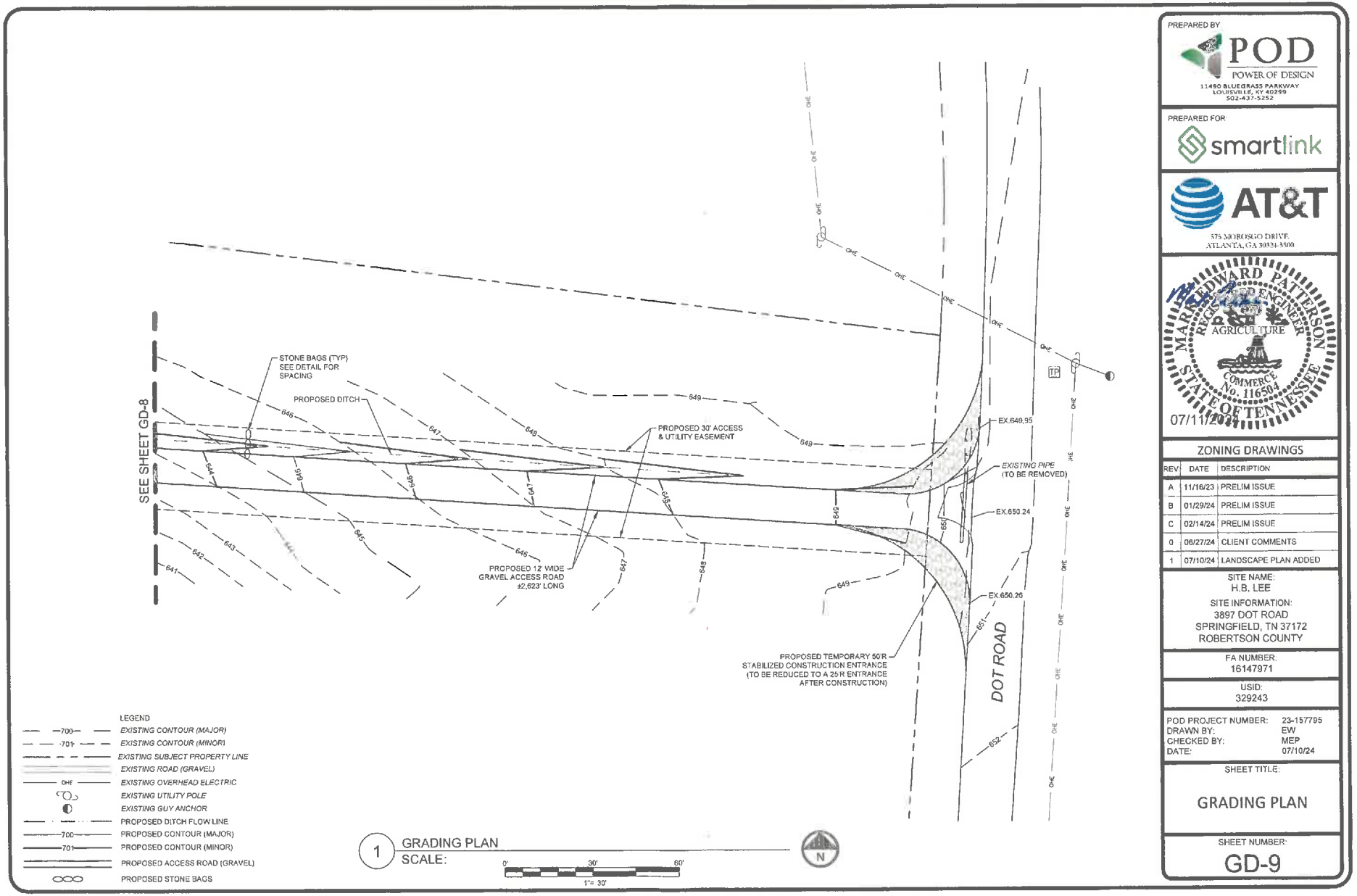
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DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
GD-8

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LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SUBJECT PROPERTY LINE
- EXISTING ROAD (GRAVEL)
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- PROPOSED DITCH FLOW LINE
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED ACCESS ROAD (GRAVEL)
- PROPOSED STONE BAGS

1 GRADING PLAN
SCALE: 0' 30' 60'
1"= 30'

N

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POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
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575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

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COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

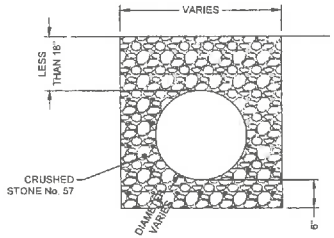
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POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
GRADING PLAN

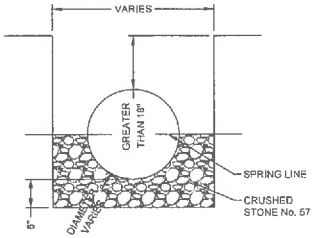
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GD-9

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1 CRUSHED STONE ENCASEMENT DETAIL
SCALE: NOT TO SCALE

NOTE:
ENCASEMENT USED WITH 18" OF COVER OR LESS.

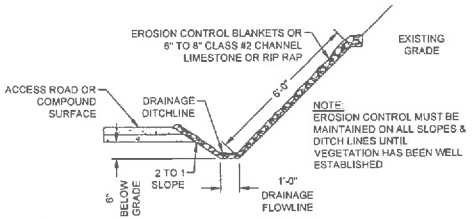


2 CRUSHED STONE CRADLE DETAIL
SCALE: NOT TO SCALE

NOTE:
CRADLE USED WITH MORE THAN 18" OF COVER.

CULVERT NOTES

1. INSTALL CULVERTS WITH THE INLETS AT OR BELOW NATURAL GRADE.
2. OUTLET THE CULVERTS AT OR BEYOND THE TOE OF THE SLOPE. EROSION PROTECTION, SUCH AS RIP-RAP IS OFTEN NECESSARY AT THE OUTLET OF CULVERTS. NEVER OUTLET A CULVERT INTO FILL MATERIAL WITHOUT PROTECTIVE MEASURES.



3 DRAINAGE DITCHLINE DETAIL (SWALE)
SCALE: NOT TO SCALE

NOTES:

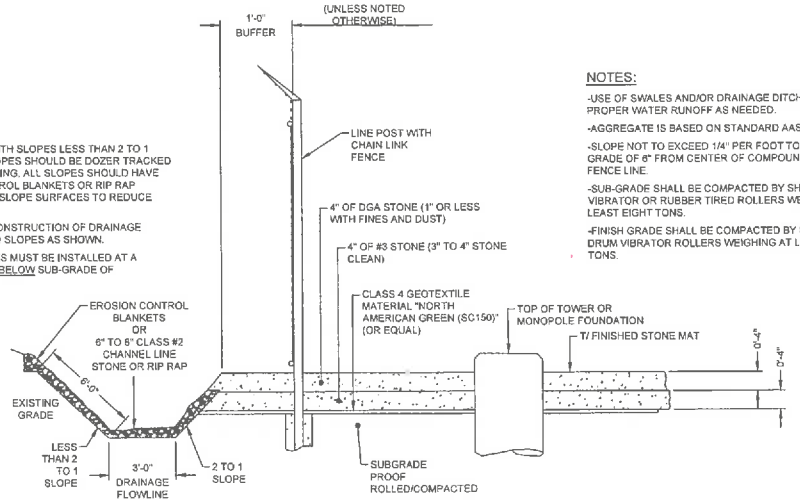
1. WHEN FACED WITH SLOPES LESS THAN 2 TO 1 SLOPES, ALL SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPES SURFACES TO REDUCE EROSION.
2. ALL FLOWLINES MUST BE INSTALLED BELOW SUB-GRADE OF COMPOUND, (AT MINIMUM OF 6" BELOW)

NOTE:

-WHEN FACE WITH SLOPES LESS THAN 2 TO 1 SLOPE, ALL SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPE SURFACES TO REDUCE EROSION.

EXAMPLE OF CONSTRUCTION OF DRAINAGE DITCH LINE AND SLOPES AS SHOWN.

-ALL FLOW LINES MUST BE INSTALLED AT A MINIMUM OF 6" BELOW SUB-GRADE OF COMPOUND.



NOTES:

-USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.

-AGGREGATE IS BASED ON STANDARD AASHTO.

-SLOPE NOT TO EXCEED 1/4" PER FOOT TO MAX. GRADE OF 6" FROM CENTER OF COMPOUND TO EACH FENCE LINE.

-SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.

-FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

4 SITE COMPOUND AREA SURFACING DETAIL
SCALE: NOT TO SCALE

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502 437-5252

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ATLANTA, GA 30324-3300

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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	08/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

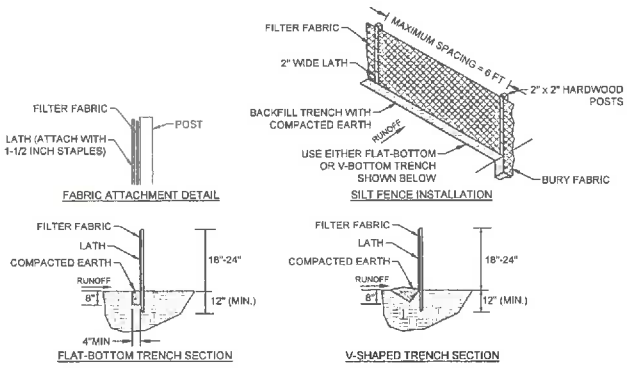
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329243

POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
SURFACE & DRAINAGE DETAILS

SHEET NUMBER:
GD-10

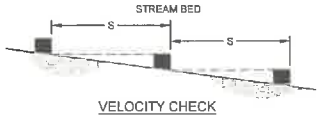
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1 FILTER FABRIC SILT FENCE DETAIL
SCALE: NOT TO SCALE

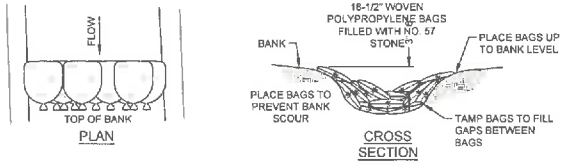
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. (9" MAX. RECOMMENDED STORAGE HEIGHT).
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



VELOCITY CHECK SPACING

NOTE:
SPACE SERIES OF VELOCITY CHECKS ALL ON STREAM REACH. USE SPACING "S" SUCH THAT THE CREST DOWNSTREAM CHECKS ARE THE SAME ELEVATION AS THE TOE OF UPSTREAM CHECKS



2 STONE BAG* SILT / VELOCITY CHECK DETAIL
SCALE: NOT TO SCALE

*NOTE
STRAW BALES MAY BE USED IN LIEU OF STONE BAGS AS APPROVED BY CITY ENGINEER

EROSION MAINTENANCE AND CLEAN-OUT

MAINTENANCE AND CLEAN-OUT SHALL BE PERFORMED BY THE SITE CONTRACTOR UNDER THE FOLLOWING GUIDELINES

1. ROUTINE CHECKS OF THE EROSION CONTROL DEVICES SHALL BE PERFORMED AT A MINIMUM OF 7 DAYS OR AFTER EVERY ONE INCH OF RAINFALL.
2. ANY FAILURES OF EROSION CONTROL DEVICES SHOULD IMMEDIATELY BE ADDRESSED AND THE APPROPRIATE STEPS TAKEN TO REPAIR THE FAILURE.
3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE LOG OF THE EROSION SITE CONDITIONS.
4. THE CONTRACTOR IS TO REMOVE ANY DIRT OR MUD ON THE PUBLIC STREETS.
5. SILT FENCING SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES AND MUST BE CLEANED OUT IF MORE THAN 1/3 FULL.
6. REMOVE THE FENCE AFTER ITS CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT USING THE APPROPRIATE PERMANENT STABILIZATION METHOD.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

TO PREVENT EROSION, ALL SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE FOR THE SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES PER THE EPA'S "STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL (LATEST EDITION).

ANY SUCH MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

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POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502.437.5252

PREPARED FOR
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

MARK EDWARD PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/24

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

USID:
329243

POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

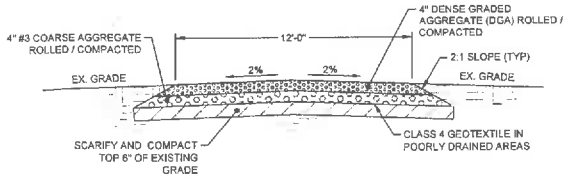
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EROSION CONTROL DETAILS

SHEET NUMBER:
GD-11

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

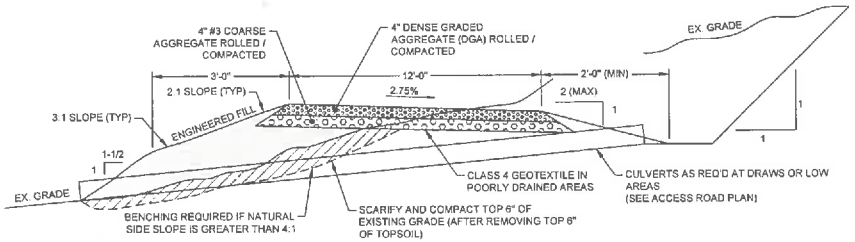
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SCALE: NOT TO SCALE

2 NOT USED
SCALE: NOT TO SCALE



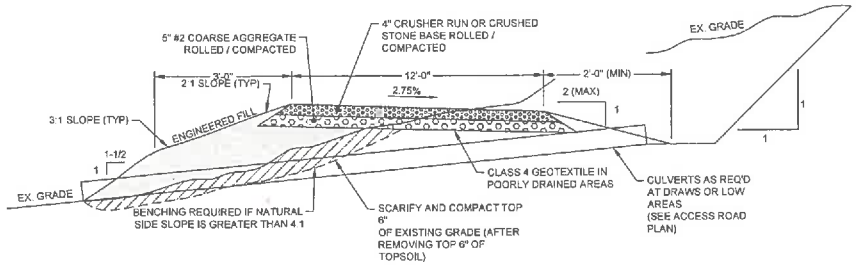
3 GRAVEL ACCESS ROAD - FLATLAND / RIDGETOP SITUATIONS
SCALE: NOT TO SCALE
(REMOVE TOP 6" OF SOIL FROM SUBGRADE)

TO BE USED FOR GRADES 0 - 4%



4 GRAVEL ACCESS ROAD - GRADUAL GRADE SITUATIONS
SCALE: NOT TO SCALE
(REMOVE TOP 6" OF SOIL FROM SUBGRADE)

TO BE USED FOR GRADES 5% - 11%



5 GRAVEL ACCESS ROAD - STEEP GRADE SITUATIONS
SCALE: NOT TO SCALE
(REMOVE TOP 6" OF SOIL FROM SUBGRADE)

TO BE USED FOR GRADES 12% AND ABOVE

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H.B. LEE

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3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

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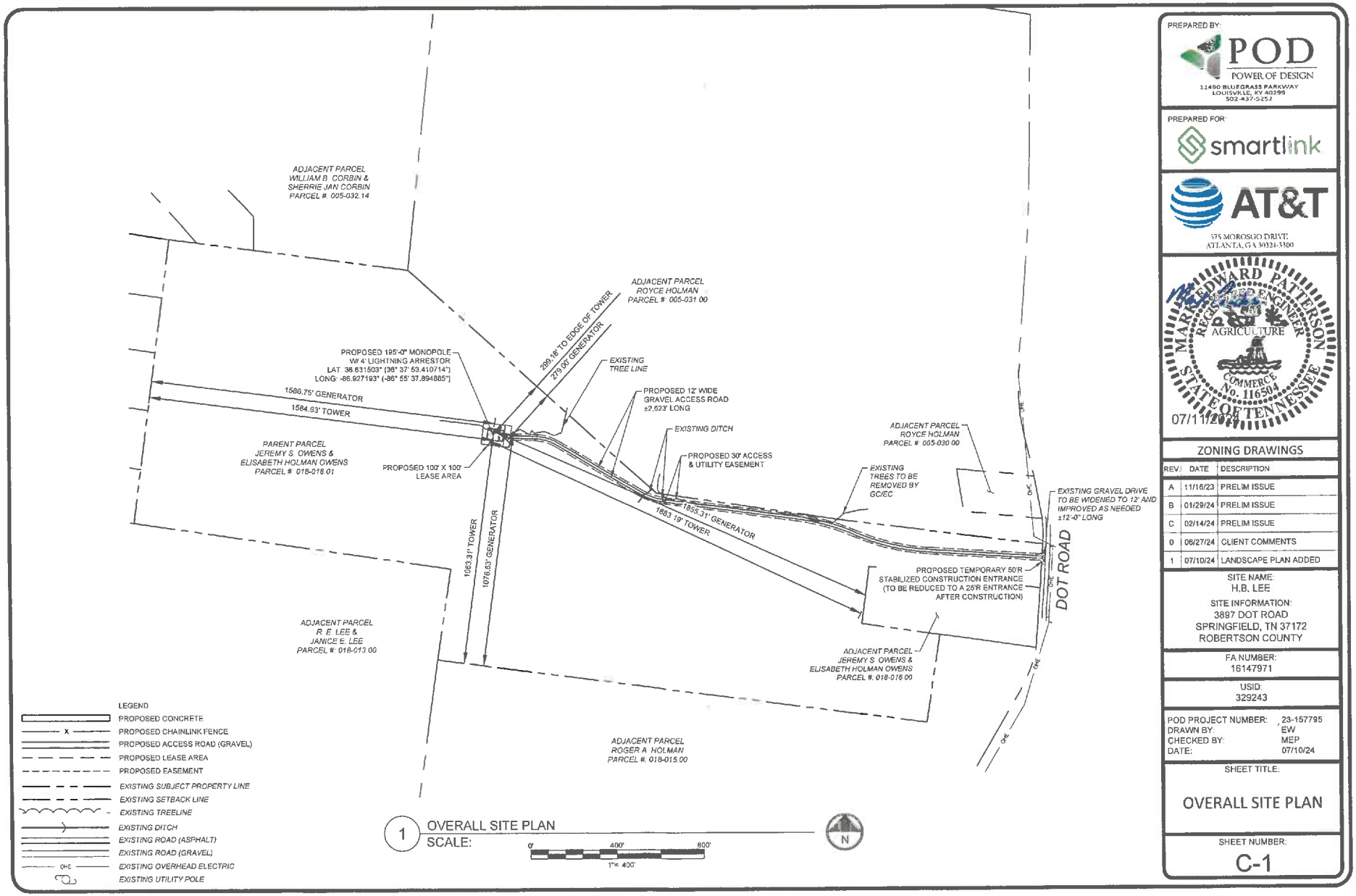
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POD PROJECT NUMBER:	23-157785
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
ROADWAY DETAILS

SHEET NUMBER:
GD-12

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



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07/11/2024

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0	06/27/24	CLIENT COMMENTS
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3897 DOT ROAD
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ROBERTSON COUNTY

FA NUMBER:
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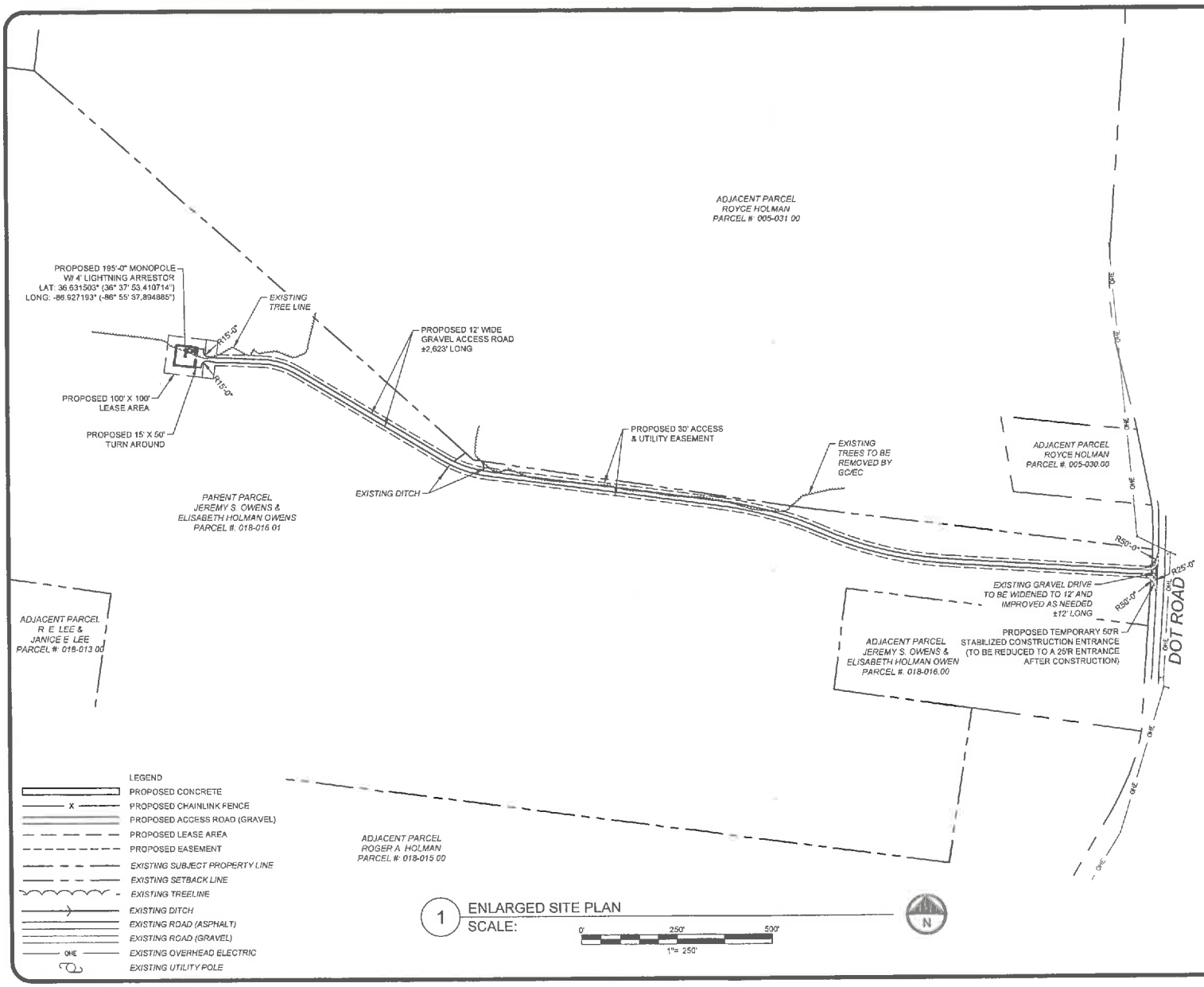
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POD PROJECT NUMBER: 23-157795
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DATE: 07/10/24

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



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EDWARD MARK PATTERSON
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AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

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D	06/27/24	CLIENT COMMENTS
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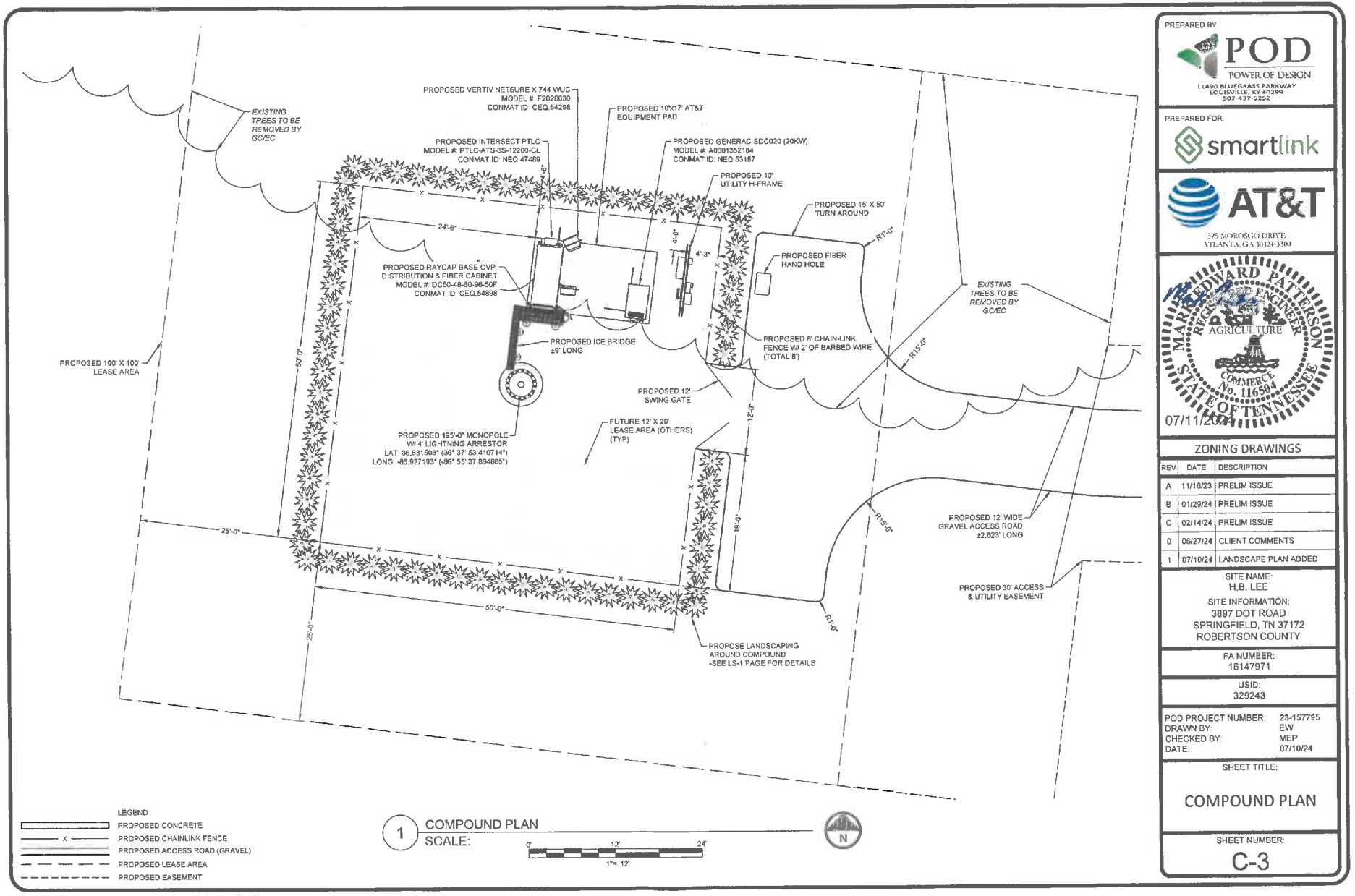
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POD PROJECT NUMBER:	23-157795
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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-2

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



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USID:
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POD PROJECT NUMBER:	23-157795
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CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

C-3

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

TOWER NOTES:

1. THE NEW TOWER, FOUNDATION, ANTENNA MOUNTS, AND ANTENNAS WERE DESIGNED BY OTHERS.
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. TOWER AND FOUNDATION DESIGN WAS NOT PROVIDED TO POWER OF DESIGN GROUP, LLC.
4. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION WITH AT&T. ALL ANTENNAS AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER INTERNATIONAL BUILDING CODE (LATEST EDITION) AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, BASIC WIND SPEED AS LISTED IN TOWER DRAWINGS.
5. SEE TOWER MANUFACTURER'S DRAWINGS FOR TOWER AND FOUNDATION DETAILS & SPECIFICATIONS.
6. MANUFACTURER'S DRAWINGS SUPERCEDE A&E DRAWINGS.
7. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.
8. ONLY ONE SECTOR SHOWN FOR CLARITY.
9. THE TOWER WILL BE PAINTED A GRAY OR NEUTRAL COLOR OR WILL UTILIZE A GALVANIZED STEEL FINISH.
10. TOWER LIGHTING WILL ONLY BE UTILIZED IF STRICTLY REQUIRED BY THE FAA OR OTHER APPLICABLE REGULATORY ORGANIZATION.

GENERAL NOTES:

1. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
2. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

INSTALLER NOTE:

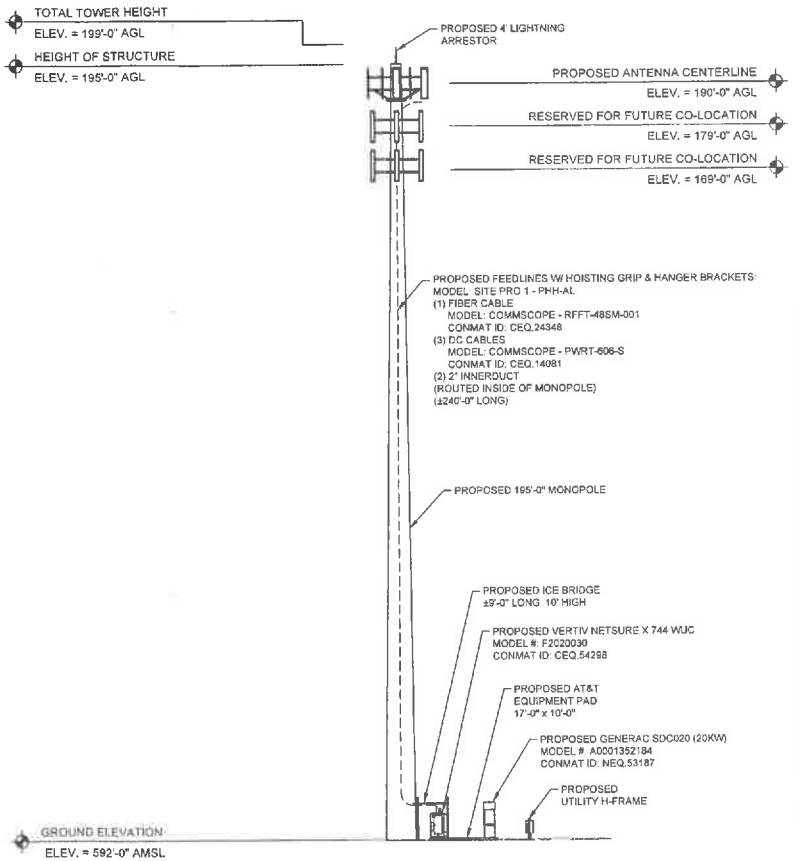
INSTALL HOISTING AND SUPPORT GRIP(S) AND GRIP ANCHOR(S) PER AT&T BUILD STANDARDS AND MANUFACTURER'S INSTRUCTIONS. SEE GRIP ANCHOR SPECIFICATIONS ON SHEET C-4.1 & C-4.2.

DISCLAIMER:

HOIST ANCHOR(S) SHOWN IN THIS PLAN SET IS USED PER THE AT&T BUILD STANDARDS. A RIGGING ANALYSIS SHALL BE PERFORMED TO DETERMINE THE ADEQUACY OF THE TOWER FOR THE HOIST ANCHOR LOADS. POD CAN PROVIDE THIS SERVICE. CONTACT NATHAN GILKERSON AT NGILKERSON@PODGRP.COM

REFER TO AT&T STD DOCS:

ATT-CEM-18002
ATT-CEM-23001
ATT-TP-76300
ATT-TP-76416
ATT-002-290-531
ATT-002-290-701
ATT-290-202-063



1 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE

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STATE OF TENNESSEE
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SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

USID:
329243

POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
C-4

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

READ ALL WARNINGS AND INSTRUCTIONS BEFORE INSTALLATION

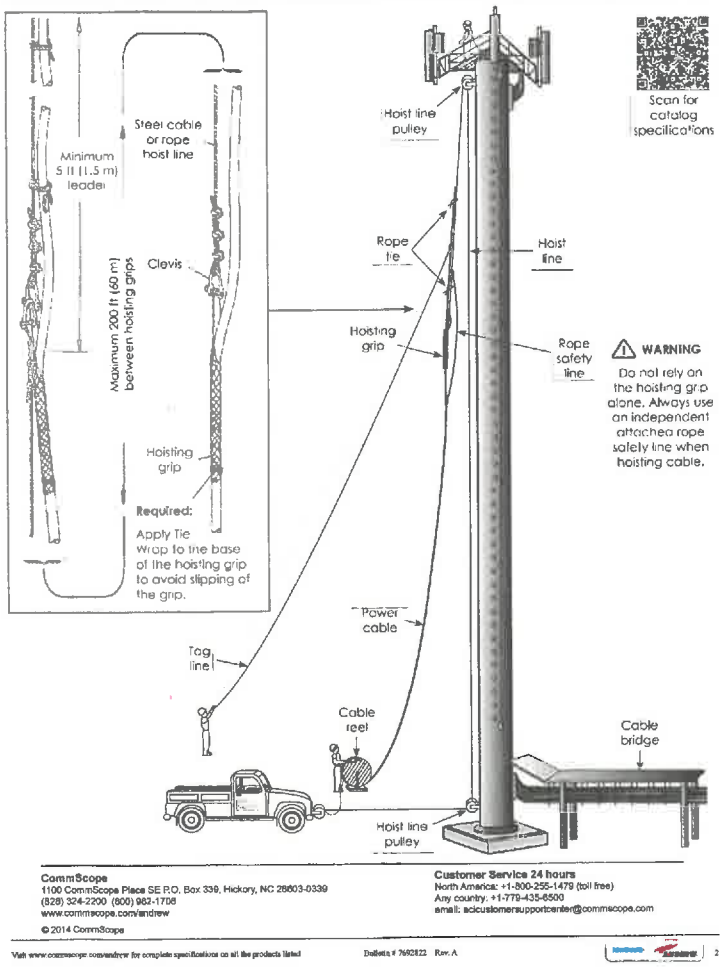
⚠ WARNING

The following warnings alert you to possible dangers in misusing these products. Failure to obey a warning may result in injury or death to you or to others.

Hoisting/Support Grips are meant to be a permanent part of the installation. They are the primary support for the cable weight and must be anchored to the support structure with tension applied. The anchor point should be approved by the engineer of record, and meet the structure owners guidelines Then the cable hangers whose primary function is to resist wind load are fastened to the support structure in 3 ft (0.9 m) intervals for typical climates. For Hanger Spacing Guidelines scan QR code on page 3 or Contact Technical Support, see bottom of page 3.

Technical Publication (Continued)

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1100 CommScope Place SE P.O. Box 339, Hickory, NC 28603-0339
(828) 324-2200 (800) 982-1708
www.commscope.com/andrew

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Visit www.commscope.com/andrew for complete specifications on all the products listed

Bulletin # 7692822 Rev. A

2

1 POWER CABLE INSTALLATION
SCALE: NOT TO SCALE

NOTE:
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502 427-5252

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SITE NAME:
H.B. LEE

SITE INFORMATION:
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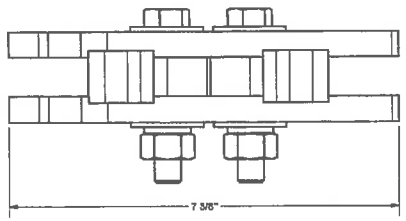
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DATE:	07/10/24

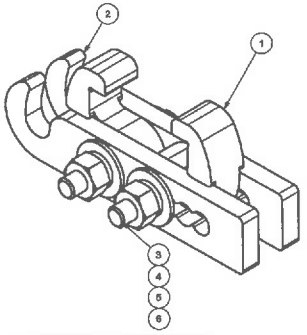
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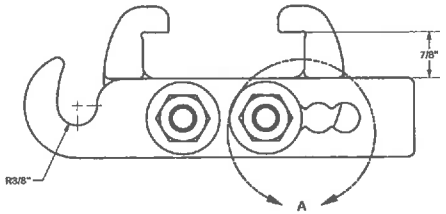
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C-4.1

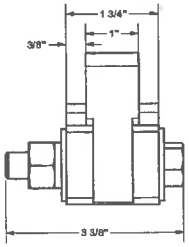
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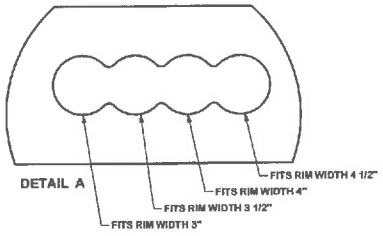
PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	X-HHR-HANGH	1" MILL PLATE (A572 GR50)	12 in	1.14	2.29
2	2	X-HHR-HANGL	1/2" MILL PLATE (A572 GR.50)	12 in	1.34	2.68
3	2	G1203	1/2" x 3" HDG HEX BOLT GR5 FULL THREAD	3 in	0.22	0.43
4	4	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	0.14
5	2	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	0.03
6	2	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.14











TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

DESCRIPTION: COAX HANGER BRACKET

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7445
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	PAGE
	KS 6/22/2022		PHH-AL	1 OF 1
CLASS 81 SUB 01	DRAWING USAGE: SHOP	CHECKED BY	DWG. NO. PHH-AL	

1 SITE PRO 1 - PHH-AL
SCALE: NOT TO SCALE

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502 437-5252

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ATLANTA, GA 30324-3300

EDWARD MARK PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

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ROBERTSON COUNTY

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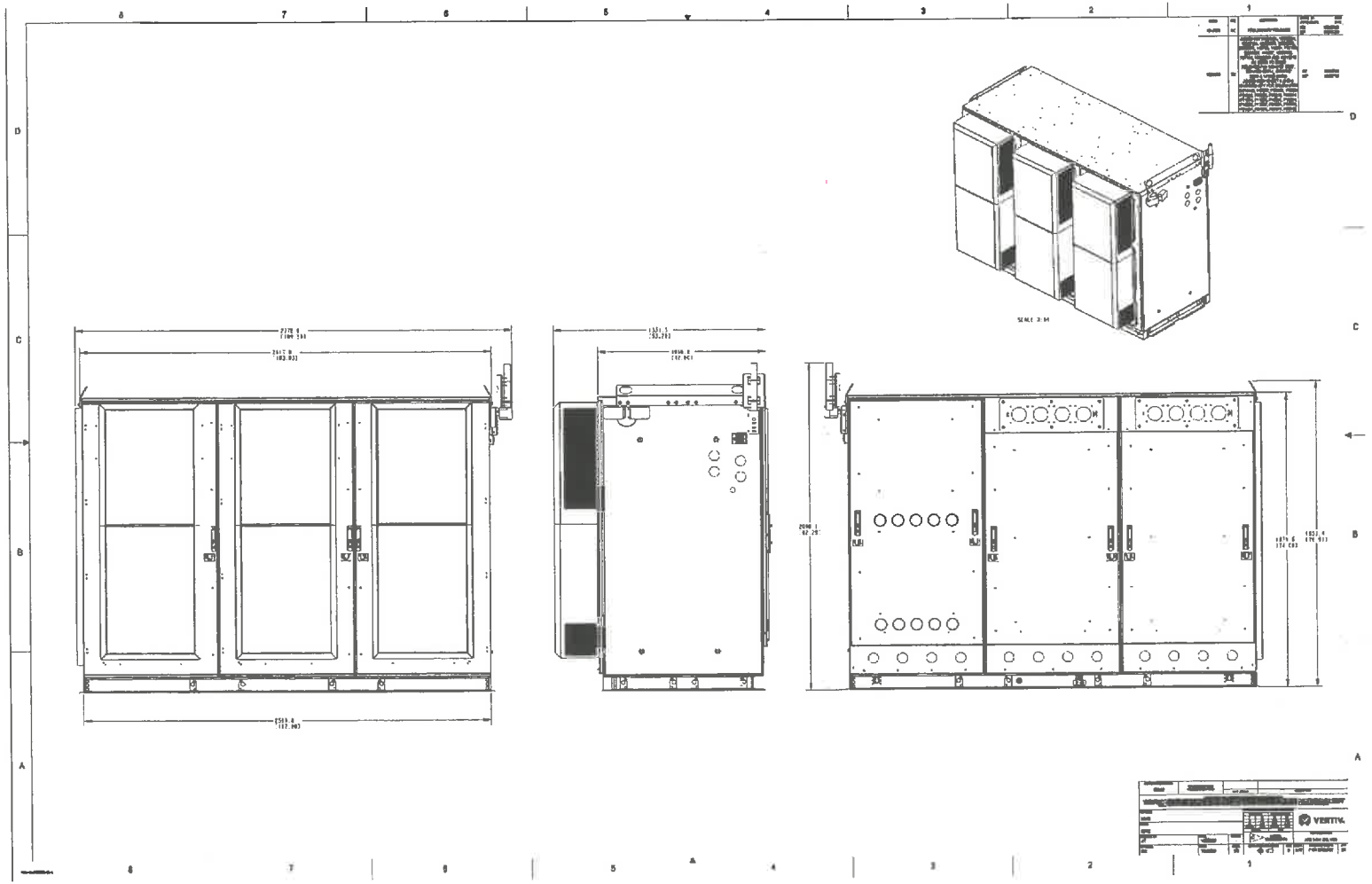
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329243

POD PROJECT NUMBER: 23-157795
DRAWN BY: EW
CHECKED BY: MEP
DATE: 07/10/24

SHEET TITLE:
HANGER SPECIFICATION

SHEET NUMBER:
C-4.2

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1 VERTIV NETSURE X 744 WUC - MODEL #: F2020030
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502-437-5252

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USID:
329243

POD PROJECT NUMBER:	23-157795
DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
WUC SPECS

SHEET NUMBER:
C-5

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

Vertiv™ eSure™ Rectifier

R48-2000e3

VERTIV.

Vertiv™ eSure™ Rectifier

VERTIV.

Benefits

- Optimize the amount of energy delivered and reduce power consumption with over 96% efficiency
- Increase space for revenue generating equipment with modules that pack more power in a small space with high power density
- Facilitate easy maintenance, expansion and system changes with hot swappable capabilities.
- Enjoy increased reliability and active load sharing with Digital Signal Processing (DSP) which translates into fewer components and optimized operation
- Appreciate the flexibility to utilize in a variety of applications with a wide input voltage range of 85 VAC to 300 VAC and full power output at temperatures from -40 C to +65 C

In addition to reducing power consumption and lowering operating cost, eSure™ high-efficiency rectifiers offer superior performance and uncompromised reliability.

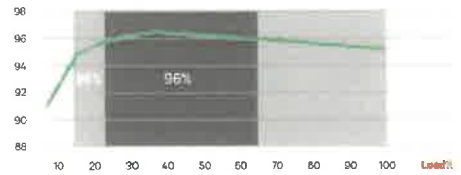
Description

The 2000 watt high-efficiency eSure rectifier (model R48-2000e3) converts standard AC supply voltages into stable nominal -48 VDC voltage that is adjustable to application needs. This constant power rectifier designed with the latest patented switch-mode technology, uses DSP (Digital Signal Processing) for efficient operation.

The R48-2000e3 can be connected in parallel with other rectifiers and converters to support a variety of telecom applications. Unified remote management and control of the power system is enabled when combined with a Vertiv™ controller.



% Efficiency



R48-2000e3 Efficiency Curve at 250 VAC Nominal

Technical Specifications

AC Input	R48-2000E3
Voltage	85 VAC to 300 VAC (see figure 1) 187 VAC to 264 VAC (nominal)
Frequency	45 Hz to 65 Hz
Maximum Current	12 A
Power Factor	>0.99 from 50 to 100% load
Protection	High and low voltage protection, surge and lightning protection Adapts to poor quality grid (voltage dip, weak mains) Disconnection at 415 VAC Mains fuses in both lines

DC Output	
Voltage	-42 VDC to -58 VDC
Maximum Power	2000 W
Maximum Current	42 A @ -48 VDC, I mit set point 0 to 42 A (see figure 2)
Peak Efficiency	96.2%
Protection	Fuse for reverse connection and back feeding protection High voltage shutdown High temperature protection
Temperature Derating	Full output power up to +65°C at input voltage range 200 to 250 VAC

Control and Monitoring	
Alarms and Signaling	Alarm and status reported via CAN bus to system controller
Visual Indications	Green LED: Normal Operation Yellow LED: Alarm Red LED: Failure

Environmental	
Operating Temperature	-40°C to 80°C / -40°F to +176°F (see figure 3)
Storage Temperature	-40°C to +70°C / -40°F to +158°F
Relative Humidity	0 to 95%
Altitude	Full output power up to +65°C at input voltage range @200~ 250 VAC

Standards Compliance	
Safety	EN 60950-1; IEC 60950-1, UL 60950-1
EMC	EN55022, CISPR22, ETSI EN300 386, 2005, FCC CFR 47 Part 15, Telcordia GR 1089-CORE Issue 6 (Class B conducted and radiated)
Environment	REACH, RoHS, WEEE

Mechanics	
Dimensions (H x W x D)	41 x 84.5 x 252.5 mm / 1.61 x 3.33 x 9.94 inches
Weight	1.13 kg / 2.48 lbs

Ordering Information

Part Number	Description
1R482000E3	eSure™ rectifier, -48 VDC, 2000 W

Figures



Figure 1: Output Power vs Input Voltage and Vin > 48 VDC at Tamb < 52°C

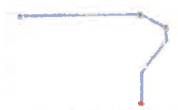


Figure 2: Output voltage vs Output Current at Maximum Output Power 2000 W



Figure 3: Output Power vs Temperature at Vin > 200 VAC

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R48 2000E3 (RCU) 2021

1 VERTIV -48V RECTIFIER - MODEL #: R48-2000E3 (NEQ.15930)
SCALE: NOT TO SCALE

NOTE

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502-437-5252

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AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

ZONING DRAWINGS

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SHEET TITLE:
RECTIFIER SPECS

SHEET NUMBER:
C-5.1

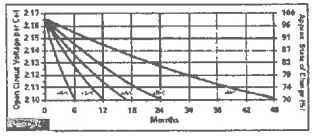
DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

1. General Operating Instructions

1.1 Operating Temperature Range
The recommended operating temperature range for PowerSafe® SBS EON Technology™ batteries in hybrid applications is -40°C to +50°C. Optimum life and performance are attained at +20°C, however, with the correct controls in place, cycle performance in hybrid applications is not impacted by elevated temperatures (providing that the maximum battery temperature is not allowed to exceed +50°C).

1.2 Storage
PowerSafe SBS EON Technology battery types have a shelf life of 2 years when stored at 20°C. Higher temperatures increase the rate of self discharge and reduce storage life.

Figure 1 gives the relationship between storage time, open-circuit voltage (OCV) and state of charge as a function of temperature.



1.3 Freshening Charge
PowerSafe SBS EON Technology battery types must be given a freshing charge when the OCV approaches 2.10 Volts/cell or when maximum storage time is reached (whichever occurs first).

The freshening charge should be conducted using constant voltage in the range of 2.29 to 2.40 volts per cell for a period of 24 hours. The charge current should be limited to a value expressed numerically in Amps as 10% of the 10 hour capacity rating of the battery (ie. 19 Amps for SBS 190F).

The maximum storage times between refresh charge and recommended OCV audit frequency is given in the table below.

Temperature (°C / °F)	Storage Time (Months)	OCV Audit Interval (Months)
+10 / +50	48	6
+15 / +59	36	6
+20 / +68	24	4
+25 / +77	17	4
+30 / +86	12	3
+35 / +95	9.5	2
+40 / +104	6	2

1.4 Commissioning
Prior to commencement of cyclic duty, the battery must be given a commissioning charge. This shall consist of 24 hours charge at a voltage equivalent to 2.40 Volts/cell with no load connected.

1.5 Fast Charging
Fast charge techniques must be used for frequent discharge cycle applications. In such applications the rectifier output voltage should be set at 2.40 Volts/cell (20°C).

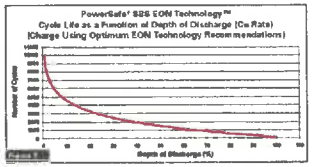
1.6 Current Limit
Inherent low internal resistance allows PowerSafe SBS EON Technology battery types to accept in-rush currents up to 600% C10 amps (e.g. PowerSafe SBS 190F in-rush current up to 1140 Amps). For reliable cyclic performance and to achieve maximum cycle life potential, the acceptable recharge current limit range is 0.1 to 1C10 Amps (e.g. for PowerSafe SBS 190F the recharge current range is 19 Amps to 190 Amps per series string).

1.7 Disposal
PowerSafe SBS EON Technology batteries are recyclable, and at the batteries must be packaged and transported according to prevailing transportation rules and regulations. End of life batteries must be disposed of in compliance with local and national laws by a licensed battery recycler.

2. Cyclic Operation Guidelines

2.1 Cyclic Performance
PowerSafe SBS EON Technology has been developed from proven SBS Thin Plate Pure Lead (TPPL) technology, to provide the added capability of delivering higher levels of cyclic performance as illustrated in figure 2

In order to achieve the cycle life shown in figure 2 PowerSafe SBS EON Technology batteries must be returned to full state of charge using the charge regime options recommended by EnerSys® prior to commencement of the next discharge cycle. Operating at partial state of charge will significantly reduce cycle life



2.2 Discharge
Depth of discharge must be measured using an Ah counting device with an accuracy ±1% of full range of expected discharge cycle currents. The classification of the shunt should be minimum of 0.2. A low voltage disconnect should be used to protect the battery from abusive deep discharge (typically 1.75 Volts/cell).

2.3 Recharge
Optimum cycle life (figure 2) is achieved by controlling the amount of recharge back into the battery to a level where 103% of discharged Ah is returned. Controlled recharge can be achieved by Ah counting using a device capable of measuring float current equivalent to 190mA/190Ah of installed battery capacity.

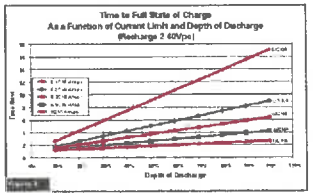
Alternatively, where Ah counting during recharge is not available it is possible to calculate the required recharge time based upon the following formula.

Recharge time (hrs) =
[(discharged Ah*0.8) / recharge current limit]*2+1

Example
PowerSafe SBS 190F discharge to 80% depth of discharge removes 152Ah. With a current limit of 0.5C10 A (95 Amps), the time to recharge the battery is:

Time (hrs) = ((152*0.8)/95)*2+1
= (121.6/95)*2+1
= 1.28*2+1
= 2.56+1
= 3.56hrs

Indication of time to full state of charge using the above formula for various depths of discharge and current limits is shown in figure 3.

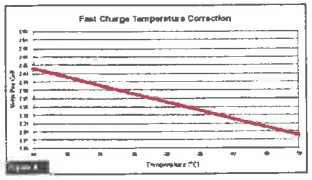


PowerSafe SBS

The time to reach full state of charge is influenced by battery temperature and charge voltage during the recharge.

1) Where Ah counting is used to control the recharge (i.e 103% of discharged Ah is returned) the battery voltage can be maintained at a constant 2.40 Volts/cell provided that the battery temperature is controlled at or below +50°C discharged Ah returned.

2) Where time formula recharge is used, temperature compensation for charge voltage should be applied as the lines shown in figure 4.



Where rectifier voltage cannot be adjusted to values >2.40 Volts/cell to compensate for temperatures below 20°C, the time to full state of charge will be increased. For additional information and guidance on this, please contact your EnerSys® representative

At the end of controlled recharge the battery can revert to either discharge mode, or where the battery is used to provide mains back up the voltage should be reduced to float voltage level of 2.29 Volts/cell

2.4 Data Recording
In order for the warranty to be valid, the user must provide, by means of routine regular data logging, the following data:

1) The number of cycles performed and the depth of discharge ("dod") of each cycle.

2) The duration of each discharge and charge cycle, and the Ah in and out.

3) Full details of the recharge voltage/current profile for the last 50 cycles.

4) A full history of the ambient and battery surface temperatures, recorded at regular intervals throughout battery operation and life.

5) The time and date of each "event" (an "event" is defined as the start /stop of the battery discharge, the start/stop of the battery recharge, the start stop of any generator input power or other input power source, etc).

Warning
In hybrid applications it is important that the maximum temperature of the battery in operation does not exceed +50°C.
Continuous charge at 2.40volts/cell will significantly reduce the battery life.

3. General Specifications

PowerSafe® SBS Battery Type	Nominal Voltage (V)	10 hr Rate to 1.80Vpc @ 20°C	10 hr rate to 1.80Vpc @ 77°F	Dimensions (mm) L	W	H	Dimensions (in) L	W	H	Weight (kg)	Weight (lbs)	Typical Short Circuit Current (A)	Resistance (mΩ)	Recommended Terminations
SBS B14	12	62	62	280	11.0	97	3.8	264	10.4	19.1	42.0	1800	7.0	M8 F
SBS B14F	12	62	62	303	11.9	97	3.8	264	10.4	19.1	42.0	1800	7.0	M6 M
SBS C11	12	92	91	395	15.6	105	4.1	264	10.4	28.0	61.6	2300	5.5	M8 F
SBS C11F	12	92	91	417	16.4	105	4.1	256	10.1	28.0	61.6	2300	5.5	M6 M
SBS 100	12	100	100	395	15.6	108	4.3	287	11.3	32.6	71.9	2210	5.6	M8 F
SBS 100F	12	100	100	395	15.6	108	4.3	287	11.3	32.6	71.9	2210	5.6	M6 M
SBS 170F	12	170	170	561	22.1	125	4.9	283	11.1	52.5	115.7	3400	4.0	M6 M
SBS 190F	12	190	190	561	22.1	125	4.9	316	12.4	60.0	132.3	3800	3.3	M6 M
SBS 410	2	410	410	200	7.9	208	8.2	239	9.4	23.2	51.1	4725	1.3	M8 M

4. Connectors

PowerSafe® SBS Battery Type	Connector Part No.
SBS B14, C11	2205-8919
SBS B14F, C11F	2205-8891
SBS 100	2205-8750
SBS 100F	2205-8749
SBS 170F & 190F	2205-8769
SBS 410	2205-9887 (A)
SBS 410	2205-8965 (B)

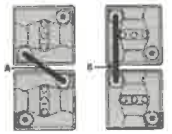
SBS B14, C11, 100



SBS B14F, C11F, 100F, 170F, 190F



SBS 410



(1) ENERSYS 12V 190AH BATTERY - MODEL #: SBS-190F (NEQ.19858)
SCALE: NOT TO SCALE

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LOUISVILLE, KY 40299
502 437-5252

PREPARED FOR:
smartlink
AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

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REV	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
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0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE
SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

USID:
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POD PROJECT NUMBER: 23-157795
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BATTERY SPECS

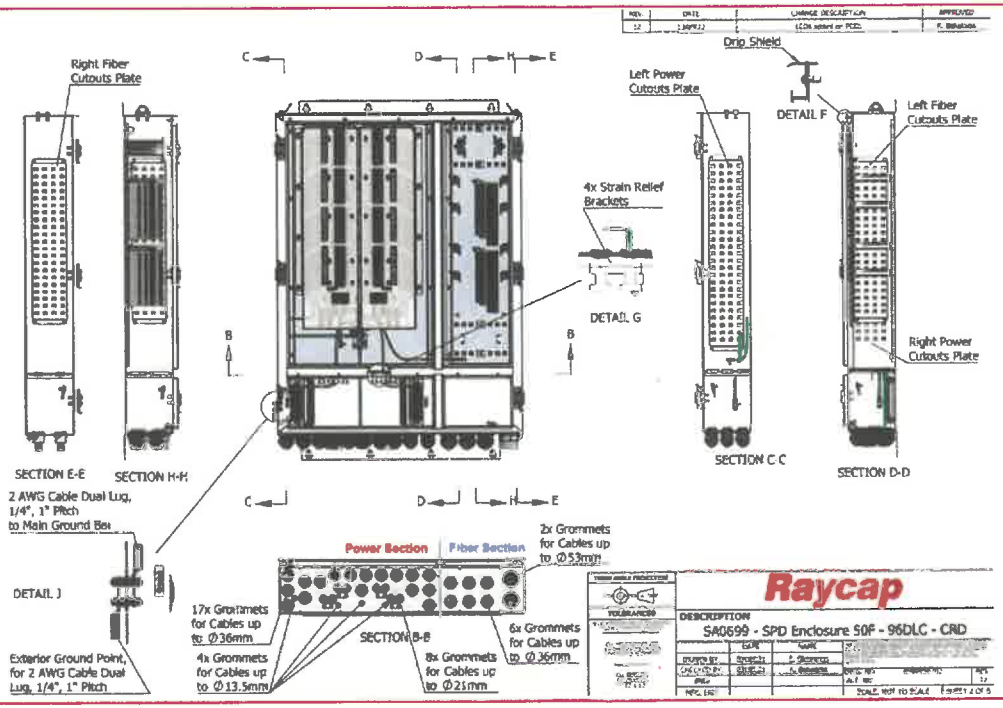
SHEET NUMBER:
C-5.2

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DC50-48-60-96-50F

ATT Item Number: CEQ.54898

Raycap DC50-48-60-96-50F
52.24" H, 40" wide, 9" Deep



Raycap 3

1 RAYCAP OVP & FIBER CABINET - MODEL #: DC50-48-60-96-50F (CEQ.54898)
SCALE: NOT TO SCALE

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SHEET TITLE:
OVP & FIBER CABINET SPECS

SHEET NUMBER:
C-5.3

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d



General Data

Enclosure dimensions* (H x W x D)
- 60" x 25" x 15"
- 60" x 35" x 15" with CamLok enclosure
- *Dimensions may change. Drawings may be requested for current outline specifications.

Weight
- ≥ 150 lbs

Door
- 3-point pad-lockable
- ICGC also is pad-lockable

Convenience receptacle
- 20A GFIC external receptacle

Rating
- NEMA 3R

Composition
- Aluminum

Powder coat paint
- RAL 7032
- Other Pantone colors may be requested

UL certification
- UL 891 – Dead Front Switchboard
- UL 1008 – ATS and ICGC

Load Center

Panel board type
- Square D, NQ Series

Circuit breaker positions
- 30 circuits

Electrical Specifications

- 120/240 V, 1Ø, or 120/208 V, 3Ø
- 200 A maximum

SCRR based on branch devices
- 42 kA, Sq D Type QH or QHB
- 22 kA, Sq D Type ZO-VH or QOB-VH
- 10 kA, Sq D QO or QOB

ATS Accessories

4AR – Utility fail relay

11BE – Fully-programmable engine exerciser
- Exercise with or without load
- Exercise daily, weekly, bi-weekly or monthly
- Setting displayed and changed from interface keypad

18RX – Relay for source availability
- Contacts for utility and one emergency source (second emergency contact on switch)
- Additional output relay, default to indicate common alarm

Suppression Technology

Technology type
- Strikesorb 40mm, 120 V module

Certification
- UL 1449 3rd Edition (or current)
- CE
- VDE

ICGC – CamLok Generator Connection Panel

- Color-coded connectors
- Pad-lockable enclosure

1 INTERSECT PTLC & ATS - MODEL #: PTLC-ATS-3S-12200-CL (NEQ.47489)
SCALE: NOT TO SCALE

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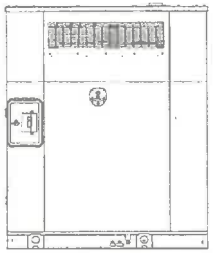
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SDC020 | 2.2L | 20 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

Standby Power Rating
20 kW, 25 kVA, 60 Hz


Image used for illustration purposes only

*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET

SDC020 | 2.2L | 20 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in³ (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Naturally Aspirated
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow Cartridge
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Pressurized Closed
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Puller
Fan Speed - RPM	3,000
Fan Diameter - in (mm)	11 (279)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Cassette
Injector Type	Indirect, Pintle Nozzle
Fuel Supply Line - in (mm)	0.31 (7.94) ID
Fuel Return Line - in (mm)	0.31 (7.94) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124V26
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50
Standard Excitation	Permanent Magnet Excitation
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	+-0.25%

SPEC SHEET

1 GENERAC SDC020 (20KW) - MODEL #: A0001352184
SCALE: NOT TO SCALE

NOTE:

POWER OF DESIGN GROUP, NOR OUR ENGINEER IS RESPONSIBLE FOR DESIGN OR MANUFACTURE OF THE SPECS SHOWN ON THIS SHEET. PLEASE CONTACT THE MANUFACTURE FOR ANY QUESTIONS OR CONCERNS.

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POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	11/16/23	PRELIM ISSUE
B	01/29/24	PRELIM ISSUE
C	02/14/24	PRELIM ISSUE
0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

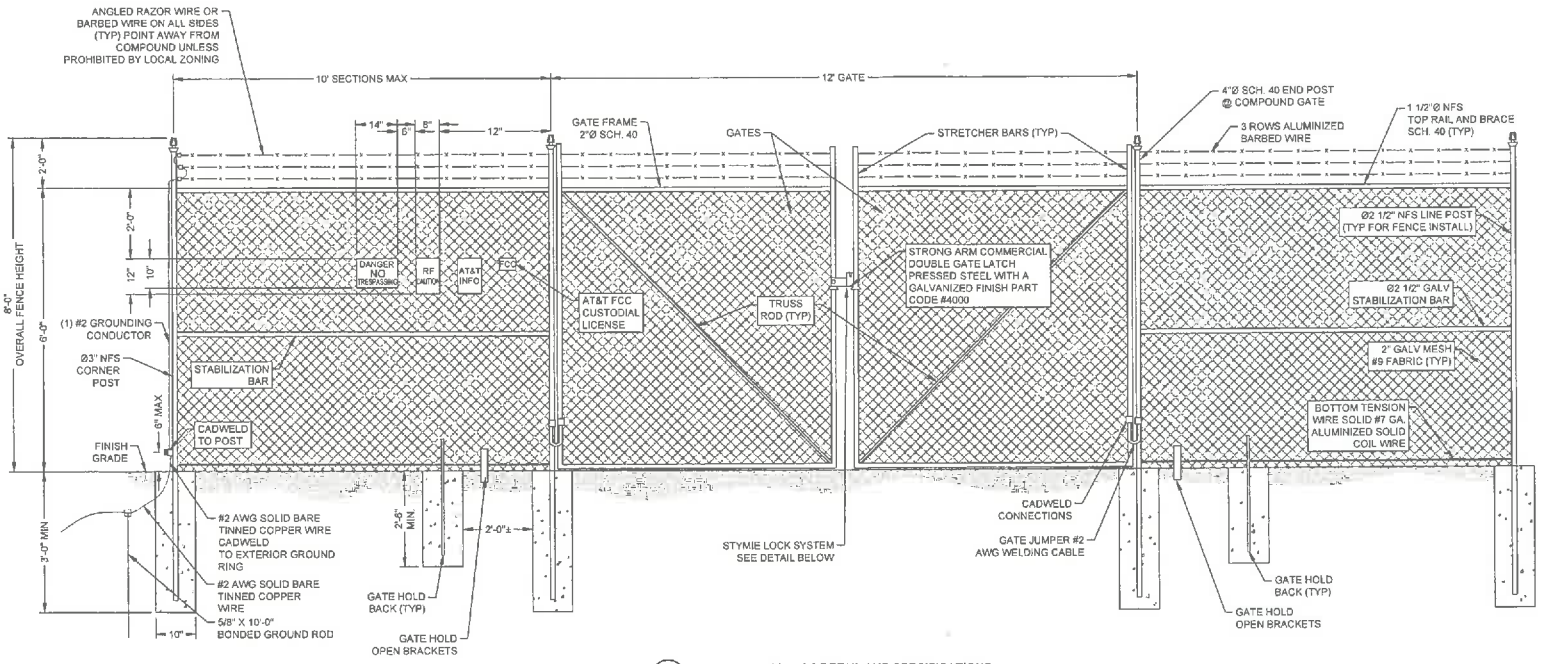
USID:
329243

POD PROJECT NUMBER: 23-157795
DRAWN BY: EW
CHECKED BY: MEP
DATE: 07/10/24

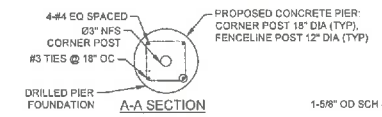
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GENERATOR SPECS

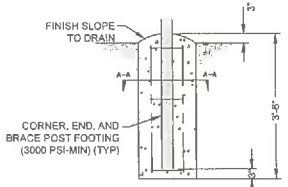
SHEET NUMBER:
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DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

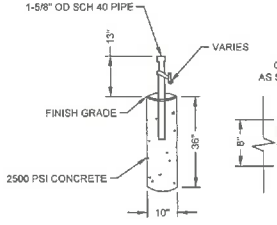


1 FENCE AND SIGNAGE DETAIL AND SPECIFICATIONS
SCALE: NOT TO SCALE

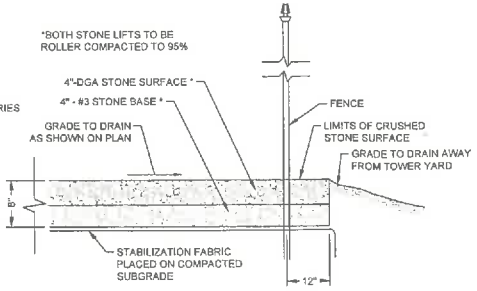




2 FENCE POST DETAIL
SCALE: NOT TO SCALE

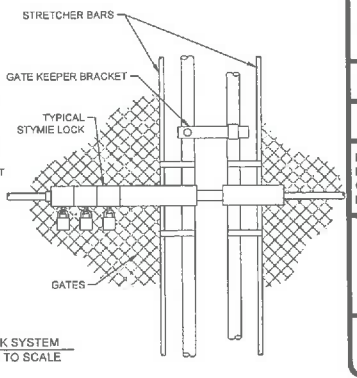


3 GATE STOP DETAIL
SCALE: NOT TO SCALE



4 COMPOUND SURFACING
SCALE: NOT TO SCALE

STANDARD COMBINATION LOCK SPEC
ALL LOCK SHOULD BE MARINE GRADE BRASS LOCK WITH STAINLESS STEEL SHACKLE, SOLID BRASS BODY PROVDES STRENGTH AND CORROSION RESISTANCE
STAINLESS STEEL SHACKLES RESIST HACKSAWS, BOLT CUTTERS, AND CORROSIVE WEATHER CONDITIONS
ALL LOCKS SHOULD BE A PROGRAMMABLE COMBINATION LOCK THAT IS STRONG, DURABLE AND HIGHLY WEATHER RESISTANT



5 STYMIE LOCK SYSTEM
SCALE: NOT TO SCALE

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502-437-5252

PREPARED FOR:
smartlink

AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

EDWARD PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

ZONING DRAWINGS

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0	06/27/24	CLIENT COMMENTS
1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

USID:
329243

POD PROJECT NUMBER:	23-157795
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DATE:	07/10/24

SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
C-7

DigiSigner Document ID: 3e87df86-410f-4732-bbe6-04d9a9c38b2d

INFORMATION

Federal Communications Commission
Tower Registration Number

1234567

Posted in accordance with Federal Communications Commission rules on antenna tower registration 47 CFR 17.4(g)

1 12"x16" FCC REGISTRATION SIGN DETAIL
SCALE: NOT TO SCALE

NOTICE

AT&T operates antennas at this site.

Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC General Population Exposure Limits.

Follow safety guidelines for working in an RF environment.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing any maintenance or repairs above this point.

NS-2-STP-AL-130 This is AT&T Site

2 8"x12" NOTICE SIGN DETAIL
SCALE: NOT TO SCALE

WARNING

Beyond this point:
Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

In accordance with Federal Communications commission rules on radio frequency emissions 47 CFR 1.1307(b)

3 8"x12" WARNING SIGN DETAIL
SCALE: NOT TO SCALE

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07/11/2024

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SPRINGFIELD, TN 37172
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16147971

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DATE:	07/10/24

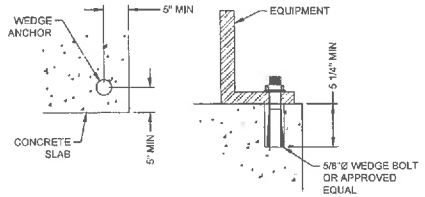
SHEET TITLE:
AT&T SIGNAGE DETAILS

SHEET NUMBER:
C-7.1

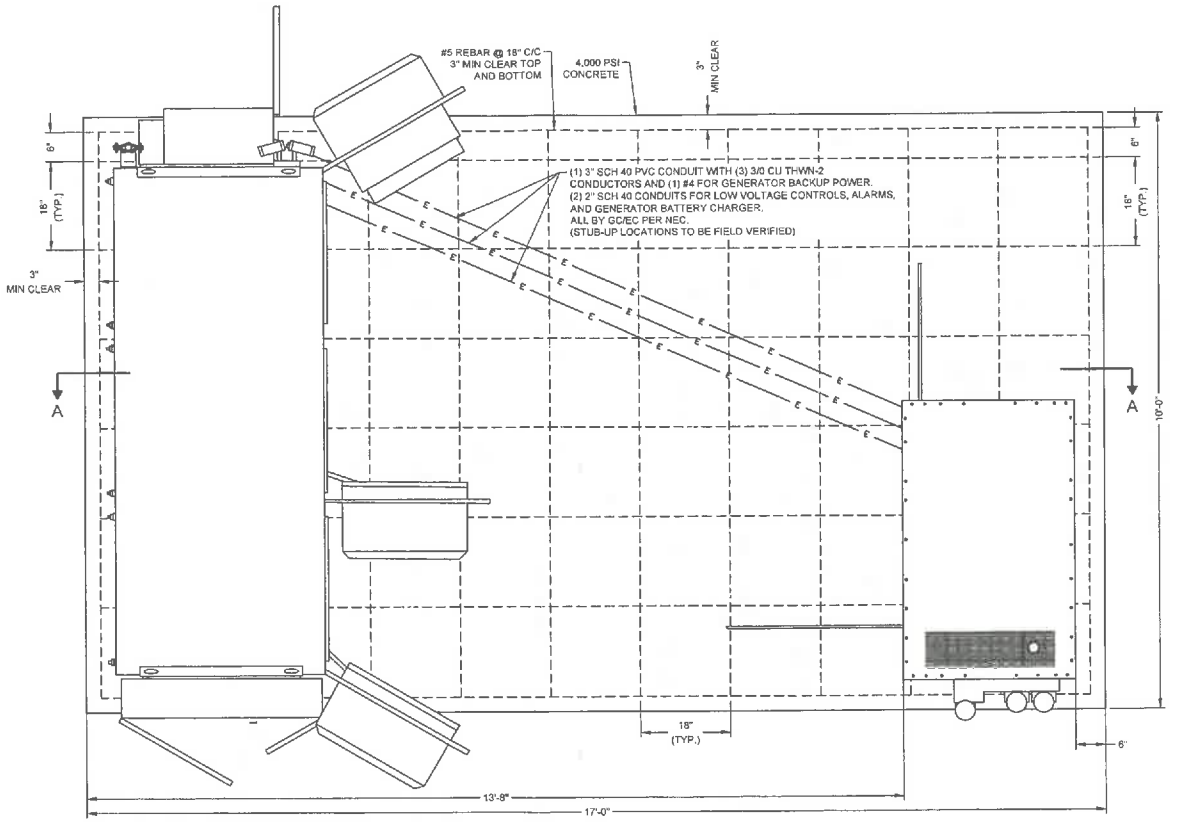
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FOUNDATION NOTES:

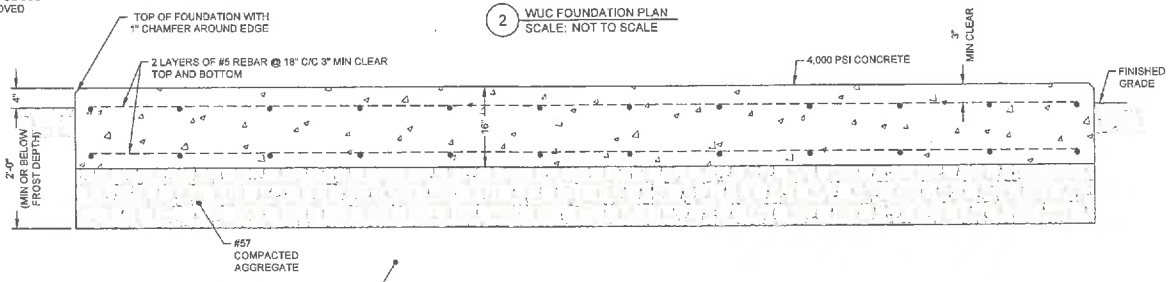
1. REFER TO CIVIL DRAWINGS FOR ORIENTATION OF FOUNDATION.
2. USE A HIGH-EARLY STRENGTH CONCRETE MIX SO THE CABINET MAY BE PLACED THREE DAYS FOLLOWING CONCRETE POURING. COARSE AGGREGATE USED IN THE CONCRETE SHALL BE GRADED FROM 3/4" TO NO. 4 ONLY. THE COMPRESSION STRENGTH OF THE CONCRETE MUST BE A MINIMUM OF 4000 PSI AS DETERMINED BY ASTM C39 TEST OF COMPRESSION STRENGTH OF CONCRETE CYLINDERS
3. CURE THE PAD FOR A MINIMUM OF THREE DAYS BEFORE EQUIPMENT INSTALLATION, OR PER SPECIFICATIONS FOR THE TYPE OF CONCRETE USED AND PER LOCAL CODES AND REQUIREMENTS.
4. ALL CONCRETE SHALL HAVE 28 DAY STRENGTH OF 4000 PSI MINIMUM, WITH A SLUMP OF 3"-7" AND SHALL BE AIR ENTRAINED @ 5.5 ±1.1%. 5 TEST CYLINDERS SHALL BE MADE FOR THE 3,7, & (2) 28 DAY TESTS WITH ONE SPARE
5. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185 FOR STEEL WELDED WIRE REINFORCEMENT UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND ACI 4.5.7.
7. SLAB TOLERANCE IS ± 1/4".
8. THIS FOUNDATION IS DESIGNED FOR 2,000 PSF ALLOWABLE SOIL BEARING CAPACITY.
9. A CHAMFER, 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
10. FOUNDATION BEARING MATERIAL SHALL BE TESTED & VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
11. GROUND REBAR TO GROUND RING IN (2) LOCATIONS USING #2 SOLID BARE TINNED COPPER GROUND WIRE.
12. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.
13. CONDUITS SHALL EXTEND APPROXIMATELY 2" ABOVE FINISHED SURFACE. SEAL CONDUITS TO PREVENT CONCRETE ENTRY DURING POUR
14. CONTRACTOR SHALL VERIFY THE PLACEMENT OF CONDUITS WITH THE ACTUAL ENCLOSURE KNOCK-OUT AND OR STUB-UP LOCATIONS TO ENSURE THE PROPER ALIGNMENT OF ALL CONDUITS.
15. FOUNDATION DESIGNED FOR A MINIMUM 2,000 PSF SOIL BEARING CAPACITY
16. USE SHIMS AS REQUIRED TO ASSURE WUC IS BEARING AT PERIMETER. SEAL PERIMETER W/ CAULK OR GROUT DESIRED.



1 GENERATOR ANCHOR BOLT DETAIL
SCALE: NOT TO SCALE



2 WUC FOUNDATION PLAN
SCALE: NOT TO SCALE



3 SECTION 'A-A
SCALE: NOT TO SCALE

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MARK EDWARD PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116504
STATE OF TENNESSEE
07/11/2024

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1	07/10/24	LANDSCAPE PLAN ADDED

SITE NAME:
H.B. LEE

SITE INFORMATION:
3897 DOT ROAD
SPRINGFIELD, TN 37172
ROBERTSON COUNTY

FA NUMBER:
16147971

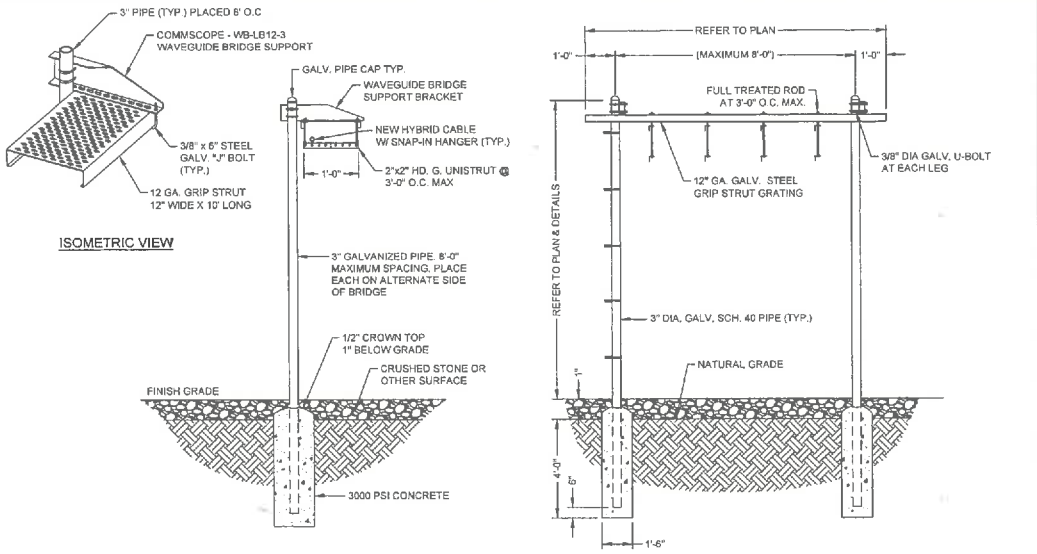
USID:
329243

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DRAWN BY:	EW
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DATE:	07/10/24

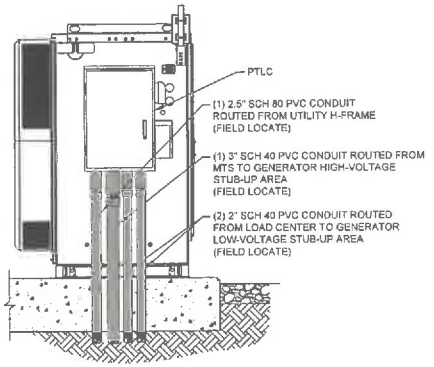
SHEET TITLE:
WUC FOUNDATION PLAN (PAD)

SHEET NUMBER:
C-8

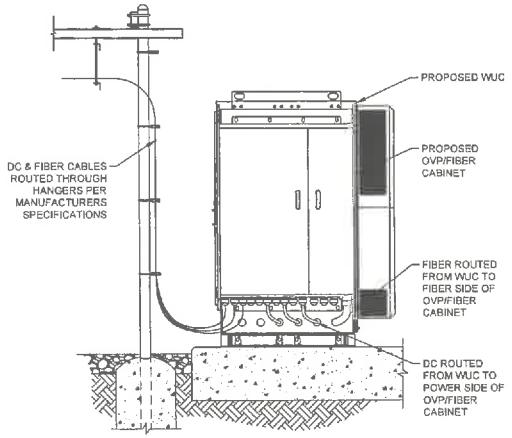
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1 ICE BRIDGE DETAIL
SCALE: NOT TO SCALE



2 PTLC DETAIL
SCALE: NOT TO SCALE



3 OVP & FIBER CABINET DETAIL
SCALE: NOT TO SCALE

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DRAWN BY:	EW
CHECKED BY:	MEP
DATE:	07/10/24

SHEET TITLE:
EQUIPMENT
SPECS

SHEET NUMBER:
C-9

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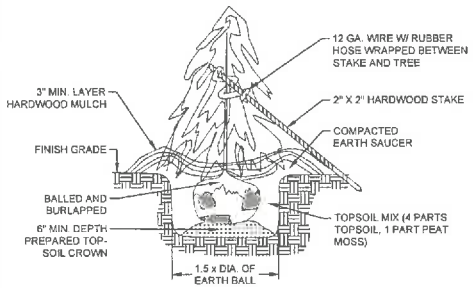
GENERAL NOTES

1. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
2. STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. ALL DISTURBED AREAS AND ISLANDS SHALL BE SEEDED OR SODDED PER DIRECTION OF THE OWNER.
7. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE MONTHS.
8. ALL PLANTING BEDS SHALL BE COVERED IN A 3" THICK LAYER OF BARK MULCH.

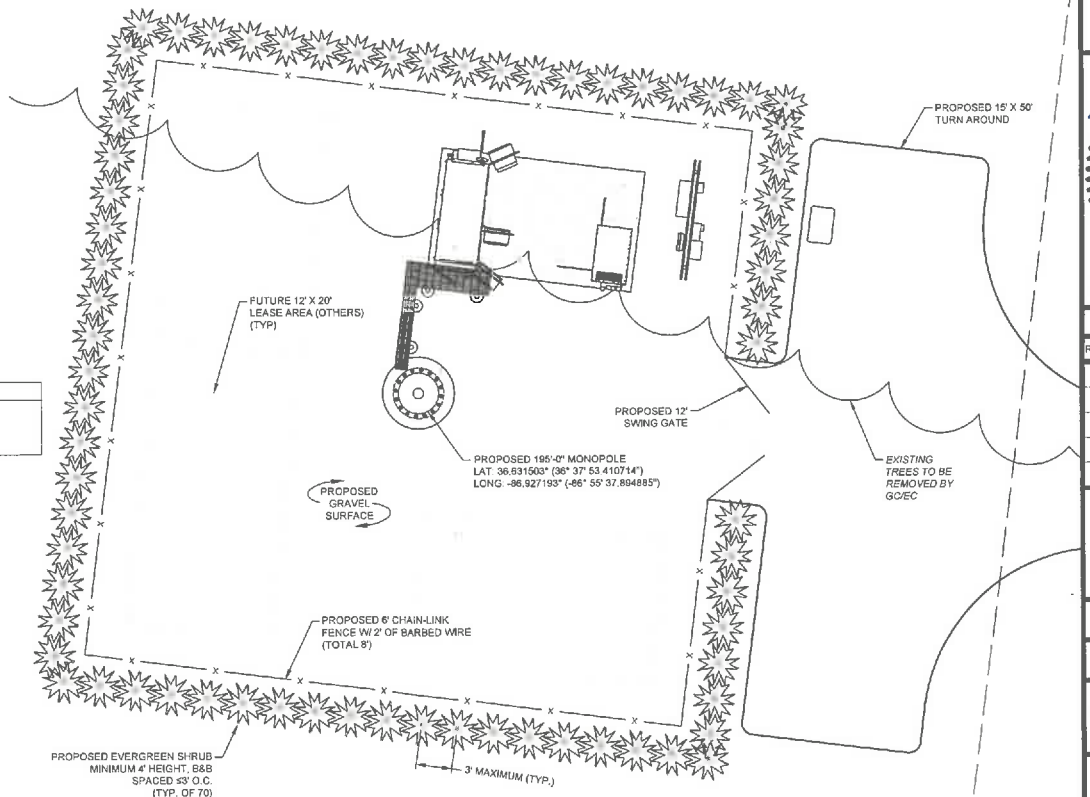
NOTE: ALL SPECIFIED PLANTS HEIGHTS ARE PER ROBERTSON COUNTY ZONING ORDINANCE AND ARE NOT AVAILABLE FOR SIZE REDUCTION

ALL PLANT MATERIAL WILL NEED TO BE MAINTAINED AT THE OWNER'S EXPENSE AND NOT LESS THAN ROBERTSON COUNTY REQUIRED INSTALLATION HEIGHTS

SYMBOL	QUANTITY	PLANT TYPE	COMMENTS / SPECIFICATIONS
	70	EVERGREEN SHRUB	MINIMUM 4'-0" HT B&B SPACED 3' O.C.



2 CONIFEROUS TREE
SCALE: NOT TO SCALE



1 LANDSCAPING PLAN
SCALE: 0' 10' 20' (1"= 10')

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LOUISVILLE, KY 40299
502-437-5252

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SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER:
LS-1

EXHIBIT F

TOWER SAFETY REPORT, TOWER DRAWINGS, GEOTECHNICAL REPORT

June 27, 2024

Dave Smith
VB 500 II, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: **Fall Certification Letter**
Arcosa Designation: **Arcosa Project Number:** **B028**
Arcosa Site Name: **HB Lee (US-TN-5462)**
Engineering Firm Designation: **B+T Group Project Number:** 171469.001.01.0002

Site Data: **HB Lee (US-TN-5462)**
195' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of VB 500 II, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 195' Monopole to be constructed at the **HB Lee (US-TN-5462)** site.

This pole will be designed in accordance with the current TIA 222-H standard for Robertson County, TN which replaced the outdated EIA Standard 222E-1991. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

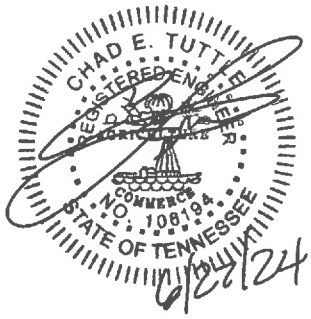
Design Wind Speed: 106mph 3-sec gust (no ice), 30mph 3-sec gust (1.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

190'—Wireless Carrier 1 (CaAa= 40,000 sq in w/ (12) 1 5/8" transmission lines
179'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
169'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 150' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 150' from the base of the pole. It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

I hope this letter satisfies your concerns. Please let me know if I may be of further assistance.

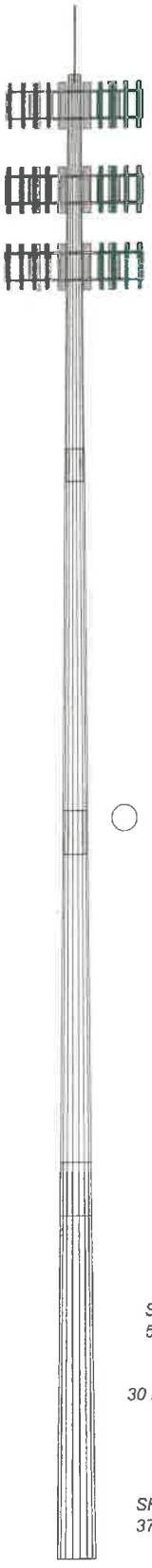
Respectfully submitted by: B+T Engineering, Inc.



Chad E. Tuttle, P.E.

Section	1	2	3	4
Length (ft)	53.000	53.000	53.000	52.000
Number of Sides	16	16	16	16
Thickness (in)	0.250	0.375	0.375	0.438
Socket Length (ft)	4.250	5.750	7.000	
Top Dia (in)	19.000	29.225	38.870	48.240
Bot Dia (in)	30.660	40.885	50.530	59.680
Grade	A572-65			
Weight (K)	3.5	7.5	9.6	13.2

33.8



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod 1" x 4'	199	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	180
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	191	Sector1(CaAa=10000 Sq.in)No Ice (Carrier 3)	170
Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	191	Sector2(CaAa=10000 Sq.in)No Ice (Carrier 3)	170
Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	191	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 3)	170
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 2)	180		
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	180		

MATERIAL STRENGTH

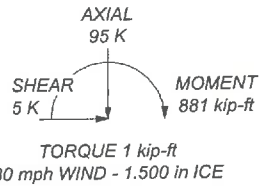
GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

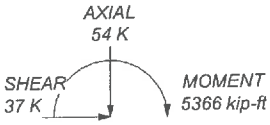
1. Tower is located in Robertson County, Tennessee.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 106 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.000 ft
8. Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity.

Additional Note:
The pole is designed to be in accordance with the TIA-222-H Standard. This replaces the outdated EIA Standard 222E-1991.

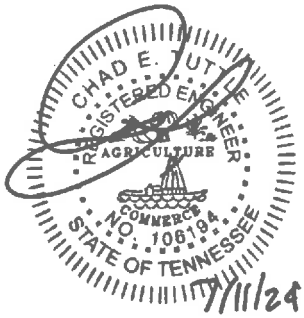
ALL REACTIONS ARE FACTORED



TORQUE 1 kip-ft
30 mph WIND - 1.500 in ICE



TORQUE 9 kip-ft
REACTIONS - 106 mph WIND



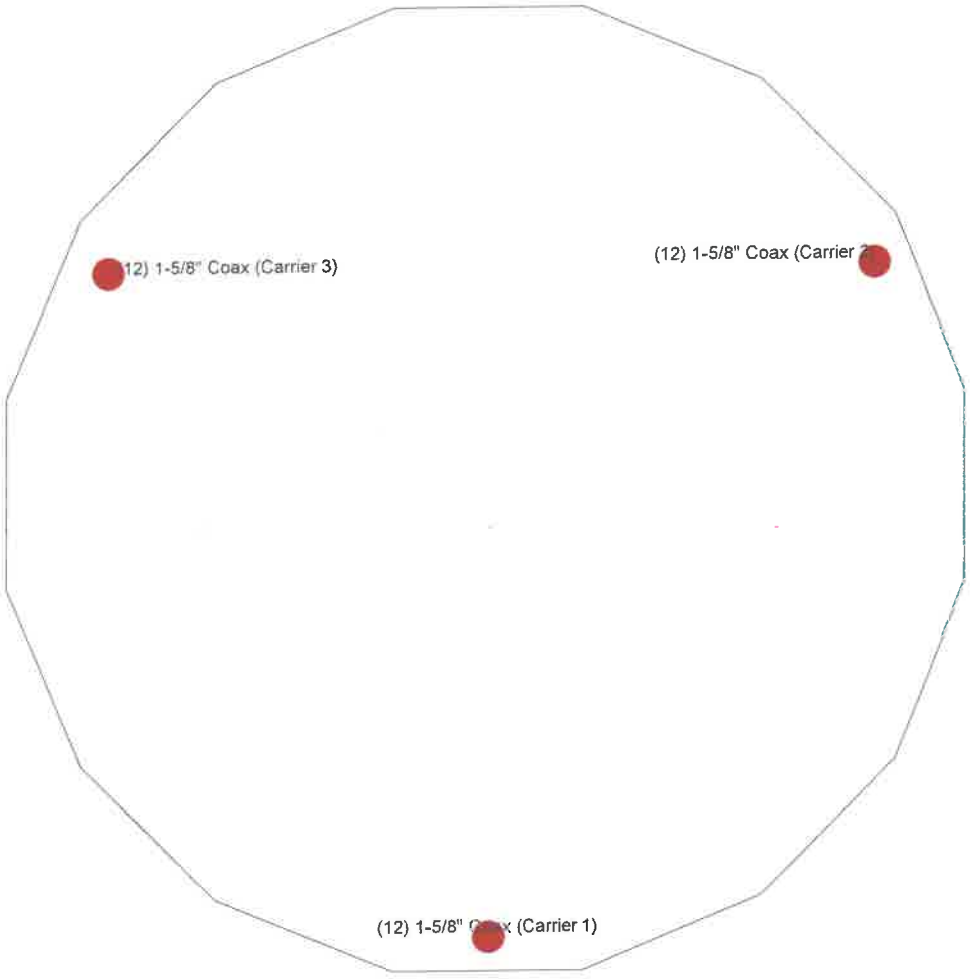
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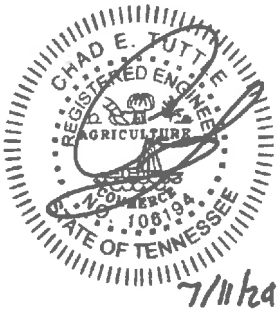
B+T Group
1717 S Boulder Ave, Suite 300
Tulsa, OK 74119
Phone: (918) 587-4630
FAX: (918) 295-0265

Job: ATS # B028 - HB Lee (Site# US-TN-5462)			
Project: 195' MP/36.631503, -86.927193			
Client: Vertical Bridge	Drawn by: aashwood	App'd:	
Code: TIA-222-H	Date: 07/11/24	Scale: NTS	
Path:		Dwg No. E-1	

Feed Line Plan

_____ Round _____ Flat _____ App In Face _____ App Out Face



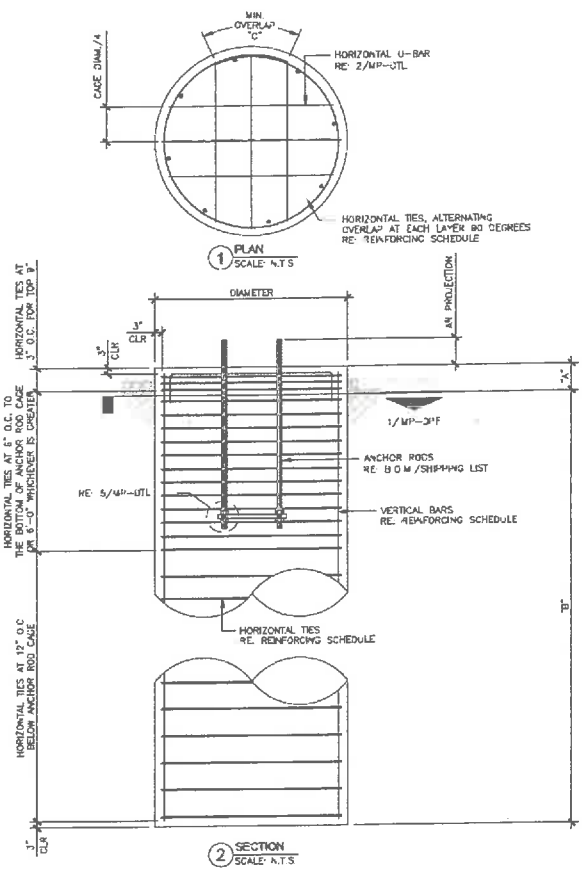


7/11/24

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Job: ATS # B028 - HB Lee (Site# US-TN-5462)			
Project: 195' MP/36.631503, -86.927193			
Client: Vertical Bridge	Drawn by: aashwood	App'd:	
Code: TIA-222-H	Date: 07/10/24	Scale: NTS	
Path:		Dwg No. E-7	



NOTES:

1. REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENT OF ASTM A 615 (GRADE 60) EXCEPT THAT TIES MAY BE ASTM-615 (GRADE 40) WITH 3" MINIMUM CLEAR COVER
2. REINFORCEMENT STEEL SHALL BE DETAILED, FABRICATED, BENT, AND PLACED IN ACCORDANCE WITH "THE CRSI MANUAL OF STANDARD PRACTICE AND THE ACI 315 (LATEST EDITION).
3. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE GEOTECH REPORT FOR THIS PROJECT AND FOLLOW THE RECOMMENDATIONS IN "THA" REPORT" WHEN CONSTRUCTING THE FOUNDATION.
   GEOTECHNICAL PROPERTIES BY: POWER OF DESIGN GROUP, LLC
   PROJECT NUMBER: 23-157979
   DATE: JUNE 10, 2024
4. THIS FOUNDATION HAS BEEN DESIGNED, IN ACCORDANCE WITH THE TIA 222-H STANDARD, SPECIFICALLY FOR THE TOWER AND SOIL CONDITION REFERENCED ABOVE. IF ANYTHING DIFFERS, THIS DESIGN SHALL BE CONSIDERED INVALID AND MUST BE REDESIGNED PRIOR TO CONSTRUCTION.
5. TOTAL CONCRETE VOLUME IN CUBIC YARDS: 54.92
6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
7. CONCRETE MIXTURES SHALL MEET DURABILITY REQUIREMENTS OF CHAPTER 19 OF THE ACI 318-14
8. ALL CONCRETE TESTING SHALL BE IN ACCORDANCE WITH ACI 318-14. A MINIMUM OF [2] 6"X12" OR [3] 4"X8" CONCRETE CYLINDERS PER INDIVIDUAL FOUNDATION AND A MINIMUM OF [6] 6"X12" OR [6] 4"X8" CYLINDERS PER BATCH REQUIRED.
9. SLUMP TEST SHALL BE MADE IN ACCORDANCE WITH ASTM C143. THE ALLOWABLE CONCRETE SLUMP SHALL BE 4 INCHES (±1") UNLESS ADMIXTURES ARE USED. ADMIXTURE SHALL BE IN ACCORDANCE WITH ASTM C494 STANDARD TYPES A, B, C, D OR E. THE ENGINEER SHALL PRE APPROVE SUPER PLASTICIZER USE. DO NOT USE CHLORIDE CONTAINING ADMIXTURES. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
10. BACKFILL MATERIAL SHALL BE COMPACTED TO A MIN. UNIT WEIGHT OF 110 PCF OR AS SPECIFIED IN GEOTECH REPORT. THE SOIL SHALL BE INSTALLED IN 6" TO 8" LIFTS AND COMPACTED THOROUGHLY TO ACHIEVE APPROPRIATE UNIT WEIGHT UNLESS GEOTECH SPECIFIES OTHER COMPACTION REQUIREMENTS.
11. VERIFY ALL DIMENSIONS AGAINST MANUFACTURER'S DRAWINGS.

STIPULATION FOR REUSE:

1. THIS DRAWING WAS SPECIFICALLY DESIGNED FOR USE BY THE CUSTOMER ON "THIS DRAWING AT "THE SPECIFIED LOCATION. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROPERLY LICENSED ENGINEER

DIMENSIONING SCHEDULE	
DIM "A"	0' 6"
DIM "B"	29' 0"
MIN. OVERLAP "C"	2' 3"
DIAMETER	8' 0"
AR PROJECTION	14 IN.

REINFORCING SCHEDULE	SIZE	TOTAL QTY
VERTICAL BARS	# 11	25
HORIZONTAL TIES	# 4	37
U-BAR HORIZONTAL	# 4	6

BASE REACTIONS:		
FACTORED LOADS		
MOMENT	5386	KIPS-FT
AXIAL	54	KIPS
SHEAR	37	KIPS

B+T GRP
1717 S BOULDER AVE #300, TULSA, OK 74119
(918) 587-4630

ARCOSA
TELECOM STRUCTURES

4020 TULL AVE. MUSKOGEE, OK 74403

ISSUED FOR:

REV	DATE	DESCRIPTION
0	07/10/24	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTIONS OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT INFORMATION:

PROJECT NO: 171489.001.01.0001
SITE NAME: HB LEE
SITE NO: 8028
CLIENT NAME: ARCOSA TELECOM STRUCTURES

DRAWN BY: ANGELA ASHWOOD
CHECKED BY: BWS

SHEET TITLE:

DRILLED PIER FOUNDATION FOR 195 FT. MONOPOLE TOWER

SHEET NUMBER:	REVISION:
MP-DPF	0

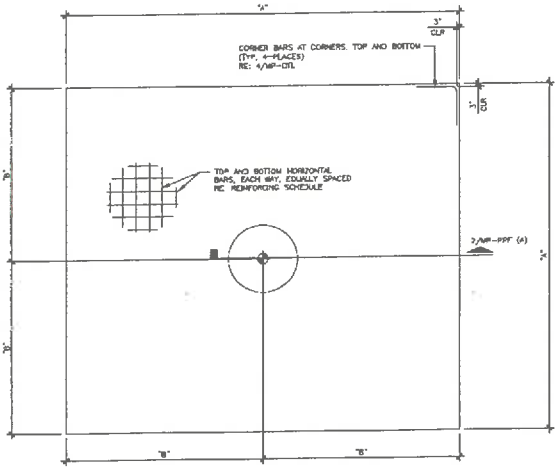
DIMENSIONING SCHEDULE	
A	28'-6"
B	13'-3"
C	0'-6"
D	8'-0"
E	3'-0"
DIAMETER	7'-6"
MIN. OVERLAP "M"	2'-3"
AR PROJECTION	14 IN

REINFORCING SCHEDULE	SIZE	TOTAL QTY
VERTICAL BARS WITH 90° BEND	# 9	36
HORIZONTAL TIES	# 4	18
HORIZONTAL U-BAR (PEDESTAL)	# 4	6
TOP HORIZONTAL BARS	# 8	56
BOTTOM HORIZONTAL BARS	# 8	56
CORNER BARS	# 4	8
VERTICAL U-BARS (PAD)	# 4	112

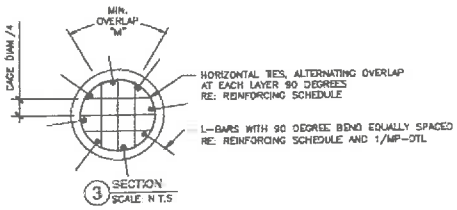
BASE REACTIONS		
FACTORED LOADS		
MOMENT	5866	KIP-FT
AXIAL	54	KIPS
SHEAR	37	KIPS

NOTES:
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   GEOTECHNICAL PROPERTIES BY: POWER OF DESIGN GROUP, LLC
   PROJECT NUMBER: 23-157979
   DATE: JUNE 10, 2024
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11. VERIFY ALL DIMENSIONS AGAINST MANUFACTURER'S DRAWINGS

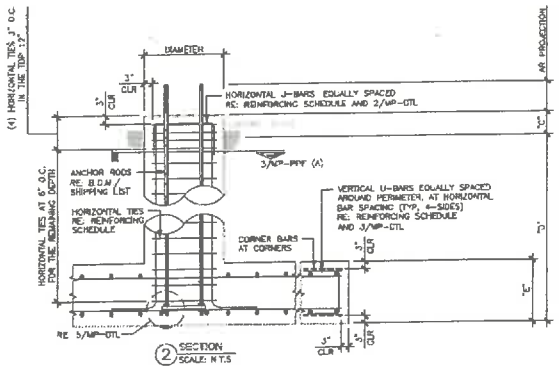
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1 PLAN
SCALE: N.T.S



3 SECTION
SCALE: N.T.S



2 SECTION
SCALE: N.T.S

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(918) 587 4630

ARCOSA
TELECOM STRUCTURES
4020 TULL AVE MUSKOGEE, OK 74403

ISSUED FOR:		
REV	DATE	DESCRIPTION
0	07/30/24	ISSUED FOR CONSTRUCTION



7/11/24

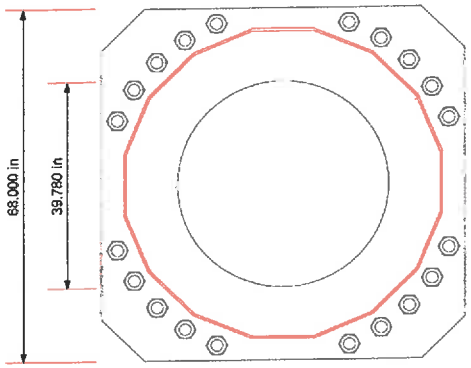
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PROJECT INFORMATION:
PROJECT NO: 173469.001.01.0001
SITE NAME: HB LEE
SITE NO: 3028
CLIENT NAME: ARCOSA TELECOM STRUCTURES
DRAWN BY: ANGELA ASHWOOD
CHECKED BY: BWS

SHEET TITLE:
PAD & PIER FOUNDATION FOR 195 FT. MONOPOLE TOWER

SHEET NUMBER:	REVISION:
MP-PPF	0

Dimensioning Schedule	
Base Plate Thickness	2.75"
Anchor Rod	(20) 2.25"
Bolt Circle	67"
Base Plate Material Grade	A572-50
Anchor Rod Material Grade	A615-75

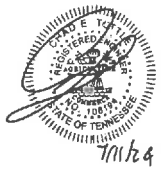


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(918) 587-4630

ARCOSA
TELECOM STRUCTURES
4020 TULL AVE MUSKOGEE, OK 74403

ISSUED FOR:

REV	DATE	DESCRIPTION
0	07/10/24	ISSUED FOR CONSTRUCTION



7/10/24

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PROJECT INFORMATION:

PROJECT NO.: 171469.001.01.0001
SITE NAME: HB LEE
SITE NO.: 8028
CLIENT NAME: ARCOSA TELECOM STRUCTURES

DRAWN BY: ANGELA ASHWOOD
CHECKED BY: BWS

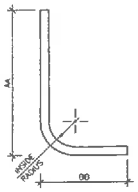
SHEET TITLE:

BASE PLATE

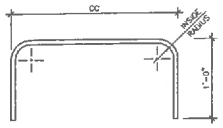
SHEET NUMBER:	REVISION:
MP-BP	0

DIMENSIONING SCHEDULE	
AA*	7' 10"
BB	1' 6"
CC*	VARIES
DD*	2' 0"
EE	3' 0"

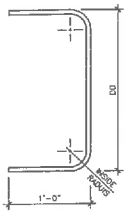
*NOTE: CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO FABRICATION



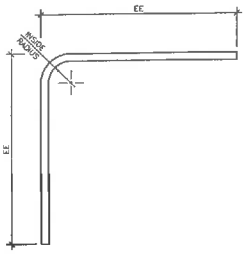
1 L-BAR
SCALE: N.T.S.



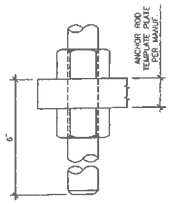
2 HORIZONTAL U-BAR
SCALE: N.T.S.



3 VERTICAL U-BAR
SCALE: N.T.S.



4 CORNER BAR
SCALE: N.T.S.



5 ANCHOR ROD DETAIL
SCALE: N.T.S.

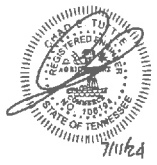
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ARCOSA
TELECOM STRUCTURES

4020 TULL AVE MUSKOGEE, OK 74403

ISSUED FOR:

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PROJECT INFORMATION:

PROJECT NO: 171469.001.01.0001
SITE NAME: HB LEE
SITE NO: 8028
CLIENT NAME: ARCOSA TELECOM STRUCTURES

DRAWN BY: ANGELA ASHWOOD
CHECKED BY: BWS

SHEET TITLE:

DIMENSIONING DETAIL

SHEET NUMBER:	REVISION:
MP-DTL	0

Drilled Pier Foundation

Project # :	171469.001.01.0001
Site Name:	HB Lee
Site Number:	B028
TIA-222 Revison:	H
Tower Type:	Monopole

Applied Loads	Comp.	Uplift
Moment (kip-ft)	5366	
Axial Force (kips)	54	
Shear Force (kips)	37	

Material Properties		
Concrete Strength, f'c:	4	ksi
Rebar Strength, Fy:	60	ksi
Tie Yield Strength, Fyt:	40	ksi

Pier Design Data		
Depth	29	ft
Ext. Above Grade	0.5	ft
Pier Section 1		
From 0.5' above grade to 29' below grade		
Pier Diameter	8	ft
Rebar Quantity	25	
Rebar Size	11	
Clear Cover to Ties	3	in
Tie Size	5	
Tie Spacing	12	in

Rebar & Pier Options

Embedded Pole Inputs

Belled Pier Inputs

Analysis Results		
Soil Lateral Check	*Compression*	*Uplift*
$D_{f=0}$ (ft from TOC)	8.64	-
Soil Safety Factor	5.34	-
Max Moment (kip-ft)	5617.86	-
Rating	24.9%	-
Soil Vertical Check	*Compression*	*Uplift*
Skin Friction (kips)	497.63	-
End Bearing (kips)	2073.45	-
Weight of Concrete (kips)	266.91	-
Total Capacity (kips)	2571.08	-
Axial (kips)	320.91	-
Rating	12.5%	-
Reinforced Concrete Flexure	*Compression*	*Uplift*
Critical Depth (ft from TOC)	7.27	-
Critical Moment (kip-ft)	5608.36	-
Critical Moment Capacity	7494.82	-
Rating	74.8%	-
Reinforced Concrete Shear	*Compression*	*Uplift*
Critical Depth (ft from TOC)	22.97	-
Critical Shear (kip)	761.49	-
Critical Shear Capacity	857.62	-
Rating	88.8%	-

Structural Foundation Rating	88.8%
Soil Interaction Rating	24.9%

Check Limitation	
Apply TIA-222-H Section 15.5:	☐
N/A	☐
Design Options	
Input Effective Depths (else Actual):	☐
Consider non-tapered moment capacity:	☐
Check Shear along Depth of Pier:	☑
Utilize Shear-Friction Methodology:	☐
Override Critical Depth:	☐

Go to Soil Calculations

Soil Profile

Groundwater Depth: N/A

# of Layers: 5

Layer	Top (ft)	Bottom (ft)	Thickness (ft)	γ_{soil} (pcf)	$\gamma_{concrete}$ (pcf)	Cohesion (ksf)	Angle of Friction (degrees)	Calculated Ultimate Skin Friction Comp (ksf)	Calculated Ultimate Skin Friction Uplift (ksf)	Ultimate Skin Friction Comp Override (ksf)	Ultimate Skin Friction Uplift Override (ksf)	Ult. Gross Bearing Capacity (ksf)	SPT Blow Count	Soil Type
1	0	2	2	110	150			0.000	0.000					Cohesionless
2	2	4	2	110	150			0.000	0.000					Cohesionless
3	4	8	4	110	150	0.75		0.413	0.413	0.15	0.00			Cohesive
4	8	17	9	120	150	1.2		0.660	0.660	0.20	0.00			Cohesive
5	17	29	12	130	150	10		4.500	4.500	2.00	0.00	55		Cohesive

Pier and Pad Foundation

Project #:	171469.001.01.0001
Site Name:	HB Lee
Site #:	B028

TIA-222 Revision:	H
Tower Type:	Monopole

Top & Bot. Pad Rein. Different?:	
Block Foundation?:	
Rectangular Pad?:	

Superstructure Analysis Reactions		
Compression, P_{comp}:	54	kips
Base Shear, Vu_comp:	37	kips
Moment, M_u:	5366	ft-kips
Tower Height, **H**:	195	ft
BP Dist. Above Fdn, bp_{dist}:	3	in

Pier Properties		
Pier Shape:	Circular	
Pier Diameter, **dpier**:	7.5	ft
Ext. Above Grade, **E**:	0.5	ft
Pier Rebar Size, **Sc**:	9	
Pier Rebar Quantity, **mc**:	36	
Pier Tie/Spiral Size, **St**:	4	
Pier Tie/Spiral Quantity, **mt**:	14	
Pier Reinforcement Type:	Tie	
Pier Clear Cover, cc_{pier}:	3	in

Pad Properties		
Depth, **D**:	8	ft
Pad Width, W_1:	26.5	ft
Pad Thickness, **T**:	3	ft
Pad Rebar Size (Bottom dir. 2), Sp_2:	8	
Pad Rebar Quantity (Bottom dir. 2), mp_2:	28	
Pad Clear Cover, cc_{pad}:	3	in

Material Properties		
Rebar Grade, **Fy**:	60	ksi
Concrete Compressive Strength, **F'c**:	4	ksi
Dry Concrete Density, δc:	150	pcf

Soil Properties		
Total Soil Unit Weight, γ:	110	pcf
Ultimate Net Bearing, Qnet:	4.000	ksf
Cohesion, **Cu**:	0.500	ksf
Friction Angle, φ:		degrees
SPT Blow Count, N_{blows}:		
Base Friction, μ:	0.3	
Neglected Depth, **N**:	2.50	ft
Foundation Bearing on Rock?	No	
Groundwater Depth, **gw**:	N/A	ft

<--Toggle between Gross and Net

Foundation Analysis Checks				
	Capacity	**Demand**	**Rating**	**Check**
Lateral (Sliding) (kips)	275.90	37.00	**13.4%**	**Pass**
Bearing Pressure (ksf)	3.66	2.91	**79.6%**	**Pass**
*Overturning (kip*ft)*	6476.02	5689.75	**87.9%**	**Pass**
*Pier Flexure (Comp.) (kip*ft)*	6356.56	5569.50	**87.6%**	**Pass**
Pier Compression (kip)	28118.83	97.74	**0.3%**	**Pass**
*Pad Flexure (kip*ft)*	3074.42	2203.74	**71.7%**	**Pass**
Pad Shear - 1-way (kips)	950.30	324.09	**34.1%**	**Pass**
Pad Shear - 2-way (Comp) (ksi)	0.190	0.049	**26.0%**	**Pass**
*Flexural 2-way (Comp) (kip*ft)*	3775.93	3341.70	**88.5%**	**Pass**

Structural Rating:	**88.5%**
Soil Rating:	**87.9%**

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-H standard.
The following design criteria apply:

Tower is located in Robertson County, Tennessee.
Tower base elevation above sea level: 593.000 ft.
Basic wind speed of 106 mph.
Risk Category II.
Exposure Category C.
Simplified Topographic Factor Procedure for wind speed-up calculations is used.
Topographic Category: 1.
Crest Height: 0.000 ft.
Nominal ice thickness of 1.500 in.
Ice thickness is considered to increase with height.
Ice density of 56.000 pcf.
A wind speed of 30 mph is used in combination with ice.
Temperature drop of 50.000 °F.
Deflections calculated using a wind speed of 60 mph.
Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity..
A non-linear (P-delta) analysis was used.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

	Consider Moments - Legs		Assume Legs Pinned		Calculate Redundant Bracing Forces
	Consider Moments - Horizontals	√	Assume Rigid Index Plate		Ignore Redundant Members in FEA
	Consider Moments - Diagonals	√	Use Clear Spans For Wind Area		SR Leg Bolts Resist Compression
	Use Moment Magnification		Use Clear Spans For KL/r		All Leg Panels Have Same Allowable
√	Use Code Stress Ratios		Retension Guys To Initial Tension		Offset Girt At Foundation
√	Use Code Safety Factors - Guys	√	Bypass Mast Stability Checks	√	Consider Feed Line Torque
	Escalate Ice	√	Use Azimuth Dish Coefficients		Include Angle Block Shear Check
	Always Use Max Kz	√	Project Wind Area of Appurtenances		Use TIA-222-H Bracing Resist. Exemption
	Use Special Wind Profile		Alternative Appurt. EPA Calculation		Use TIA-222-H Tension Splice Exemption
	Include Bolts In Member Capacity		Autocalc Torque Arm Areas		Poles
	Leg Bolts Are At Top Of Section		Add IBC .6D+W Combination		Include Shear-Torsion Interaction
	Secondary Horizontal Braces Leg		Sort Capacity Reports By Component		Always Use Sub-Critical Flow
	Use Diamond Inner Bracing (4 Sided)		Triangulate Diamond Inner Bracing		Use Top Mounted Sockets
	SR Members Have Cut Ends		Treat Feed Line Bundles As Cylinder		Pole Without Linear Attachments
	SR Members Are Concentric		Ignore KL/ry For 60 Deg. Angle Legs		Pole With Shroud Or No Appurtenances
	Distribute Leg Loads As Uniform		Use ASCE 10 X-Brace Ly Rules		Outside and Inside Corner Radii Are Known

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	195.000-142.000	53.000	4.250	16	19.000	30.660	0.250	1.000	A572-65 (65 ksi)

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L2	142.000-93.250	53.000	5.750	16	29.225	40.885	0.375	1.500	A572-65 (65 ksi)
L3	93.250-46.000	53.000	7.000	16	38.870	50.530	0.375	1.500	A572-65 (65 ksi)
L4	46.000-1.000	52.000		16	48.240	59.680	0.438	1.750	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in^2	I in^4	r in	C in	I/C in^3	J in^4	It/Q in^2	w in	w/t
L1	19.323	14.953	664.124	6.675	9.690	68.537	1338.303	7.394	3.284	13.134
	31.212	24.252	2833.311	10.826	15.637	181.197	5709.523	11.991	5.604	22.415
L2	30.677	34.512	3628.890	10.271	14.905	243.472	7312.725	17.064	5.070	13.519
	41.613	48.460	10046.691	14.422	20.851	481.824	20245.501	23.961	7.390	19.706
L3	40.848	46.050	8620.834	13.704	19.824	434.875	17372.198	22.769	6.989	18.637
	51.446	59.998	19066.853	17.855	25.770	739.877	38422.401	29.666	9.309	24.825
L4	50.670	66.714	19259.053	17.018	24.602	782.812	38809.712	32.987	8.729	19.952
	60.763	82.680	36659.221	21.090	30.437	1204.437	73873.508	40.881	11.006	25.156

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 195.000-142.000				1	1	1			
L2 142.000-93.250				1	1	1			
L3 93.250-46.000				1	1	1			
L4 46.000-1.000				1	1	1			

Monopole Base Plate Data

Base Plate Data	
Base plate is square	√
Base plate is grouted	
Anchor bolt grade	A615-75
Anchor bolt size	2.250 in
Number of bolts	20
Embedment length	72.000 in
f'_c	4.000 ksi
Grout space	2.250 in
Base plate grade	A572-50
Base plate thickness	2.750 in
Bolt circle diameter	67.000 in
Outer diameter	68.000 in
Inner diameter	39.780 in

Base Plate Data	
Corner clippled	8.000 in
Base plate type	Plain Plate

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter in	Perimeter in	Weight klf
**										
Safety Line 3/8	A	No	Surface Ar (CaAa)	195.000 - 11.000	1	1	0.000 0.010	0.375		0.000
**										

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C_AA_A ft²/ft	Weight klf
1-5/8" Coax (Carrier 1)	C	No	No	Inside Pole	191.000 - 11.000	12	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
							2" Ice	0.000	0.001
**									
1-5/8" Coax (Carrier 2)	B	No	No	Inside Pole	180.000 - 11.000	12	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
							2" Ice	0.000	0.001
**									
1-5/8" Coax (Carrier 3)	A	No	No	Inside Pole	170.000 - 11.000	12	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
							2" Ice	0.000	0.001
**									

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft²	A_F ft²	C_AA_A In Face ft²	C_AA_A Out Face ft²	Weight K
L1	195.000-142.000	A	0.000	0.000	1.987	0.000	0.287
		B	0.000	0.000	0.000	0.000	0.374
		C	0.000	0.000	0.000	0.000	0.482
L2	142.000-93.250	A	0.000	0.000	1.828	0.000	0.490
		B	0.000	0.000	0.000	0.000	0.480
		C	0.000	0.000	0.000	0.000	0.480
L3	93.250-46.000	A	0.000	0.000	1.772	0.000	0.475
		B	0.000	0.000	0.000	0.000	0.465
		C	0.000	0.000	0.000	0.000	0.465
L4	46.000-1.000	A	0.000	0.000	1.312	0.000	0.352

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
		B	0.000	0.000	0.000	0.000	0.344
		C	0.000	0.000	0.000	0.000	0.344

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	195.000-142.000	A	1.764	0.000	0.000	20.682	0.000	0.531
		B		0.000	0.000	0.000	0.000	0.374
		C		0.000	0.000	0.000	0.000	0.482
L2	142.000-93.250	A	1.702	0.000	0.000	19.024	0.000	0.715
		B		0.000	0.000	0.000	0.000	0.480
		C		0.000	0.000	0.000	0.000	0.480
L3	93.250-46.000	A	1.615	0.000	0.000	17.855	0.000	0.679
		B		0.000	0.000	0.000	0.000	0.465
		C		0.000	0.000	0.000	0.000	0.465
L4	46.000-1.000	A	1.452	0.000	0.000	12.619	0.000	0.490
		B		0.000	0.000	0.000	0.000	0.344
		C		0.000	0.000	0.000	0.000	0.344

Feed Line Center of Pressure

Section	Elevation ft	CP_X in	CP_Z in	CP_X Ice in	CP_Z Ice in
L1	195.000-142.000	-0.252	-0.149	-1.295	-0.766
L2	142.000-93.250	-0.252	-0.149	-1.387	-0.821
L3	93.250-46.000	-0.252	-0.149	-1.398	-0.827
L4	46.000-1.000	-0.193	-0.114	-1.061	-0.628

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K_a No Ice	K_a Ice
L1	7	Safety Line 3/8	142.00 - 195.00	1.0000	1.0000
L2	7	Safety Line 3/8	93.25 - 142.00	1.0000	1.0000
L3	7	Safety Line 3/8	46.00 - 93.25	1.0000	1.0000
L4	7	Safety Line 3/8	11.00 - 46.00	1.0000	1.0000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft / ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
Lightning Rod 1" x 4'	C	None		0.000	200.000	No Ice	0.400	0.400	0.031
						1/2" Ice	0.809	0.809	0.035
						1" Ice	1.057	1.057	0.041
						2" Ice	1.581	1.581	0.063
**									
Sector1(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	A	From Leg	4.000 0.000 0.000	0.000	191.000	No Ice	92.592	62.036	0.700
						1/2" Ice	115.740	77.545	1.400
						1" Ice	138.888	93.054	2.100
						2" Ice	185.184	124.072	3.500
Sector2(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	B	From Leg	4.000 0.000 0.000	0.000	191.000	No Ice	92.592	62.036	0.700
						1/2" Ice	115.740	77.545	1.400
						1" Ice	138.888	93.054	2.100
						2" Ice	185.184	124.072	3.500
Sector3(CaAa=13333.33 Sq.in)No Ice (Carrier 1)	C	From Leg	4.000 0.000 0.000	0.000	191.000	No Ice	92.592	62.036	0.700
						1/2" Ice	115.740	77.545	1.400
						1" Ice	138.888	93.054	2.100
						2" Ice	185.184	124.072	3.500
**									
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 2)	A	From Leg	4.000 0.000 0.000	0.000	180.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	B	From Leg	4.000 0.000 0.000	0.000	180.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	C	From Leg	4.000 0.000 0.000	0.000	180.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
**									
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 3)	A	From Leg	4.000 0.000 0.000	0.000	170.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 3)	B	From Leg	4.000 0.000 0.000	0.000	170.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
Sector3(CaAa=10000 Sq.in)No Ice (Carrier 3)	C	From Leg	4.000 0.000 0.000	0.000	170.000	No Ice	69.444	46.527	0.700
						1/2" Ice	86.805	58.159	1.400
						1" Ice	104.166	69.791	2.100
						2" Ice	138.888	93.055	3.500
**									

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	195 - 142	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-38.172	0.216	0.125

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
			Max. Mx	20	-9.251	830.198	0.805
			Max. My	2	-9.251	0.012	830.194
			Max. Vy	20	-24.789	830.198	0.805
			Max. Vx	2	-24.789	0.012	830.194
			Max. Torque	9			-9.588
L2	142 - 93.25	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-52.268	0.506	0.292
			Max. Mx	20	-20.111	2103.977	0.360
			Max. My	2	-20.111	0.029	2103.965
			Max. Vy	20	-29.120	2103.977	0.360
			Max. Vx	2	-29.120	0.029	2103.965
			Max. Torque	9			-9.523
L3	93.25 - 46	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-69.795	0.847	0.489
			Max. Mx	20	-33.837	3539.196	0.233
			Max. My	2	-33.837	0.050	3539.176
			Max. Vy	20	-33.130	3539.196	0.233
			Max. Vx	2	-33.130	0.050	3539.176
			Max. Torque	9			-9.432
L4	46 - 1	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-94.931	1.186	0.684
			Max. Mx	20	-54.169	5365.771	0.265
			Max. My	2	-54.169	0.072	5365.741
			Max. Vy	20	-36.781	5365.771	0.265
			Max. Vx	2	-36.781	0.072	5365.741
			Max. Torque	9			-9.380

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Pole	Max. Vert	36	94.931	5.359	0.000
	Max. H_x	20	54.201	36.734	-0.000
	Max. H_z	3	40.651	0.000	36.734
	Max. M_x	2	5365.741	0.000	36.734
	Max. M_z	8	5365.629	-36.734	-0.000
	Max. Torsion	21	9.367	36.734	-0.000
	Min. Vert	25	40.651	18.367	31.813
	Min. H_x	8	54.201	-36.734	-0.000
	Min. H_z	15	40.651	0.000	-36.734
	Min. M_x	14	-5365.660	0.000	-36.734
	Min. M_z	20	-5365.771	36.734	-0.000
	Min. Torsion	9	-9.367	-36.734	-0.000

Tower Mast Reaction Summary

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
Dead Only	45.167	0.000	0.000	-0.033	0.057	0.000
1.2 Dead+1.0 Wind 0 deg - No Ice	54.201	0.000	-36.734	-5365.741	0.072	0.000

Load Combination	Vertical	$Shear_x$	$Shear_z$	Overturning Moment, M_x	Overturning Moment, M_z	Torque
	K	K	K	kip-ft	kip-ft	kip-ft
0.9 Dead+1.0 Wind 0 deg - No Ice	40.651	0.000	-36.734	-5292.286	0.053	0.000
1.2 Dead+1.0 Wind 30 deg - No Ice	54.201	18.367	-31.813	-4646.763	-2682.975	-9.353
0.9 Dead+1.0 Wind 30 deg - No Ice	40.651	18.367	-31.813	-4583.186	-2646.221	-9.367
1.2 Dead+1.0 Wind 60 deg - No Ice	54.201	31.813	-18.367	-2682.893	-4646.763	-0.000
0.9 Dead+1.0 Wind 60 deg - No Ice	40.651	31.813	-18.367	-2646.164	-4583.184	-0.000
1.2 Dead+1.0 Wind 90 deg - No Ice	54.201	36.734	0.000	-0.267	-5365.629	9.353
0.9 Dead+1.0 Wind 90 deg - No Ice	40.651	36.734	0.000	-0.193	-5292.213	9.367
1.2 Dead+1.0 Wind 120 deg - No Ice	54.201	31.813	18.367	2682.810	-4646.764	0.000
0.9 Dead+1.0 Wind 120 deg - No Ice	40.651	31.813	18.367	2646.103	-4583.184	0.000
1.2 Dead+1.0 Wind 150 deg - No Ice	54.201	18.367	31.813	4646.907	-2682.584	-9.353
0.9 Dead+1.0 Wind 150 deg - No Ice	40.651	18.367	31.813	4583.288	-2645.939	-9.367
1.2 Dead+1.0 Wind 180 deg - No Ice	54.201	0.000	36.734	5365.660	0.072	-0.000
0.9 Dead+1.0 Wind 180 deg - No Ice	40.651	0.000	36.734	5292.225	0.053	-0.000
1.2 Dead+1.0 Wind 210 deg - No Ice	54.201	-18.367	31.813	4646.906	2682.727	9.353
0.9 Dead+1.0 Wind 210 deg - No Ice	40.651	-18.367	31.813	4583.288	2646.045	9.367
1.2 Dead+1.0 Wind 240 deg - No Ice	54.201	-31.813	18.367	2682.810	4646.906	-0.000
0.9 Dead+1.0 Wind 240 deg - No Ice	40.651	-31.813	18.367	2646.102	4583.290	-0.000
1.2 Dead+1.0 Wind 270 deg - No Ice	54.201	-36.734	0.000	-0.267	5365.771	-9.353
0.9 Dead+1.0 Wind 270 deg - No Ice	40.651	-36.734	0.000	-0.193	5292.318	-9.367
1.2 Dead+1.0 Wind 300 deg - No Ice	54.201	-31.813	-18.367	-2682.892	4646.906	0.000
0.9 Dead+1.0 Wind 300 deg - No Ice	40.651	-31.813	-18.367	-2646.163	4583.289	0.000
1.2 Dead+1.0 Wind 330 deg - No Ice	54.201	-18.367	-31.813	-4646.762	2683.118	9.353
0.9 Dead+1.0 Wind 330 deg - No Ice	40.651	-18.367	-31.813	-4583.185	2646.327	9.367
1.2 Dead+1.0 Ice+1.0 Temp	94.931	0.000	0.000	-0.684	1.186	0.000
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp	94.931	-0.000	-5.359	-880.213	1.391	0.000
1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp	94.931	2.680	-4.641	-762.385	-438.332	-1.473
1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp	94.931	4.641	-2.680	-440.509	-760.201	0.000
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp	94.931	5.359	-0.000	-0.824	-878.020	1.473
1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp	94.931	4.641	2.680	438.902	-760.201	0.000
1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp	94.931	2.680	4.641	760.800	-438.296	-1.473
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp	94.931	-0.000	5.359	878.608	1.391	-0.000

Load Combination	Vertical	$Shear_x$	$Shear_z$	Overturning Moment, M_x	Overturning Moment, M_z	Torque
	K	K	K	kip-ft	kip-ft	kip-ft
1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp	94.931	-2.680	4.641	760.799	441.078	1.473
1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp	94.931	-4.641	2.680	438.902	762.983	-0.000
1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp	94.931	-5.359	-0.000	-0.824	880.801	-1.473
1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp	94.931	-4.641	-2.680	-440.508	762.983	0.000
1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp	94.931	-2.680	-4.641	-762.384	441.115	1.473
Dead+Wind 0 deg - Service	45.167	0.000	-10.531	-1530.232	0.059	0.000
Dead+Wind 30 deg - Service	45.167	5.265	-9.120	-1325.226	-765.058	-2.784
Dead+Wind 60 deg - Service	45.167	9.120	-5.265	-765.138	-1325.140	-0.000
Dead+Wind 90 deg - Service	45.167	10.531	0.000	-0.050	-1530.138	2.785
Dead+Wind 120 deg - Service	45.167	9.120	5.265	765.070	-1325.140	0.000
Dead+Wind 150 deg - Service	45.167	5.265	9.120	1325.173	-765.031	-2.784
Dead+Wind 180 deg - Service	45.167	0.000	10.531	1530.164	0.059	-0.000
Dead+Wind 210 deg - Service	45.167	-5.265	9.120	1325.173	765.150	2.784
Dead+Wind 240 deg - Service	45.167	-9.120	5.265	765.070	1325.259	-0.000
Dead+Wind 270 deg - Service	45.167	-10.531	0.000	-0.050	1530.257	-2.785
Dead+Wind 300 deg - Service	45.167	-9.120	-5.265	-765.138	1325.258	0.000
Dead+Wind 330 deg - Service	45.167	-5.265	-9.120	-1325.226	765.177	2.784

Solution Summary

Load Comb.	Sum of Applied Forces PX K	PY K	PZ K	Sum of Reactions PX K	PY K	PZ K	% Error
1	0.000	-45.167	0.000	0.000	45.167	0.000	0.000%
2	0.000	-54.201	-36.734	0.000	54.201	36.734	0.000%
3	0.000	-40.651	-36.734	0.000	40.651	36.734	0.000%
4	18.367	-54.201	-31.813	-18.367	54.201	31.813	0.000%
5	18.367	**-40.651**	**-31.813**	**-18.367**	**40.651**	31.813	0.000%
6	31.813	-54.201	-18.367	-31.813	54.201	18.367	0.000%
7	31.813	-40.651	-18.367	-31.813	40.651	18.367	0.000%
8	36.734	-54.201	0.000	-36.734	54.201	-0.000	0.000%
9	36.734	-40.651	0.000	-36.734	40.651	-0.000	0.000%
10	31.813	-54.201	18.367	-31.813	54.201	-18.367	0.000%
11	31.813	-40.651	18.367	-31.813	40.651	-18.367	0.000%
12	18.367	-54.201	31.813	-18.367	54.201	-31.813	0.000%
13	18.367	-40.651	31.813	-18.367	40.651	-31.813	0.000%
14	0.000	-54.201	36.734	0.000	54.201	-36.734	0.000%
15	0.000	-40.651	36.734	0.000	40.651	-36.734	0.000%
16	-18.367	-54.201	31.813	18.367	54.201	-31.813	0.000%
17	-18.367	-40.651	31.813	18.367	40.651	-31.813	0.000%
18	-31.813	-54.201	18.367	31.813	54.201	-18.367	0.000%
19	-31.813	-40.651	18.367	31.813	40.651	-18.367	0.000%
20	-36.734	-54.201	0.000	36.734	54.201	-0.000	0.000%
21	-36.734	-40.651	0.000	36.734	40.651	-0.000	0.000%
22	-31.813	-54.201	-18.367	31.813	54.201	18.367	0.000%
23	-31.813	-40.651	-18.367	31.813	40.651	18.367	0.000%
24	-18.367	-54.201	-31.813	18.367	54.201	31.813	0.000%
25	-18.367	-40.651	-31.813	18.367	40.651	31.813	0.000%
26	0.000	-94.931	0.000	0.000	94.931	0.000	0.000%
27	0.000	-94.931	-5.359	0.000	94.931	5.359	0.000%
28	2.680	-94.931	-4.641	-2.680	94.931	4.641	0.000%
29	4.641	-94.931	-2.680	-4.641	94.931	2.680	0.000%
30	5.359	-94.931	0.000	-5.359	94.931	0.000	0.000%

Load Comb.	Sum of Applied Forces PX K	PY K	PZ K	Sum of Reactions PX K	PY K	PZ K	% Error
31	4.641	-94.931	2.680	-4.641	94.931	-2.680	0.000%
32	2.680	-94.931	4.641	-2.680	94.931	-4.641	0.000%
33	0.000	-94.931	5.359	0.000	94.931	-5.359	0.000%
34	-2.680	-94.931	4.641	2.680	94.931	-4.641	0.000%
35	-4.641	-94.931	2.680	4.641	94.931	-2.680	0.000%
36	-5.359	-94.931	0.000	5.359	94.931	0.000	0.000%
37	-4.641	-94.931	-2.680	4.641	94.931	2.680	0.000%
38	-2.680	-94.931	-4.641	2.680	94.931	4.641	0.000%
39	0.000	-45.167	-10.531	0.000	45.167	10.531	0.000%
40	5.265	-45.167	-9.120	-5.265	45.167	9.120	0.000%
41	9.120	-45.167	-5.265	-9.120	45.167	5.265	0.000%
42	10.531	-45.167	0.000	-10.531	45.167	-0.000	0.000%
43	9.120	-45.167	5.265	-9.120	45.167	-5.265	0.000%
44	5.265	-45.167	9.120	-5.265	45.167	-9.120	0.000%
45	0.000	-45.167	10.531	0.000	45.167	-10.531	0.000%
46	-5.265	-45.167	9.120	5.265	45.167	-9.120	0.000%
47	-9.120	-45.167	5.265	9.120	45.167	-5.265	0.000%
48	-10.531	-45.167	0.000	10.531	45.167	-0.000	0.000%
49	-9.120	-45.167	-5.265	9.120	45.167	5.265	0.000%
50	-5.265	-45.167	-9.120	5.265	45.167	9.120	0.000%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	4	0.00000001	0.00000001
2	Yes	5	0.00000001	0.00001376
3	Yes	4	0.00000001	0.00036643
4	Yes	6	0.00000001	0.00014889
5	Yes	6	0.00000001	0.00003628
6	Yes	6	0.00000001	0.00016342
7	Yes	6	0.00000001	0.00004116
8	Yes	5	0.00000001	0.00040815
9	Yes	5	0.00000001	0.00016497
10	Yes	6	0.00000001	0.00016342
11	Yes	6	0.00000001	0.00004116
12	Yes	6	0.00000001	0.00018104
13	Yes	6	0.00000001	0.00004690
14	Yes	5	0.00000001	0.00001376
15	Yes	4	0.00000001	0.00036643
16	Yes	6	0.00000001	0.00018104
17	Yes	6	0.00000001	0.00004690
18	Yes	6	0.00000001	0.00016342
19	Yes	6	0.00000001	0.00004116
20	Yes	5	0.00000001	0.00040815
21	Yes	5	0.00000001	0.00016496
22	Yes	6	0.00000001	0.00016342
23	Yes	6	0.00000001	0.00004116
24	Yes	6	0.00000001	0.00014889
25	Yes	6	0.00000001	0.00003628
26	Yes	4	0.00000001	0.00000001
27	Yes	6	0.00000001	0.00019334
28	Yes	6	0.00000001	0.00024456
29	Yes	6	0.00000001	0.00024729
30	Yes	6	0.00000001	0.00019679
31	Yes	6	0.00000001	0.00024674

32	Yes	6	0.00000001	0.00025559
33	Yes	6	0.00000001	0.00019296
34	Yes	6	0.00000001	0.00025652
35	Yes	6	0.00000001	0.00024763
36	Yes	6	0.00000001	0.00019747
37	Yes	6	0.00000001	0.00024818
38	Yes	6	0.00000001	0.00024554
39	Yes	4	0.00000001	0.00016576
40	Yes	5	0.00000001	0.00012448
41	Yes	5	0.00000001	0.00014110
42	Yes	4	0.00000001	0.00095235
43	Yes	5	0.00000001	0.00014108
44	Yes	5	0.00000001	0.00017337
45	Yes	4	0.00000001	0.00016575
46	Yes	5	0.00000001	0.00017340
47	Yes	5	0.00000001	0.00014111
48	Yes	4	0.00000001	0.00095243
49	Yes	5	0.00000001	0.00014112
50	Yes	5	0.00000001	0.00012451

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	195 - 142	60.494	48	2.989	0.037
L2	146.25 - 93.25	32.241	48	2.303	0.013
L3	99 - 46	13.670	48	1.422	0.005
L4	53 - 1	3.595	48	0.644	0.002

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
200.000	Lightning Rod 1" x 4'	48	60.494	2.989	0.037	23526
191.000	Sector1(CaAa=13333.33 Sq.in)No Ice	48	58.015	2.938	0.034	23526
180.000	Sector1(CaAa=10000 Sq.in)No Ice	48	51.250	2.795	0.028	7841
170.000	Sector1(CaAa=10000 Sq.in)No Ice	48	45.258	2.661	0.023	4703

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	195 - 142	211.363	20	10.460	0.125
L2	146.25 - 93.25	112.891	20	8.069	0.045
L3	99 - 46	47.929	20	4.989	0.018
L4	53 - 1	12.609	20	2.259	0.006

Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
200.000	Lightning Rod 1" x 4'	20	211.363	10.460	0.125	7120
191.000	Sector1(CaAa=13333.33 Sq.in)No Ice	20	202.727	10.282	0.117	7120
180.000	Sector1(CaAa=10000 Sq.in)No Ice	20	179.162	9.786	0.097	2370
170.000	Sector1(CaAa=10000 Sq.in)No Ice	20	158.285	9.318	0.079	1418

Base Plate Design Data

Plate Thickness in	Number of Anchor Bolts	Anchor Bolt Size in	Actual / Allowable Ratio Bolt Tension K	Actual / Allowable Ratio Bolt Compression K	Actual / Allowable Ratio Plate Stress ksi	Actual / Allowable Ratio Stiffener Stress ksi	Controlling Condition	Ratio
2.750	20	2.250	189.499 243.576 0.78	194.916 404.336 0.48	40.251 45.000 0.89		Plate	0.89 ✔

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u K	ϕP_n K	Ratio $\frac{P_u}{\phi P_n}$
L1	195 - 142 (1)	TP30.66x19x0.25	53.000	0.000	0.0	23.506	-9.251	1375.120	0.007
L2	142 - 93.25 (2)	TP40.885x29.225x0.375	53.000	0.000	0.0	46.947	-20.111	2746.390	0.007
L3	93.25 - 46 (3)	TP50.53x38.87x0.375	53.000	0.000	0.0	58.156	-33.837	3402.110	0.010
L4	46 - 1 (4)	TP59.68x48.24x0.438	52.000	0.000	0.0	82.680	-54.169	4836.800	0.011

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L1	195 - 142 (1)	TP30.66x19x0.25	830.199	981.842	0.846	0.000	981.842	0.000
L2	142 - 93.25 (2)	TP40.885x29.225x0.375	2103.975	2709.267	0.777	0.000	2709.267	0.000
L3	93.25 - 46 (3)	TP50.53x38.87x0.375	3539.200	3871.767	0.914	0.000	3871.767	0.000
L4	46 - 1 (4)	TP59.68x48.24x0.438	5365.775	6592.641	0.814	0.000	6592.641	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	195 - 142 (1)	TP30.66x19x0.25	24.789	412.536	0.060	9.526	1066.233	0.009
L2	142 - 93.25 (2)	TP40.885x29.225x0.375	29.120	823.917	0.035	9.430	2835.333	0.003
L3	93.25 - 46 (3)	TP50.53x38.87x0.375	33.130	1020.630	0.032	9.371	4350.867	0.002
L4	46 - 1 (4)	TP59.68x48.24x0.438	36.781	1451.040	0.025	9.353	7537.875	0.001

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	195 - 142 (1)	0.007	0.846	0.000	0.060	0.009	0.857	1.000	✔
L2	142 - 93.25 (2)	0.007	0.777	0.000	0.035	0.003	0.785	1.000	✔
L3	93.25 - 46 (3)	0.010	0.914	0.000	0.032	0.002	0.925	1.000	✔
L4	46 - 1 (4)	0.011	0.814	0.000	0.025	0.001	0.826	1.000	✔

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	195 - 142	Pole	TP30.66x19x0.25	1	-9.251	1375.120	85.7	Pass
L2	142 - 93.25	Pole	TP40.885x29.225x0.375	2	-20.111	2746.390	78.5	Pass
L3	93.25 - 46	Pole	TP50.53x38.87x0.375	3	-33.837	3402.110	92.5	Pass
L4	46 - 1	Pole	TP59.68x48.24x0.438	4	-54.169	4836.800	82.6	Pass
							Summary	
						Pole (L3)	92.5	Pass
						Base Plate	89.4	Pass
						RATING =	92.5	Pass

Date: June 10, 2024

POD Job Number: 23-157979

GEOTECHNICAL REPORT

H B Lee

(16147971)

N36° 37' 53.41"
W86° 55' 37.89"

3877 Dot Road
Springfield, Robertson Co, Tennessee

Prepared For:

at&t

Prepared By:

POD
POWER OF DESIGN

11490 Bluegrass Parkway | Louisville, Kentucky 40299 | 502.437.5252
POWER OF DESIGN GROUP, LLC

POD
POWER OF DESIGN

June 10, 2024

Ms. Michelle Ward
AT&T Mobility, LLC
1120 20th Street
Washington, DC 20036

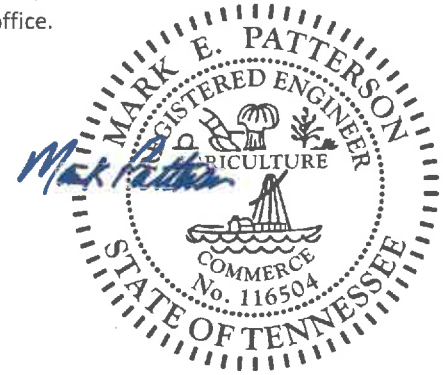
Re: Geotechnical Report – **PROPOSED SELF SUPPORT TOWER**
Site Name: H B Lee
Site Address: 3877 Dot Road, Springfield, Robertson Co, Tennessee
Coordinates: N36° 37' 53.41" W86° 55' 37.89"
POD Project No. 23-157979

Dear Ms. Michelle Ward:

Attached is our geotechnical engineering report for the referenced project. This report contains our findings, an engineering interpretation of these findings with respect to the available project characteristics, and recommendations to aid design and construction of the tower and equipment support foundations.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding this report, please contact our office.

Cordially,



Mark Patterson, P.E.
Geotechnical Engineer

Copies submitted: (3) Ms. Ms. Michelle Ward

LETTER OF TRANSMITTAL

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APPENDIX

BORING LOCATION PLAN
BORING LOG
SOIL SAMPLE CLASSIFICATION

Geotechnical Report
PROPOSED TOWER
Site Name: **H B Lee**
3877 Dot Road, Springfield, Robertson Co, Tennessee
N36° 37' 53.41" W86° 55' 37.89"

1. PURPOSE AND SCOPE

The purpose of this study was to determine the general subsurface conditions at the site of the proposed tower by drilling three borings and to evaluate this data with respect to foundation concept and design for the proposed tower and shelter. Also included is an evaluation of the site with respect to potential construction problems and recommendations dealing with quality control during construction.

2. PROJECT CHARACTERISTICS

Our client is proposing to construct a tower and either an equipment shelter, slab or platform at N36° 37' 53.41" W86° 55' 37.89", 3877 Dot Road, Springfield, Robertson Co, Tennessee. The site is located in a farm field in a rural part of Robertson Co. several miles south of the Kentucky boarder. The proposed lease area will be 10,000 square feet and will be accessed from Dot Rd by an easement generally west to the site. The elevation at the proposed tower location is about EL 861 and there about 5 feet change in elevation across the proposed lease area. The development will also include a small equipment shelter near the base of the tower. The proposed tower location is shown on the Boring Location Plan in the Appendix.

3. SUBSURFACE CONDITIONS

The subsurface conditions were explored by drilling three test borings near the base of the proposed tower. The Geotechnical Soil Test Boring Logs, which are included in the Appendix, describes the materials and conditions encountered. A sheet defining the terms and symbols used on the boring logs is also included in the Appendix. The general subsurface conditions disclosed by the test borings are discussed in the following paragraphs.

According to the Tennessee Geological Survey online mapping, the site is underlain by Mississippian age clay or mud. The USGS online mapping shows a number of depressions. Given this and being in the vicinity of karst area in Kentucky, there is a strong possibility that this area is also karst.

The depth of the topsoil at the existing ground surface was not recorded. Below the topsoil, the borings encountered silty clay (CL) of low to medium plasticity. The SPT N-values in the silty clay soil were between 2 to 3 blows per foot (bpf) generally indicating a very soft to soft consistency. Some of the silty clay samples were wet although groundwater was not encountered. At about 8.5 feet, clay (CH) of high plasticity was encountered. The SPT N-values in

the clay were between 5 and 12 bpf generally indicating a medium stiff to stiff consistency. All the samples contained chert fragments that may slightly increase the N-values. The chert fragments also made lab testing impractical. The borings encountered auger refusal in the clay from 16 to 19 feet.

The refusal material was cored in Boring B-1 from 16 to 31 feet below the ground surface. Limestone with thin shale parting that was hard, slightly weathered and gray was encountered. The recoveries of the rock cores were about 100 percent and the RQD values were 86, 93 and 97 percent. These values generally represent excellent quality rock that from a foundation support viewpoint.

Observations made at the completion of soil drilling operations indicated the borings to be dry. It must be noted, however, that short-term water readings in test borings are not necessarily a reliable indication of the actual groundwater level. Furthermore, it must be emphasized that the groundwater level is not stationary, but will fluctuate seasonally.

Based on the limited subsurface conditions encountered at the site and 2012 International Building Code adopted by Tennessee which is based on Table 9.4.1.2 of ASCE 7, the soil site class is "E". A detailed seismic study was beyond the scope of this report.

4. FOUNDATION DESIGN RECOMMENDATIONS

The following design recommendations are based on the previously described project information, the subsurface conditions encountered in our borings, the results of our laboratory testing, empirical correlations for the soil types encountered, our analyses, and our experience. If there is any change in the project criteria or structure location, you should retain us to review our recommendations so that we can determine if any modifications are required. The findings of such a review can then be presented in a supplemental report or addendum.

We recommend that the geotechnical engineer be retained to review the near-final project plans and specifications, pertaining to the geotechnical aspects of the project, prior to bidding and construction. We recommend this review to check that our assumptions and evaluations are appropriate based on the current project information provided to us, and to check that our foundation and earthwork recommendations were properly interpreted and implemented.

4.1. Proposed Tower

Our findings indicate that the proposed tower can be supported on drilled piers or on a common mat foundation.

4.1.1 Drilled Piers

The following table summarizes the recommended values for use in analyzing lateral and frictional resistance for the various strata encountered at the test boring. It is important to note that these values are estimated based on the standard penetration test results and soil types and were not directly measured. The all values provided are ultimate values and appropriate factors of safety should be used in conjunction with these values. If the piers will bear deeper than about 31 feet, a deeper boring should be drilled to determine the nature of the deeper material.

Depth Below Ground Surface, feet	0 – 2	2 - 8	8 - 17	17 - 31
Ultimate Bearing Pressure (psf)		4,150	6,600	55,000
C **Undrained Shear Strength, psf**	500	750	1,200	10,000
Ø **Angle of Internal Friction degrees**	0	0	0	0
Total Unit Weight, pcf	110	110	120	130
Soil Modulus Parameter **k, pci**	30	200	200	1500
Passive Soil Pressure, **psf/one foot of depth**		500 + 37(D-2)	800 + 40(D-8)	6,700 + 43(D-17)
Side Friction, psf		150	200	2000

Note: D = Depth below ground surface (in feet) to point at which the passive pressure is calculated.

It is important that the drilled piers be installed by an experienced, competent drilled pier contractor who will be responsible for properly installing the piers in accordance with industry standards and generally accepted methods, without causing deterioration of the subgrade. The recommendations contained herein relate only to the soil-pier interaction and do not account for the structural design of the piers.

4.1.2 Mat Foundation

A common mat foundation may be used for the tower. The foundation can be designed using a net ultimate bearing pressure of 4,000 pounds per square foot and should bear at least 8 feet in depth. An appropriate factor of safety shall be applied. A friction value of 0.30 may be used between the concrete and the clayey soil. The passive pressures given for the drilled pier foundation may be used to resist lateral forces. It is important that the mat be designed with an adequate factor of safety with regard to overturning under the maximum design wind load.

4.2 Equipment Platform

An equipment platform may be supported on shallow piers bearing in the natural clay and designed for a net ultimate soil pressure of 4,000 pounds per square foot. An appropriate safety factor should be utilized. The piers should bear at a depth of at least 30 inches to minimize the effects of frost action. All existing topsoil or soft natural soil should be removed beneath footings.

4.3 Equipment Slab

A concrete slab supporting the equipment must be supported on at least 6-inch layer of relatively clean granular material such as gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. This is to help distribute concentrated loads and equalize moisture conditions beneath the slab. Provided that a minimum of 6 in. of granular material is placed below the slab, a modulus of subgrade reaction (k30) of 85 lbs/cu.in. can be used for design of the slab. All existing topsoil or soft natural soil should be removed beneath crushed stone layer.

4.4 Equipment Building

If an equipment building support on a slab is chosen in place of the equipment platform, it may be supported on shallow spread footings bearing in the natural clay soil and designed for a net ultimate soil pressure of 4,000 pounds per square foot.

The footings should be at least ten inches wide. If the footings bear on soil they should bear at a depth of at least 30 inches to minimize the effects of frost action. All existing topsoil or soft natural soil should be removed beneath footings. A small, free draining, self-compacting stone can be used to fill over excavated area in the foundation line,

The floor slab for the new equipment building can be supported on firm natural soils or on new compacted structural fill. Floor slabs must be supported on at least 4-inch layer of relatively clean granular material such as gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. This is to help distribute concentrated loads and equalize moisture conditions beneath the slab. Provided that a minimum of 4 in. of granular material is placed below the slab, a modulus of subgrade reaction (k30) of 85 lbs/cu.in. can be used for design of the floor slabs.

4.5 Drainage and Groundwater Considerations

Good site drainage must be provided. Surface run-off water should be drained away from the tower and platform and not allowed to pond. It is recommended that all foundation concrete be placed the same day the excavation is made.

At the time of this investigation, groundwater was not encountered. Therefore, no special provisions regarding groundwater control are considered necessary for shallow foundations. Any seepage should be able to be pumped with sumps.

5. GENERAL CONSTRUCTION PROCEDURES AND RECOMMENDATIONS

It is possible that variations in subsurface conditions will be encountered during construction. Although only minor variations that can be readily evaluated and adjusted for during construction are anticipated, it is recommended the geotechnical engineer, or a qualified representative be retained to perform continuous inspection and review during construction of the soils-related phases of the work. This will permit correlation between the test boring data and the actual soil conditions encountered during construction.

5.1 Drilled Piers

The following recommendations are recommended for drilled pier construction:

- All piers must be poured the same day drilling is completed so that any shale is not allowed to swell. Clean the foundation bearing area so it is nearly level or suitably benched and is free of ponded water or loose material.

- Make provisions for ground water removal from the drilled shaft excavation. While the borings were dry prior to rock coring and significant seepage is not anticipated, the drilled pier contractor should have pumps on hand to remove water in the event seepage into the drilled pier is encountered.

- Specify concrete slumps ranging from 4 to 7 inches for the drilled shaft construction. These

slumps are recommended to fill irregularities along the sides and bottom of the drilled hole, displace water as it is placed, and permit placement of reinforcing cages into the fluid concrete.

- Retain the geotechnical engineer to observe foundation excavations after the bottom of the hole is leveled, cleaned of any mud or extraneous material, and dewatered.

- Install a temporary protective steel casing to prevent side wall collapse, prevent excessive mud and water intrusion in the drilled shaft.

- The protective steel casing may be extracted as the concrete is placed provided a sufficient head of concrete is maintained inside the steel casing to prevent soil or water intrusion into the newly placed concrete.

- Direct the concrete placement into the drilled hole through a centering chute to reduce side flow or segregation.

5.2. Fill Compaction

All engineered fill placed adjacent to and above the tower foundation should be compacted to a dry density of at least 95 percent of the standard Proctor maximum dry density (ASTM D-698). This minimum compaction requirement should be increased to 98 percent for any fill placed below the tower foundation bearing elevation. Any fill placed beneath the tower foundation should be limited to well-graded sand and gravel or crushed stone. The compaction should be accomplished by placing the fill in about 8 inch (or less) loose lifts and mechanically compacting each lift to at least the specified minimum dry density. Field density tests should be performed on each lift as necessary to ensure that adequate moisture conditioning and compaction is being achieved.

Compaction by flooding is not considered acceptable. This method will generally not achieve the desired compaction and large quantities of water will tend to soften the foundation soils.

5.3 Construction Dewatering

If groundwater is encountered in the shallow foundations, it should be minor and can be handled by conventional dewatering methods such as pumping from sumps.

If groundwater is encountered in the drilled pier excavations, it may be more difficult since pumping directly from the excavations could cause a deterioration of the bottom of the excavation. If the pier excavations are not dewatered, concrete should be placed by the tremie method. If groundwater sits on the bottom of the foundation for longer than an hour, the bottom should be cleaned again before the pier is poured.

6.0 FIELD INVESTIGATION

Three soil test boring were drilled near the base of the tower. Split-spoon samples were obtained by the Standard Penetration Test (SPT) procedure (ASTM D1586) in all test borings. The borings encountered auger refusal from about 16 to 19 feet. A rock core of the refusal material was taken in Boring B-1 from 16 to 31 feet. The split spoon samples were inspected and visually classified by a geotechnical engineer. Representative portions of the soil samples were sealed in glass jars and returned to our laboratory.

The boring log is included in the Appendix along with a sheet defining the terms and symbols used on the logs and an explanation of the Standard Penetration Test (SPT) procedure. The log presents visual descriptions of the soil strata encountered, Unified System soil classifications, groundwater observations, sampling information, laboratory test results, and other pertinent field data and observations.

7.0 WARRANTY AND LIMITATIONS OF STUDY

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either express or implied. POD Group is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration and laboratory test data presented in this report.

A geotechnical study is inherently limited since the engineering recommendations are developed from information obtained from test borings, which depict subsurface conditions only at the specific locations, times and depths shown on the log. Soil conditions at other locations may differ from those encountered in the test borings, and the passage of time may cause the soil conditions to change from those described in this report.

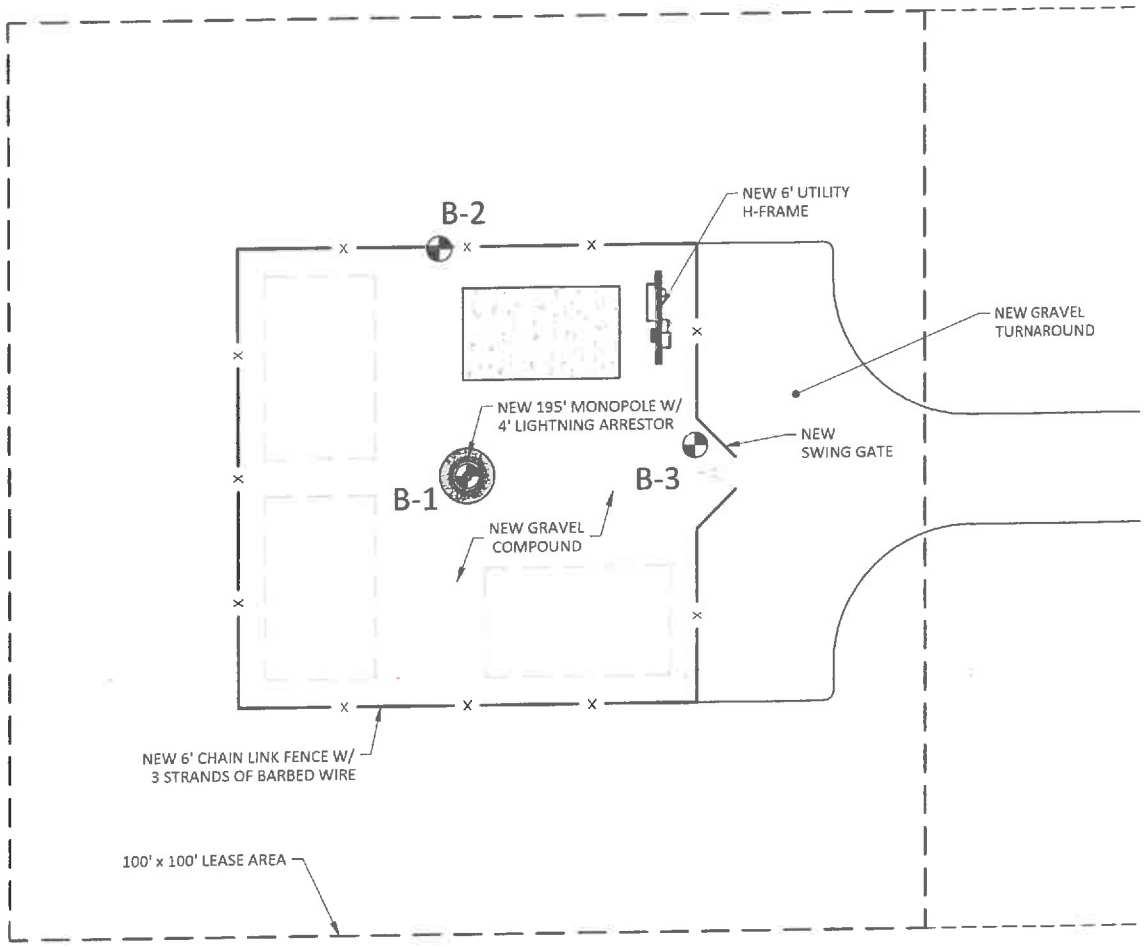
The nature and extent of variation and change in the subsurface conditions at the site may not become evident until the course of construction. Construction monitoring by the geotechnical engineer or a representative is therefore considered necessary to verify the subsurface conditions and to check that the soils connected construction phases are properly completed. If significant variations or changes are in evidence, it may then be necessary to reevaluate the recommendations of this report. Furthermore, if the project characteristics are altered significantly from those discussed in this report, if the project information contained in this report is incorrect, or if additional information becomes available, a review must be made by this office to determine if any modification in the recommendations will be required.

APPENDIX

BORING LOCATION PLAN

BORING LOG

SOIL SAMPLE CLASSIFICATION



LEGEND

BORING LOCATION

0' 20' 40'

1"= 20'

SHEET TITLE: BORING LOCATION PLAN	FA NUMBER: 16147971	SITE INFORMATION: H B LEE	PREPARED BY: POD POWER OF DESIGN
	LATITUDE: 36° 37' 53.41" N LONGITUDE: 86° 55' 37.89 W	3897 DOT ROAD SPRINGFIELD, TN 37172 ROBERTSON COUNTY	11490 BLUEGRASS PKWY LOUISVILLE, KY 40299 502-437-5252
SHEET NUMBER: 1	POD NUMBER: 23-157979 DRAWN BY: ADM CHECKED BY: MEP DATE: 6.7.2024		PREPARED FOR: smartlink

POD
POWER OF DESIGN

Boring Log

Boring: B-1

Page 1 of 1

Project: H B Lee | **City, State** Springfield, TN

Method: H.S.A.	**Boring Date:** 28-May-24	**Location:** Proposed Tower
Inside Diameter: 3 1/4"	**Drill Rig Type:**	**Hammer Type:** Auto
Groundwater: not recorded		**Weather:**
Driller: Hawkston Drilling	**Note:**	

From (ft)	To (ft)	Material Description	Sample Depth (ft)	Sample Type	Blows per 6-inch increment	Recovery (in)	SPT-N value	Rock Quality (RQD,%)	Atterberg Limits	Moisture Content (%)	% Fines (clay & silt)	Unconfined Compressive Strength, (ksf)
0.0	8.5	SILT CLAY (CL) -very soft, slightly moist, brown	1-2.5	SS	1, 1, 1	14	2,					1.8
	3.5	- wet, dark brown	3.5 - 5	SS	2, 1, 1	18	2,					1.5
			6 - 7.5	SS	1, 1, 1	14	2,					1.0
8.5	16.0	CLAY (CH) -medium stiff, reddish brown and tan with trace chert fragments	8.5 - 10	SS	2, 2, 3	16	5,					3.5
	13.5	- dark reddish brown	13.5-15	SS	2, 3, 6	14	9,					2.0
16.0	31.0	LIMESTONE with thin SHALE partings - hard, slightly weathered, with some quartz and vuggy in places.	16-21	RC		60		86%				
			21 - 26	RC		60		93%				
			26 - 31	RC		60		97%				
		Boring Terminated at 31 feet										

POD
POWER OF DESIGN

Boring Log

Boring: B-2

Page 1 of 1

Project: H B Lee | **City, State** Springfield, TN

Method: H.S.A.	**Boring Date:** 28-May-24	**Location:** Proposed Tower
Inside Diameter: 3 1/4"	**Drill Rig Type:**	**Hammer Type:** Auto
Groundwater: not recorded		**Weather:**
Driller: Hawkston Drilling	**Note:**	

From (ft)	To (ft)	Material Description	Sample Depth (ft)	Sample Type	Blows per 6-inch increment	Recovery (in)	SPT-N value	Rock Quality (RQD,%)	Atterberg Limits	Moisture Content (%)	% Fines (clay & silt)	Unconfined Compressive Strength, (ksf)
0.0	8.5	SILT CLAY (CL) -very soft, moist, brown	1-2.5	SS	1, 1, 1	14	2,					2.5
	3.5	- wet, dark brown	3.5 - 5	SS	1, 1, 1	18	2,					1.2
	6.0	- soft, trace rock fragments	6 - 7.5	SS	0, 1, 2	16	3,					--
8.5	17.0	CLAY (CH) -medium stiff, reddish brown with some large chert fragments	8.5 - 10	SS	2, 4, 3	14	7,					2.0
	13.5	-with large chert fragments	13.5-15	SS	3, 5, 7	8	12,					2.1
		Auger Refusal at 17 feet										

POD
POWER OF DESIGN

Boring Log

Boring: B-3

Page 1 of 1

Project: H B Lee **City, State** Springfield, TN

Method: H.S.A.	**Boring Date:** 28-May-24	**Location:** Proposed Tower
Inside Diameter: 3 1/4"	**Drill Rig Type:**	**Hammer Type:** Auto
Groundwater: not recorded		**Weather:**
Driller: Hawkston Drilling	**Note:**	

From (ft)	To (ft)	Material Description	Sample Depth (ft)	Sample Type	Blows per 6-inch increment	Recovery (in)	SPT-N value	Rock Quality (RQD,%)	Atterberg Limits	Moisture Content (%)	% Fines (clay & silt)	Unconfined Compressive Strength, (ksf)
0.0	8.5	SILT CLAY (CL) -soft, brown with trace chert	1-2.5	SS	2, 1, 2	12	3,					2.7
	3.5	- very soft, wet	3.5 - 5	SS	1, 1, 1	10	2,					0.8
	6.0	- soft	6 - 7.5	SS	1, 1, 2	12	3,					0.7
8.5	19.0	CLAY (CH) -medium stiff, orange brown with large chert fragments	8.5 - 10	SS	3, 3, 3	18	6,					–
	13.5	-with large chert fragments	13.5-15	SS	5, 4, 4	14	8,					2.3
	18.5	- limestone fragments										
		Auger Refusal at 19 feet										

SOIL SAMPLE CLASSIFICATION

FINE AND COARSE GRAINED SOIL INFORMATION

COARSE GRAINED SOILS (SANDS & GRAVELS)

N	Relative Density
0-4	Very Loose
5-10	Loose
11-20	Firm
21-30	Very Firm
31-50	Dense
Over 50	Very Dense

FINE GRAINED SOILS (SILTS & CLAYS)

N	Consistency	Qu, KSF Estimated
0-1	Very Soft	0-0.5
2-4	Soft	0.5-1
5-8	Firm	1-2
9-15	Stiff	2-4
16-30	Very Stiff	4-8
Over 31	Hard	8+

PARTICLE SIZE

Boulders	Greater than 300 mm (12 in)
Cobbles	75 mm to 300 mm (3 to 12 in)
Gravel	4.74 mm to 75 mm (3/16 to 3 in)
Coarse Sand	2 mm to 4.75 mm
Medium Sand	0.425 mm to 2 mm
Fine Sand	0.075 mm to 0.425 mm
Silts & Clays	Less than 0.075 mm

The **STANDARD PENETRATION TEST** as defined by ASTM D 1586 is a method to obtain a disturbed soil sample for examination and testing and to obtain relative density and consistency information. A standard 1.4-inch I.D./2-inch O.D. split-barrel sampler is driven three 6-inch increments with a 140 lb. hammer falling 30 inches. The hammer can either be of a trip, free-fall design, or actuated by a rope and cathead. The blow counts required to drive the sampler the final two increments are added together and designate the N-value defined in the above tables.

ROCK PROPERTIES

ROCK QUALITY DESIGNATION (RQD)

Percent RQD	Quality
0-25	Very Poor
25-50	Poor
50-75	Fair
75-90	Good
90-100	Excellent

ROCK HARDNESS

Very Hard:	Rock can be broken by heavy hammer blows.
Hard:	Rock cannot be broken by thumb pressure, but can be broken by moderate hammer blows.
Moderately Hard:	Small pieces can be broken off along sharp edges by considerable hard thumb pressure; can be broken with light hammer blows.
Soft:	Rock is coherent but breaks very easily with thumb pressure at sharp edges and crumbles with firm hand pressure.
Very Soft:	Rock disintegrates or easily compresses when touched; can be hard to very hard soil.

Recovery = $\frac{\text{Length of Rock Core Recovered}}{\text{Length of Core Run}}$ X100 — 63 REC

RQD = $\frac{\text{Sum of 4 in. and longer Rock Pieces Recovered}}{\text{Length of Core Run}}$ X100 — NQ 43 RQD

Core Diameter	Inches
BQ	1-7/16
NQ	1-7/8
HQ	2-1/2

SYMBOLS

KEY TO MATERIAL TYPES

SOILS	
Group Symbols	Typical Names
GW	Well graded gravel - sand mixture, little or no fines
GP	Poorly graded gravels or gravel - sand mixture, little or no fines
GM	Silty gravels, gravel - sand silt mixtures
GC	Clayey gravels, gravel - sand - clay mixtures
SW	Well graded sands, gravelly sands, little or no fines
SP	Poorly graded sands or gravelly sands, little or no fines
SM	Silty sands, sand - silt mixtures
SC	Clayey sands, sand - clay mixtures
ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts
OL	Organic silts and organic silty clays of low plasticity
CL	Inorganic clays of low range plasticity, gravelly clays, sandy clays, silty clays, lean clays
MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
CH	Inorganic clays of high range plasticity, fat clays

ROCKS	
Symbols	Typical Names
	Limestone or Dolomite
	Shale
	Sandstone

SOIL PROPERTY SYMBOLS

N:	Standard Penetration, BPF
M:	Moisture Content, %
LL:	Liquid Limit, %
PI:	Plasticity Index, %
Qp:	Pocket Penetrometer Value, TSF
Qu:	Unconfined Compressive Strength Estimated Qu, TSF
γ_D:	Dry Unit Weight, PCF
F:	Fines Content

SAMPLING SYMBOLS

SS	Split Spoon Sample
UD	Relatively Undisturbed Sample
Core 1	Rock Core Sample

EXHIBIT G

FAA DOCUMENTATION

Federal Aviation Administration

The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

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

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

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

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

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

* **Structure Type:**	TOWER | Antenna Tower Please select structure type and complete location point information.
Latitude:	36 Deg 37 M 53.41 S N
Longitude:	86 Deg 55 M 37.89 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	592 (nearest foot)
Structure Height :	199 (nearest foot)
Is structure on airport:	(●) No ( ) Yes

Results

You do not exceed Notice Criteria.

EXHIBIT H

FEDERAL WIRELESS SUBSTITUTION REPORT

NATIONAL CENTER FOR HEALTH STATISTICS
National Health Interview Survey Early Release Program

Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2022

Stephen J. Blumberg, Ph.D., and Julian V. Luke
Division of Health Interview Statistics, National Center for Health Statistics

Overview

Since 2007, the National Health Interview Survey (NHIS) Early Release Program has regularly released preliminary estimates of the percentages of adults and children living in homes with only wireless telephones (also known as cellular telephones, cell phones, or mobile phones). These estimates are the most up-to-date estimates available from the federal government concerning the size and characteristics of this population.

Estimates in this report are based on the second six months of 2022. During this time period, 72.6% of adults and 81.9% of children lived in wireless-only households.

NHIS data can also be used to estimate the percentage of adults who live in wireless-only households and have their own wireless telephone (wireless-only adults). For July-December 2022, 71.7% of adults were wireless-only adults. Demographic subgroups with the highest percentages of wireless-only adults include adults aged 25–29 (87.6%) and 30-34 (88.4%) (**Figure**), and adults renting their homes (85.3%).

NHIS Early Release Program

This report is published as part of the NHIS Early Release Program. Twice each year, the National Center for Health Statistics (NCHS) releases selected estimates of telephone coverage for the civilian noninstitutionalized U.S. population based on data from NHIS, along with comparable estimates from NHIS for the previous 2 years. The estimates are based on in-person interviews that are conducted throughout the year to collect information on health status, health-related behaviors, and health care access and utilization. The survey also includes information about household telephones and whether anyone in the household has a wireless telephone.

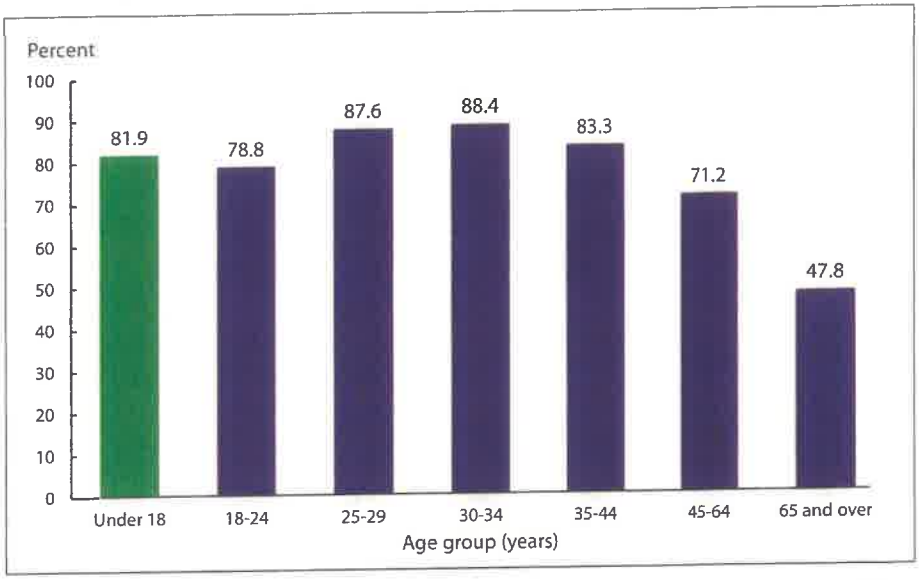
To provide access to the most recent information from NHIS, estimates using the July–December 2022 data are being released prior to final data editing and final weighting. These estimates should be considered preliminary. Estimates produced using the final data files may differ slightly from those presented here.

Background

Many health surveys, political polls, and other types of research are conducted using random-digit-dial (RDD) telephone surveys. Most survey research organizations include wireless telephone numbers when conducting RDD surveys. If they did not, the exclusion of households with only wireless telephones (along with the small proportion of households that have no telephone service) could bias results. This bias—known as coverage bias—could exist if there are differences between people with and without landline telephones for the substantive variables of interest.

Since 2003, NHIS has asked respondents about landlines and wireless telephones in their homes. Compared with adults living in landline households, adults living in wireless-only households are more likely to be people who smoke cigarettes and people who had at least one heavy drinking day in the past year. Adults living in wireless-only households are also less likely to have health insurance coverage, less likely to have a usual place to go for medical care, less likely to have

Figure. Percentages of wireless-only adults and of children living in households with only wireless telephone service, by age group: United States, July–December 2022



NOTES: Wireless-only adults are adults who live in households with only wireless telephone service and have their own wireless telephone.
SOURCE: National Center for Health Statistics, National Health Interview Survey.

received an influenza vaccination in the past year, and more likely to have experienced financial barriers to care. Previous Early Release Program reports based on data from 2003-2018 include additional details about these health-related differences between people with and without landline telephones.

Because of these differences, the potential for coverage bias remains a real threat to RDD health surveys that do not include sufficient representation of households with only wireless telephones. NCHS continues to publish estimates of the size and characteristics of this population so that survey research organizations can evaluate whether they have appropriately included this population in their telephone surveys.

Methods

NHIS randomly selects one "sample adult" aged 18 years or older and one "sample child" aged 17 years or younger (if any children live in the household) from each household following a brief initial interview that identifies everyone who usually lives or stays in the household. Information about the sample adult is collected from the sample adults themselves unless they are physically or mentally unable to do so, in which case a knowledgeable proxy can answer for the sample adult. Information about the sample child is collected from a parent or adult who is knowledgeable about and responsible for the health care of the sample child. This respondent may or may not also be the sample adult.

To determine whether the sample adult or child lived in a household with a landline telephone, the respondent was asked if there was "at least one phone inside your home that is currently working and is not a cell phone." To avoid possible confusion with cordless landline telephones, the word "wireless" was not used in the survey. This question was asked only once, in whichever interview (sample adult or sample child) came first.

Sample adults are also asked whether they "have a working cell phone," and if not, whether they "live with anyone who has a working cell phone." This approach permits the identification of adults living in wireless-only households (that is, households without landlines within which at least one household member has a working cell phone) and of wireless-only adults (that is, adults who live in a wireless-only household and have their own cell phone). Respondents for sample children are only asked if the child lives "with anyone who has a working cell phone," and only if the wireless status of the household is not yet known from the sample adult interview.

An additional question is included for sample adults who have a cell phone and live in households with landline telephones. The sample adult is asked to consider "all the telephone calls that you answer" and to report whether "all or almost all [are] on your cell phones, some [are] on your cell phone and some on your home phone, or very few or none [are] on your cell phones." This question permits the identification of "wireless-mostly" adults—defined as adults with both landline and cellular telephones who answer all or almost all calls on cell phones. Landline-mostly adults and dual-users can be similarly identified.

NHIS uses sampling weights to produce representative national estimates. The base weight is equal to the inverse of the probability of selection of the sample address. These weights are adjusted for household and person-level nonresponse using multilevel models predictive of response propensity. Nonresponse-adjusted weights are further calibrated to U.S. Census Bureau population projections and American Community Survey (ACS) one-year estimates for age, sex, race and ethnicity, educational attainment, housing tenure, Census division, and Metropolitan Statistical Area status.

Point estimates and 95% confidence intervals were calculated using SUDAAN software (RTI International, Research Triangle Park, NC) to account for the complex sample design of NHIS. All estimates shown meet the NCHS standards of reliability as specified in *National Center for Health Statistics Data Presentation Standards for Proportions*.

Differences between percentages were evaluated using two-sided significance tests at the 0.05 level. All differences discussed are statistically significant unless otherwise noted. Lack of comment regarding the difference between any two estimates does not necessarily mean that the difference was tested and found to be not significant. Because of small sample sizes, estimates based on less than 1 year of data may have large confidence intervals, and caution should be used in interpreting such estimates.

Impact of the COVID-19 Pandemic

Additional caution is warranted when interpreting telephone status estimates from 2020. Due to the COVID-19 pandemic, NHIS data collection switched to a telephone-only mode beginning on March 19, 2020. Personal visits to households resumed in selected areas in July 2020 and in all areas of the country in September 2020. However, contact with households was still attempted by telephone first, and a majority of interviews were completed by telephone. Additionally, starting in August and continuing through the end of December, a subsample of adult respondents who completed an NHIS interview in 2019 were recontacted by telephone and asked to participate again, completing the 2020 NHIS questionnaire. Estimates for 2020 in **Table 1** are based on data from both samples.

Response rates were lower and respondent characteristics were different in April through December 2020. The weighted 2020 sample underrepresented adults living alone and adults with family income below the federal poverty level. The sample also underrepresented wireless-only adults, whereas adults living in households with both landline and wireless telephones were overrepresented. Moreover, phoneless households (those with neither wireless nor landline telephones) generally could not be interviewed in Quarter 2, 2020 or as part of the reinterviewed sample. For these reasons, caution should be used in interpreting differences observed in estimates between 2020 and other time periods, particularly for estimates of people living in phoneless households.

The "telephone first" data collection approach that began in July 2020 ended in April 2021. Pre-pandemic interviewing procedures, with initial contact attempts

by personal visit, resumed in May 2021. However, a majority of NHIS interviews in 2021 and 2022 were still completed by telephone rather than in-person (52% in July-December 2022).

Household Telephone Status

From July through December 2022, information on household telephone status was obtained for 13,385 civilian adults aged 18 and over and 3,768 children under age 18. In the second six months of 2022, 72.6% of adults (about 186 million) and 81.9% of children (nearly 60 million) lived in households that did not have a landline telephone but did have at least one wireless telephone (**Table 1**).

The percentages of adults and children living in wireless-only households have been generally increasing since 2003. Consistent with that trend, there was also a statistically significant increase (3.9 percentage points) in the past 12 months—that is, from the second 6 months of 2021 to the second 6 months of 2022—in the percentages of adults living in wireless-only households. Across that same time period, an increase (2.8 percentage points) was also observed for children.

Wireless-only Adults

Seven in 10 adults were wireless-only (71.7%, 183 million); that is, they personally had a wireless telephone and lived in a household that did not have a landline. The percentage of adults who were wireless-only is shown, by selected demographic characteristics, in **Table 2**. Confidence intervals for these percentages are shown in **Table 3**. For July–December 2022:

- Nearly nine in 10 adults aged 25–29 (87.6%) and aged 30-34 (88.4%) were wireless-only (**Figure**). The percentage of adults who were wireless-only decreased as age increased beyond 35 years: 83.3% for those 35–44; 71.2% for those 45–64; and 47.8% for those 65 and over.
- Hispanic adults (80.0%) were more likely than non-Hispanic Asian (73.0%), non-Hispanic Black (69.5%), or non-Hispanic White (69.5%) adults to be wireless-only.
- Men (72.4%) were more likely than women (71.1%) to be wireless-only.
- Adults with family incomes below the federal poverty threshold (77.8%) and adults with family incomes of 100% to less than 200% of the federal poverty threshold (74.9%) were more likely than adults with higher family incomes (70.8%) to be wireless-only.
- Adults living in the Midwest (73.8%), South (74.1%), and West (76.0%) were more likely than those living in the Northeast (58.0%) to be wireless-only.
- More than four in five adults living in rented homes (85.3%) were wireless-only. This percentage is higher than the percentage for adults living in homes owned by a household member (66.2%).

Table 2 also includes estimates of the percentage of adults who were wireless-mostly, landline-mostly, dual users, landline-only, and phoneless, by selected demographic characteristics. Confidence intervals for these percentages are shown in **Table 3**.

Other NHIS Early Release Program Products

This report is published as part of the NHIS Early Release Program. Earlier reports on wireless substitution are at https://www.cdc.gov/nchs/nhis/erwirelesssubs.htm.

The prevalence of adults and children living in wireless-only households varies across states. For more information about prevalence estimates at the state level, see

- NCHS. Modeled estimates (with standard errors) of the percent distribution of personal telephone status for adults aged 18 and over, by state: United States, 2020. December 2022. Available from: https://www.cdc.gov/nchs/data/nhis/earlyrelease/Wireless_state_202212.pdf.

In addition to these products, preliminary microdata files containing selected NHIS variables are produced as part of the Early Release Program. The telephone service use variables presented in this report are included in those microdata files. Analysts can access these files through the NCHS Research Data Centers (https://www.cdc.gov/rdc/) without having to wait for the final annual NHIS microdata files to be released.

For more information about NHIS and the NHIS Early Release Program, or to find other Early Release Program products, see

- NHIS home page at https://www.cdc.gov/nchs/nhis.htm.
- Early Release Program home page at https://www.cdc.gov/nchs/nhis/releases.htm.

Suggested Citation

Blumberg SJ, Luke JV. Wireless substitution: Early release of estimates from the National Health Interview Survey, July-December 2022. National Center for Health Statistics. May 2023. DOI: https://doi.org/10.15620/cdc:127524.

Table 1. Percent distribution of household telephone status for adults and children: United States, 2020-2022

Date of interview	Number of people (unweighted)	Wireless-only household	Landline with wireless	Landline-only household[1]	Phoneless	Landline with unknown wireless	Wireless with unknown landline	Total
Adults								
July–December 2020[2]	17,028	65.8	31.9	1.8	0.4	0.1	0.1	100.0
95% confidence interval	…	64.69-66.81	30.88-32.95	1.60-2.08	0.28-0.52	0.03-0.12	0.04-0.14	…
January–June 2021[2]	13,901	68.0	29.3	1.9	0.5	0.0	0.1	100.0
95% confidence interval	…	66.70-69.34	28.04-30.66	1.66-2.23	0.44-0.69	0.01-0.05	0.09-0.22	…
July–December 2021	14,629	68.7	28.9	1.7	0.6	0.0	0.1	100.0
95% confidence interval	…	67.54-69.81	27.82-29.97	1.48-2.00	0.47-0.75	0.00-0.05	0.05-0.16	…
January–June 2022	13,002	70.7	27.1	1.6	0.4	0.0	0.1	100.0
95% confidence interval	…	69.47-71.97	25.88-28.36	1.41-1.89	0.31-0.59	0.01-0.09	0.02-0.17	…
July–December 2022	13,385	72.6	25.4	1.3	0.6	0.0	0.1	100.0
95% confidence interval	…	71.55-73.67	24.34-26.44	1.11-1.50	0.46-0.75	0.01-0.06	0.04-0.19	…
Children								
July–December 2020[2]	1,984	75.5	23.1	0.6	0.6	–	–	100.0
95% confidence interval	…	72.90-77.91	20.84-25.55	0.29-1.37	0.23-1.80	–	–	…
January–June 2021[2]	4,016	79.1	19.8	0.4	0.7	0.0	0.0	100.0
95% confidence interval	…	77.27-80.78	18.12-21.61	0.17-0.91	0.42-1.05	0.00-0.04	0.01-0.23	…
July–December 2021	4,211	79.1	19.6	0.4	0.8	–	0.0	100.0
95% confidence interval	…	77.45-80.73	18.05-21.35	0.20-0.65	0.55-1.22	–	0.01-0.17	…
January–June 2022	3,585	81.7	17.3	0.5	0.5	–	0.1	100.0
95% confidence interval	…	80.05-83.31	15.70-18.93	0.22-1.02	0.31-0.74	–	0.01-0.31	…
July–December 2022	3,768	81.9	16.9	0.3	0.9	–	0.0	100.0
95% confidence interval	…	80.08-83.64	15.34-18.64	0.11-0.60	0.52-1.41	–	0.00-0.12	…

0.0 Quantity more than zero but less than 0.05.

… Category not applicable.

– Quantity zero.

[1]Landline-only refers to households with a landline telephone in which no residents have a working cell phone. In reports based on 2003-2018 data, this category was labeled as "landline without wireless."

[2]Due to the COVID-19 pandemic, NHIS data collection switched to a telephone-only mode beginning on March 19, 2020. Personal visits resumed in all areas in September 2020. However, contact with households was still attempted by telephone first, and a majority of interviews were completed by telephone. Additionally, from August-December 2020, a subsample of adult respondents who completed an NHIS interview in 2019 were recontacted by telephone and asked to participate again. Response rates were lower and respondent characteristics were different in April–December 2020. Differences observed in estimates between 2020 and other time periods—particularly estimates of people living in phoneless households—may have been impacted by these differences in respondent characteristics. The "telephone first" data collection approach that began in July 2020 continued through April 2021. Pre-pandemic interviewing procedures, with initial contact attempts by personal visit, resumed in May 2021.

NOTE: Data are based on household interviews of a sample of the civilian noninstitutionalized population.

SOURCE: National Center for Health Statistics, National Health Interview Survey.

Table 2. Percent distribution of personal telephone status for adults, by selected demographic characteristics: United States, July-December 2022

Demographic characteristic	Wireless-only adults	Wireless-mostly adults	Dual-users	Landline-mostly adults	Landline-only adults	Phoneless adults	Unknown[1]	Total
Total	71.7	15.2	6.1	3.2	2.1	1.3	0.4	100.0
Age (years)								
18–24	78.8	16.0	2.1	0.4	0.3	1.9	0.5	100.0
25–29	87.6	8.2	1.5	0.3	0.6	1.4	0.5	100.0
30–34	88.4	8.9	1.0	0.1	0.1	1.1	0.4	100.0
35–44	83.3	12.0	2.1	0.4	0.2	1.2	0.8	100.0
45–64	71.2	18.5	6.2	1.7	1.2	0.9	0.3	100.0
65 and over	47.8	17.4	14.6	11.4	6.9	1.7	0.3	100.0
Race and ethnicity								
Hispanic or Latino, any race(s)	80.0	11.6	3.5	0.9	1.5	1.7	0.8	100.0
Asian, single race[2]	73.0	16.1	5.1	1.1	1.0	3.0	0.7	100.0
Black, single race[2]	69.5	17.9	5.7	2.4	2.2	1.9	0.3	100.0
White, single race[2]	69.5	15.7	7.0	4.3	2.3	0.8	0.3	100.0
Other and multiple races[2]	77.5	12.5	3.6	1.7	1.3	3.1	0.4	100.0
Sex								
Male	72.4	15.7	5.3	2.6	2.0	1.4	0.6	100.0
Female	71.1	14.7	6.8	3.8	2.1	1.2	0.3	100.0
Education								
Some high school or less	72.5	10.5	5.1	3.4	4.0	3.9	0.5	100.0
High school graduate or GED[3]	70.5	13.6	6.3	4.2	3.1	1.8	0.5	100.0
Some post-high school, no degree	72.8	15.1	6.0	3.3	1.7	0.6	0.4	100.0
4-year college degree or higher	71.5	17.8	6.3	2.3	1.0	0.7	0.5	100.0
Family income relative to federal poverty threshold[4]								
Less than 100%	77.8	9.0	2.8	2.4	3.8	3.7	0.6	100.0
100% to less than 200%	74.9	11.0	4.2	4.1	3.6	2.1	0.3	100.0
200% or greater	70.8	17.0	6.8	3.0	1.4	0.7	0.3	100.0
Geographic region[5]								
Northeast	58.0	22.6	9.8	5.2	2.5	0.8	1.1	100.0
Midwest	73.8	13.4	5.5	3.7	2.1	1.0	0.5	100.0
South	74.1	14.1	5.8	2.7	1.9	1.2	0.3	100.0
West	76.0	13.0	4.3	2.3	1.9	2.1	0.3	100.0
Metropolitan statistical area status								
Metropolitan	71.8	15.8	6.0	2.9	1.8	1.2	0.4	100.0
Not metropolitan	71.4	11.1	6.6	5.1	3.9	1.5	0.4	100.0

See footnotes at end of table.

Table 2. Percent distribution of personal telephone status for adults, by selected demographic characteristics: United States, July-December 2022—*Continued*

Demographic characteristic	Wireless-only adults	Wireless-mostly adults	Dual-users	Landline-mostly adults	Landline-only adults	Phoneless adults	Unknown[1]	Total
Home ownership status								
Owned or being bought	66.2	18.1	7.7	4.2	2.4	1.0	0.4	100.0
Renting	85.3	8.2	2.0	0.9	1.4	1.8	0.5	100.0
Other arrangement	66.8	14.7	6.6	**	2.5	**	0.8	100.0
Number of adults in survey sample (unweighted)	9,240	1,963	930	614	414	176	48	13,385

** Estimate does not meet NCHS standards of reliability as specified in *National Center for Health Statistics Data Presentation Standards for Proportions* (available from: https://www.cdc.gov/nchs/data/series/sr_02/sr02_175.pdf).

– Quantity zero.

[1]Unknown includes adults with either unknown landline, unknown wireless, or unknown frequency-of-use status (for adults with both landline and wireless telephones). Adults with both unknown landline and unknown wireless status are excluded from the analysis.

[2]Race groups are non-Hispanic.

[3]GED is General Educational Development high school equivalency diploma.

[4]Based on family income and family size using the U.S. Census Bureau's poverty thresholds. Early Release estimates stratified by poverty status are based on reported income only and may differ from similar estimates produced later that are based on both reported and imputed income. Family income relative to the federal poverty threshold was unknown for 11.0% of adults in these analyses. NCHS imputes income when income is unknown, but the imputed income file is not available until the annual NHIS microdata are released.

[5]In the geographic classification of the U.S. population, states are grouped into the following four regions used by the U.S. Census Bureau: *Northeast* includes Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont; *Midwest* includes Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin; *South* includes Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia; and *West* includes Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

NOTES: Data are based on household interviews of a sample of the civilian noninstitutionalized population. Korn and Graubard 95% confidence intervals for these estimates are presented in Table 3.

SOURCE: National Center for Health Statistics, National Health Interview Survey, July-December 2022.

Table 3. Korn and Graubard 95% confidence intervals for percent distributions in Table 2

Demographic characteristic	Wireless-only adults	Wireless-mostly adults	Dual-users	Landline-mostly adults	Landline-only adults	Phoneless adults	Unknown[1]	Total
Total	70.6-72.8	14.3-16.0	5.6-6.6	2.9-3.6	1.8-2.3	1.0-1.6	0.3-0.6	…
Age (years)								
18–24	75.1-82.3	12.9-19.5	1.1-3.7	0.1-1.1	0.0-1.1	0.9-3.5	0.1-1.2	…
25–29	84.7-90.2	6.1-10.8	0.4-3.5	0.0-1.4	0.1-1.6	0.6-2.5	0.1-1.4	…
30–34	85.6-90.8	6.8-11.4	0.4-2.3	0.0-0.5	0.0-0.5	0.6-2.0	0.1-1.0	…
35–44	81.4-85.2	10.4-13.7	1.5-2.8	0.2-0.8	0.1-0.5	0.7-2.0	0.4-1.7	…
45–64	69.5-73.0	16.9-20.1	5.4-7.0	1.3-2.2	0.9-1.6	0.6-1.2	0.1-0.6	…
65 and over	45.9-49.7	16.2-18.7	13.3-15.9	10.3-12.6	6.1-7.7	1.3-2.1	0.1-0.5	…
Race and ethnicity								
Hispanic or Latino, any race(s)	78.1-81.8	10.0-13.3	2.7-4.5	0.5-1.5	1.0-2.2	1.0-2.8	0.3-1.6	…
Asian, single race[2]	69.0-76.7	12.7-20.0	3.6-6.9	0.5-2.1	0.4-2.0	1.8-4.6	0.2-1.8	…
Black, single race[2]	66.7-72.2	15.8-20.1	4.3-7.4	1.7-3.4	1.5-3.1	1.2-2.8	0.1-0.9	…
White, single race[2]	68.2-70.8	14.6-16.8	6.4-7.7	3.9-4.8	2.0-2.7	0.6-1.0	0.2-0.5	…
Other and multiple races[2]	72.0-82.4	8.0-18.2	1.8-6.3	0.5-4.2	0.3-3.7	1.3-6.2	0.0-2.0	…
Sex								
Male	71.1-73.7	14.5-16.9	4.8-5.9	2.2-3.1	1.7-2.4	1.0-1.8	0.3-0.9	…
Female	69.5-72.6	13.5-15.9	6.0-7.7	3.3-4.3	1.8-2.5	0.9-1.5	0.2-0.5	…
Education								
Some high school or less	69.9-75.1	8.8-12.4	3.8-6.7	2.4-4.8	3.0-5.3	2.6-5.6	0.1-1.3	…
High school graduate or GED[3]	68.7-72.3	12.2-15.2	5.4-7.2	3.5-4.9	2.5-3.7	1.3-2.6	0.2-0.8	…
Some post-high school, no degree	71.0-74.6	13.6-16.8	5.2-6.8	2.8-4.0	1.3-2.2	0.4-1.0	0.2-0.7	…
4-year college degree or higher	69.8-73.2	16.3-19.3	5.5-7.3	1.8-2.9	0.7-1.3	0.4-0.9	0.3-0.7	…
Family income relative to federal poverty threshold[4]								
Less than 100%	74.8-80.6	7.1-11.1	1.7-4.1	1.6-3.4	2.8-5.0	2.5-5.3	0.2-1.5	…
100% to less than 200%	72.7-77.0	9.2-13.0	3.3-5.2	3.2-5.1	2.9-4.5	1.4-3.0	0.1-0.7	…
200% or greater	69.5-72.0	16.0-18.1	6.1-7.5	2.6-3.4	1.2-1.7	0.5-1.0	0.2-0.6	…
Geographic region[5]								
Northeast	55.1-60.8	20.9-24.4	8.2-11.7	3.9-6.8	1.9-3.3	0.3-1.6	0.5-1.9	…
Midwest	72.2-75.4	11.6-15.4	4.7-6.4	3.0-4.4	1.6-2.7	0.5-1.7	0.2-0.9	…
South	72.1-76.0	12.7-15.6	5.1-6.6	2.2-3.2	1.5-2.3	0.8-1.5	0.1-0.5	…
West	74.3-77.7	11.4-14.8	3.6-5.1	1.8-2.9	1.5-2.5	1.4-3.0	0.0-0.9	…
Metropolitan statistical area status								
Metropolitan	70.6-72.9	14.9-16.7	5.5-6.6	2.6-3.3	1.5-2.0	1.0-1.6	0.3-0.7	…
Not metropolitan	68.4-74.2	9.0-13.5	5.3-8.1	4.2-6.2	3.0-5.0	1.0-2.3	0.2-0.8	…

See footnotes at end of table.

Table 3. Korn and Graubard 95% confidence intervals for percent distributions in Table 2—*Continued*

Demographic characteristic	Wireless-only adults	Wireless-mostly adults	Dual-users	Landline-mostly adults	Landline-only adults	Phoneless adults	Unknown[1]	Total
Home ownership status								
Owned or being bought	64.7-67.8	17.0-19.3	7.1-8.4	3.7-4.7	2.1-2.7	0.8-1.2	0.2-0.6	…
Renting	83.8-86.6	7.2-9.4	1.5-2.6	0.7-1.3	1.0-1.8	1.3-2.4	0.2-0.9	…
Other arrangement	59.1-73.8	10.3-20.1	3.4-11.4	…	1.0-4.9	…	0.0-4.2	…

… Category not applicable.

[1]Unknown includes adults with either unknown landline, unknown wireless, or unknown frequency-of-use status (for adults with both landline and wireless telephones). Adults with both unknown landline and unknown wireless status are excluded from the analysis.

[2]Race groups are non-Hispanic.

[3]GED is General Educational Development high school equivalency diploma.

[4]Based on family income and family size using the U.S. Census Bureau's poverty thresholds. Early Release estimates stratified by poverty status are based on reported income only and may differ from similar estimates produced later that are based on both reported and imputed income. Family income relative to the federal poverty threshold was unknown for 11.0% of adults in these analyses. NCHS imputes income when income is unknown, but the imputed income file is not available until the annual NHIS microdata are released.

[5]In the geographic classification of the U.S. population, states are grouped into the following four regions used by the U.S. Census Bureau: *Northeast* includes Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont; *Midwest* includes Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin; *South* includes Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia; and *West* includes Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

NOTES: Data are based on household interviews of a sample of the civilian noninstitutionalized population.

SOURCE: National Center for Health Statistics, National Health Interview Survey, July-December 2022.

EXHIBIT I

WIRELESS INDUSTRY DATA REPORT



ctia™

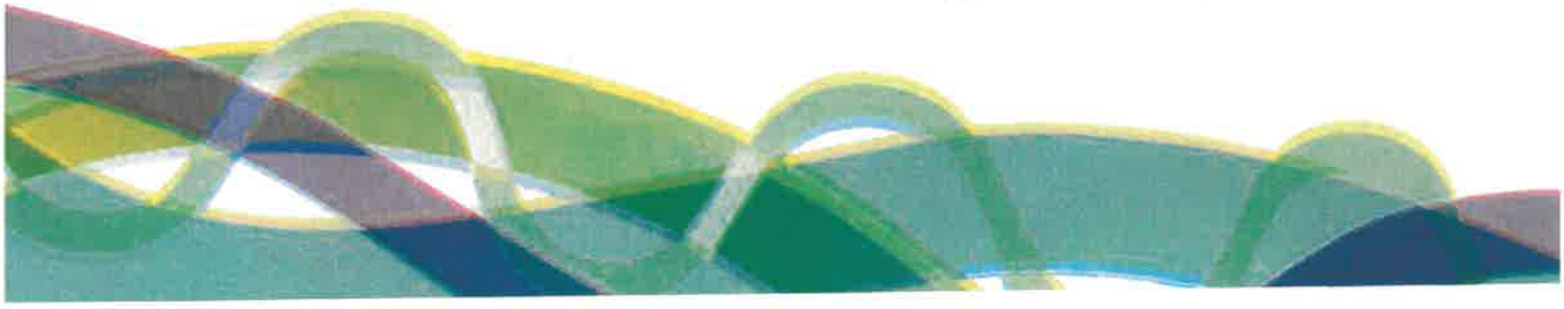
2023 Annual Survey Highlights

This year marks the 50th anniversary of the first cellphone call, and there is much to celebrate. CTIA's annual survey of key industry metrics finds that wireless networks support more data traffic than ever, as Americans in communities all across the country enjoy all that 5G has to offer—including innovations that are changing the way we grow our food, manage our energy grids, connect to the internet at home, and even track our health. Last year saw the biggest year-over-year increase in our industry's history.

This progress is thanks to another year of record investment into our nation's wireless networks, making them better, faster, and with greater coverage and capacity. Today, the U.S. has world-leading 5G availability, and 325 million Americans have access to a 5G network. Wireless progress extends beyond coverage—the industry now contributes $825 billion and 4.5 million jobs per year to the U.S. economy.

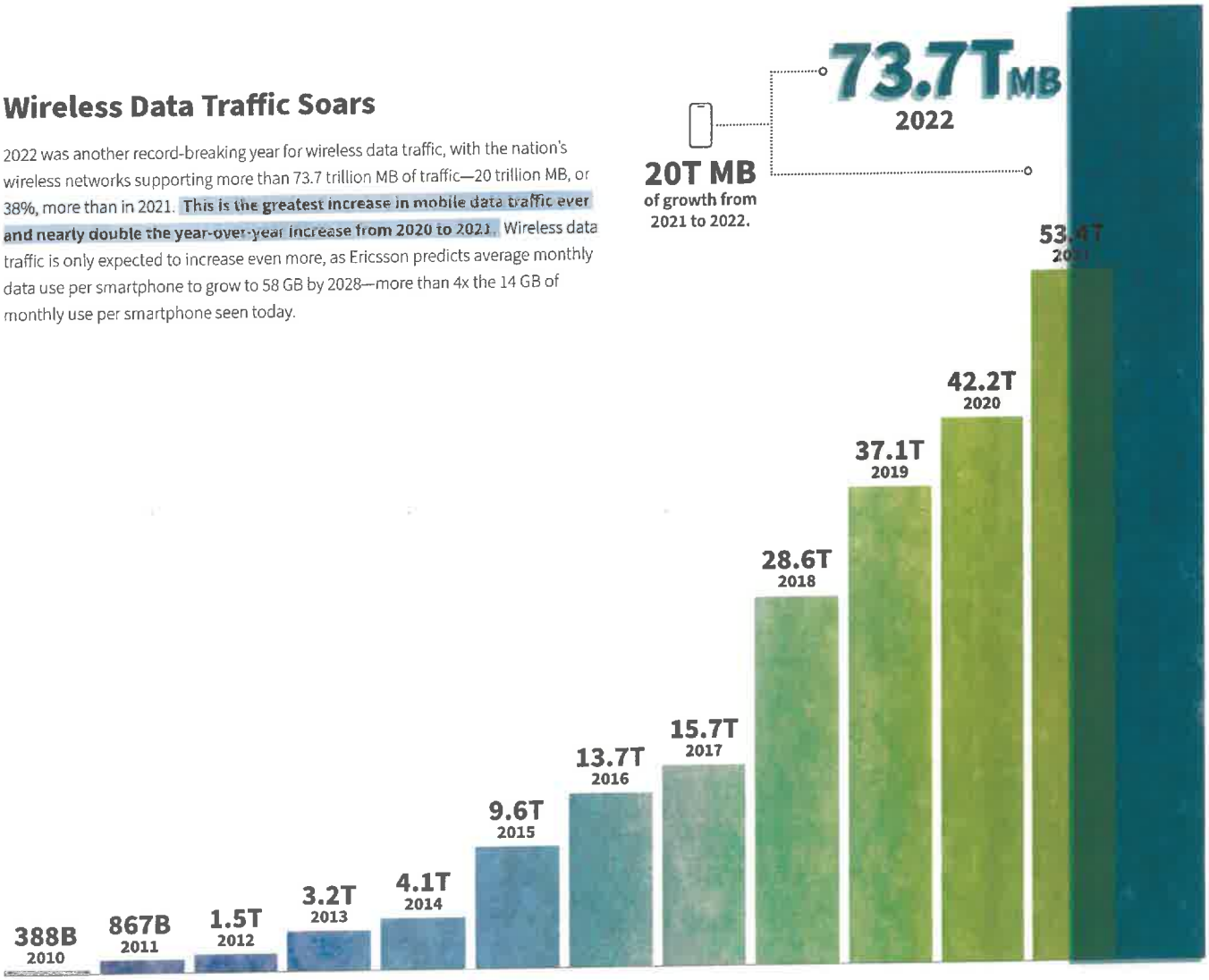
But with lapsed FCC auction authority and no clear pipeline of spectrum auctions, the U.S. is projected to not have enough spectrum to meet increasing demand for wireless data. To continue our success, we need at least 400 megahertz of new spectrum in the next five years and nearly 1500 megahertz by 2032.

More spectrum will enable the wireless industry to meet the nation's wireless data needs, ensure continued U.S. economic security, and build on an impressive 50-year legacy of wireless innovation that is transforming the way we live, work, and connect.



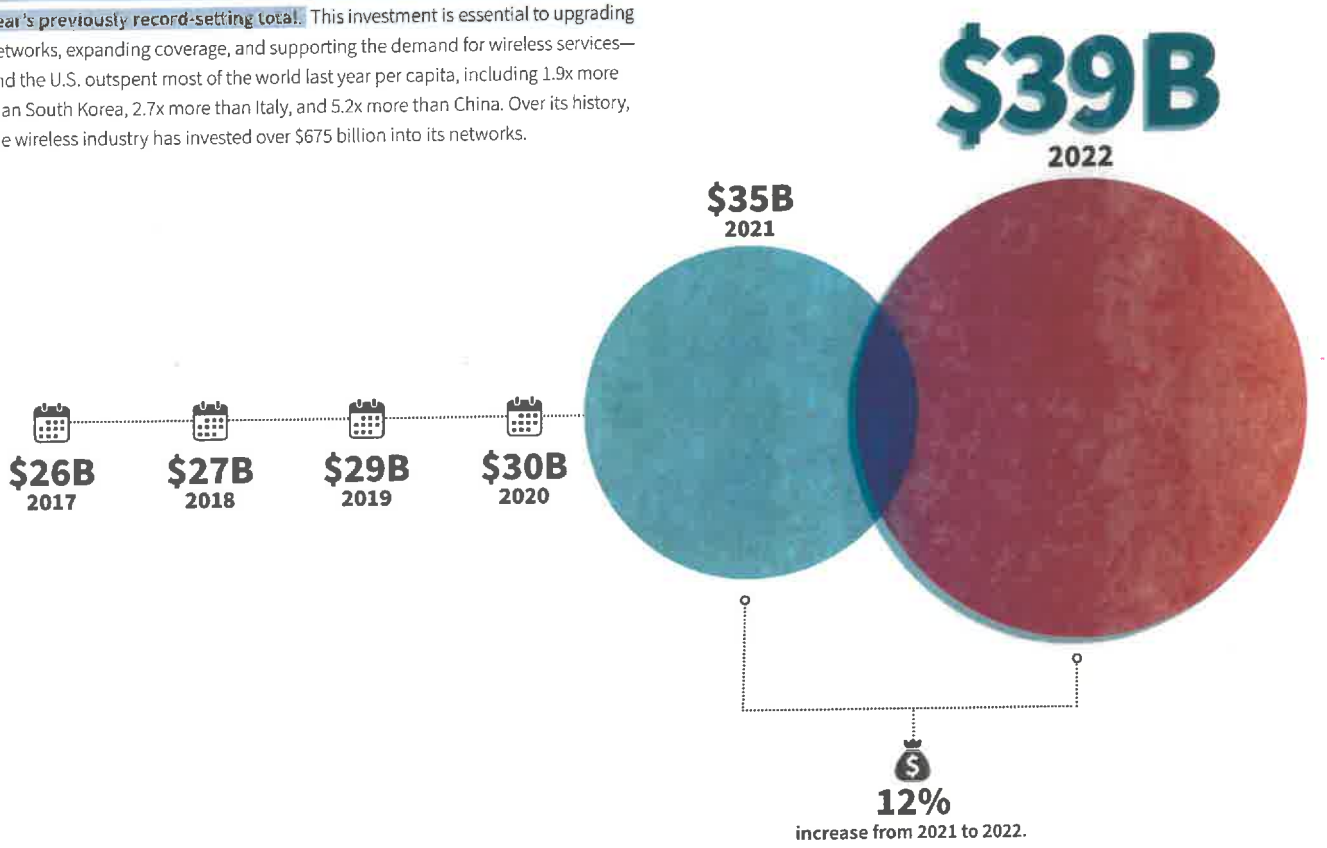
Wireless Data Traffic Soars

2022 was another record-breaking year for wireless data traffic, with the nation's wireless networks supporting more than 73.7 trillion MB of traffic—20 trillion MB, or 38%, more than in 2021. **This is the greatest increase in mobile data traffic ever and nearly double the year-over-year increase from 2020 to 2021.** Wireless data traffic is only expected to increase even more, as Ericsson predicts average monthly data use per smartphone to grow to 58 GB by 2028—more than 4x the 14 GB of monthly use per smartphone seen today.



Record Wireless Investment

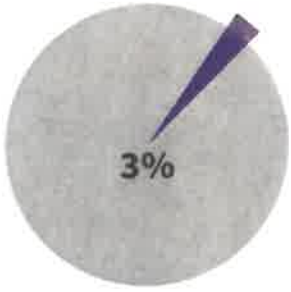
Wireless investment has increased for the fifth year in a row, with a historic $39 billion invested in wireless networks in 2022—up nearly 12% from last year's previously record-setting total. This investment is essential to upgrading networks, expanding coverage, and supporting the demand for wireless services—and the U.S. outspent most of the world last year per capita, including 1.9x more than South Korea, 2.7x more than Italy, and 5.2x more than China. Over its history, the wireless industry has invested over $675 billion into its networks.



More Connections for More 5G Devices

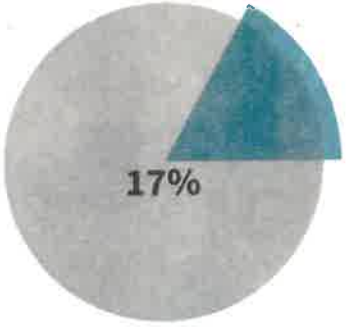
5G adoption and use have exploded since its launch. By the end of 2022, the U.S. had nearly 162 million active 5G devices—nearly double the number of 5G devices in 2021. And more devices mean more connections. In 2022, wireless connections grew to nearly 523 million. This means there are 1.6 connections for every person in the U.S. 5G devices already account for nearly one-third of these connections and play an integral role in unlocking the power of IoT, with 5G networks' high capacity enabling thousands of sensors to work together and support innovations like smart cities, advanced manufacturing, and precision agriculture.

31%
of wireless connections are active 5G devices.



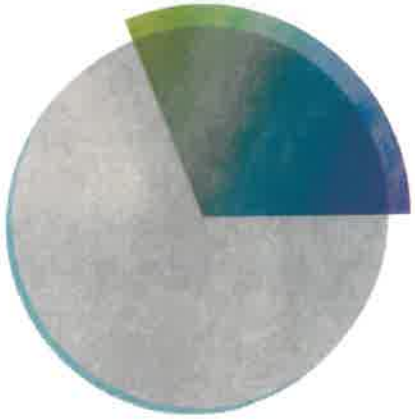
2020

469M Wireless Connections | **14M** Active 5G Devices



2021

499M Wireless Connections | **86M** Active 5G Devices



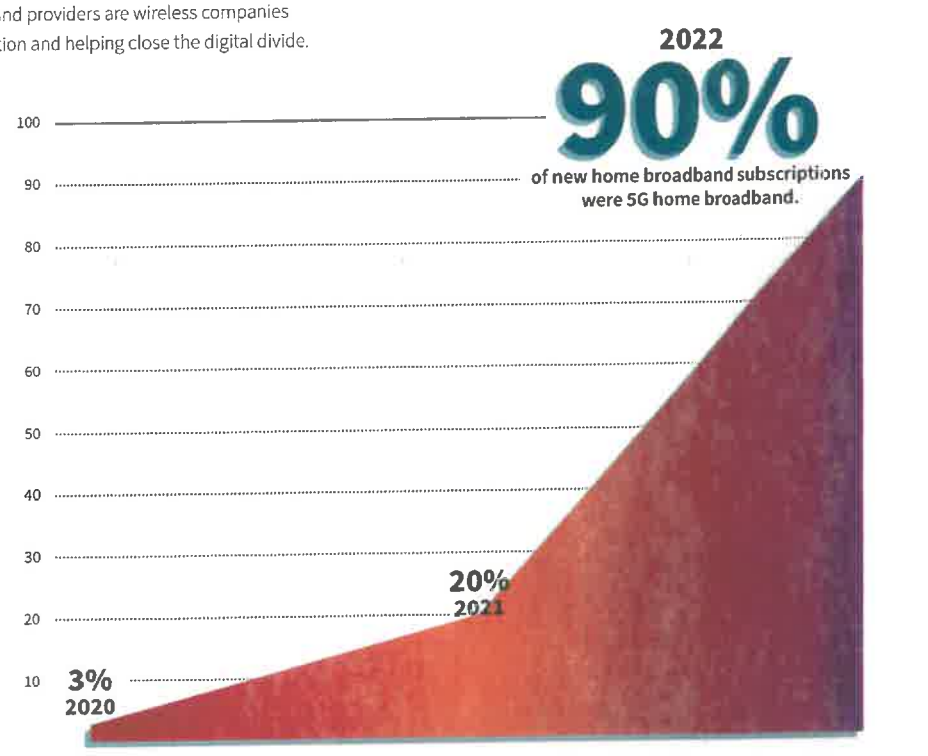
2022

523M Wireless Connections | **162M** Active 5G Devices

5G Home Broadband Offers New Competition and Consumer Savings

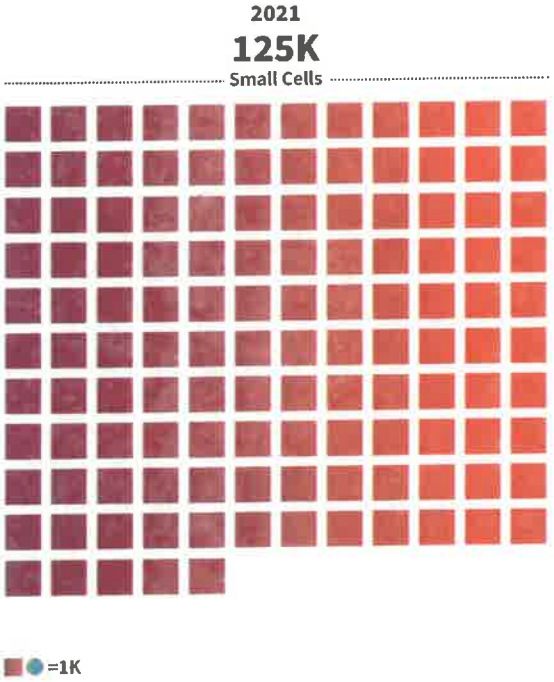
5G is not only transforming our mobile use, but our lives at home. **5G home broadband coverage is growing at a breakneck pace, and it now covers more than 94 million households across the nation.** When it comes to customer preference, 5G home accounted for 90% of net broadband additions in 2022 over other options like cable, fiber, or DSL. In fact, the two fastest-growing home broadband providers are wireless companies offering 5G home broadband, creating more competition and helping close the digital divide.

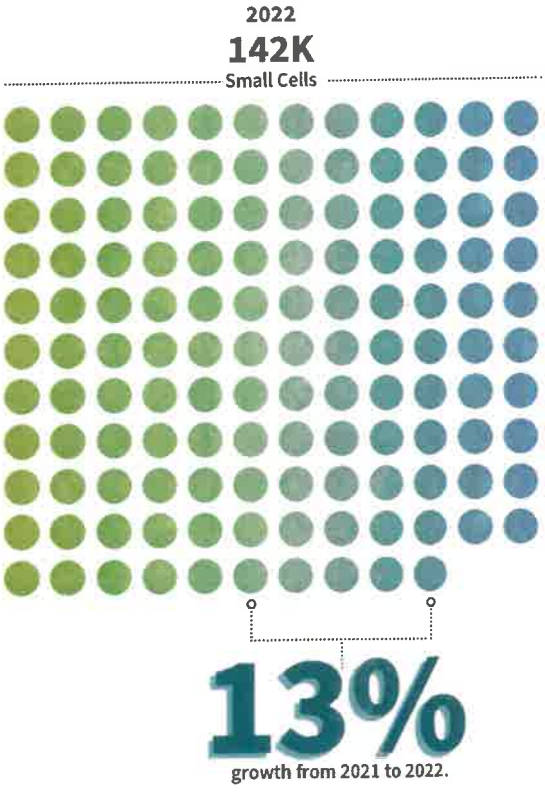
94M
households are covered by 5G home broadband, a 2.4x increase from 2021 to 2022.



Small Cells Support Enhanced Coverage

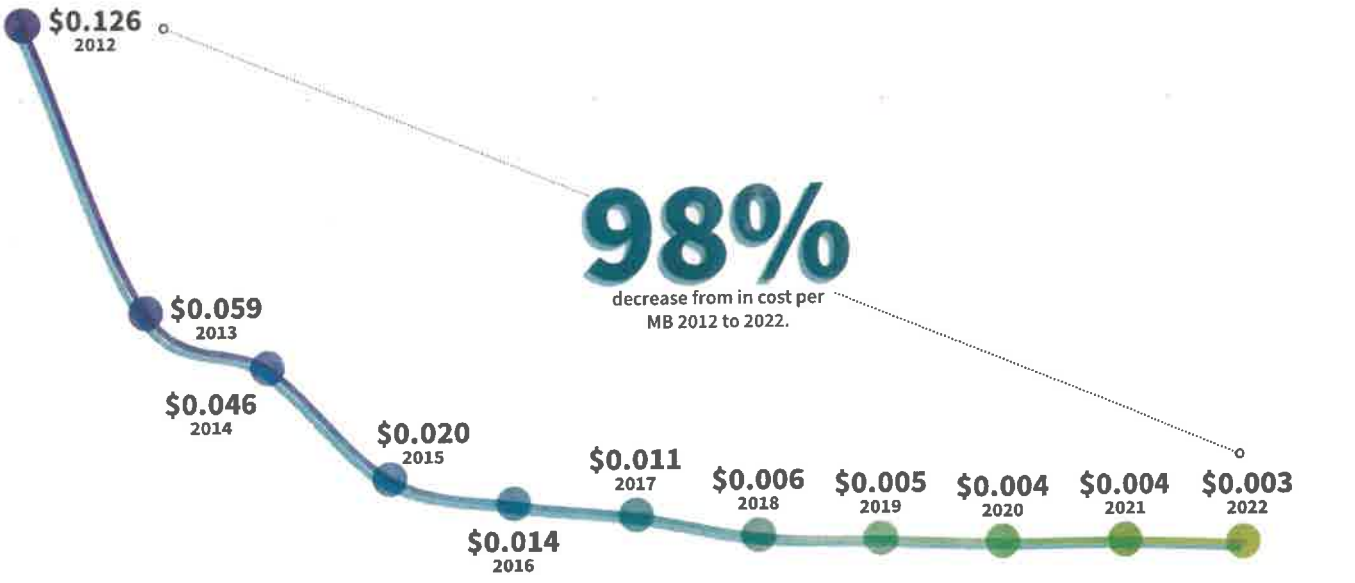
5G networks need a diverse array of infrastructure, from thousand-foot towers to backpack-sized small cells. These small cells make up a growing percentage of total cell sites—more than 34% in 2022—helping drive greater wireless capacity and coverage to support our nation's growing data needs. **In 2022, there were more than 142,000 small cells operating across the U.S.—a 13% increase over 2021.**





Wireless Brings Savings for Consumers

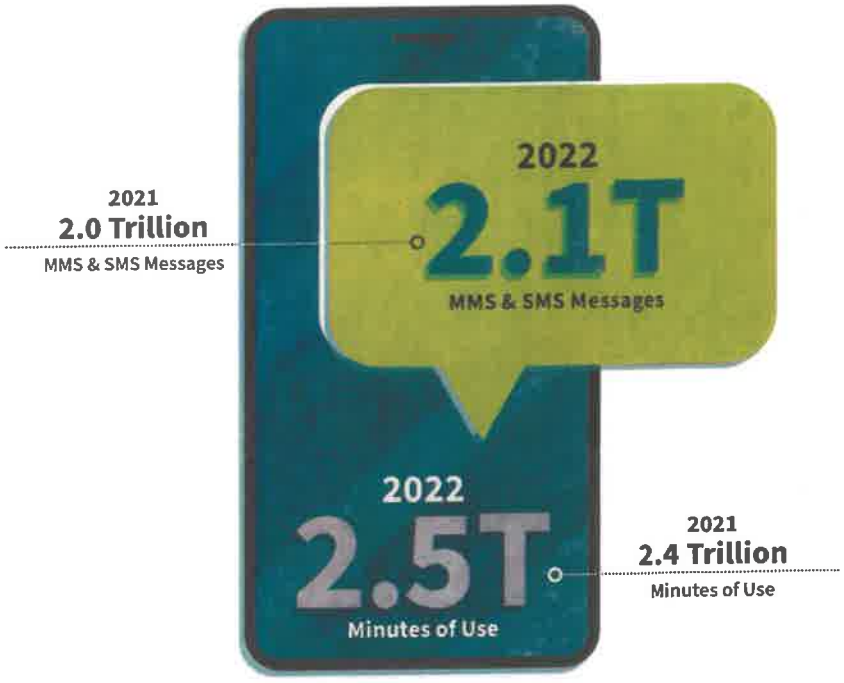
Wireless continues to offer consumers more for their dollar in a tightening economy. **The cost per megabyte of data decreased by 98 percent from 2012 to 2022.** At the same time, new offerings like 5G home broadband are introducing competitive pricing into home broadband markets, leading to savings even for those who don't subscribe to it. Econ One reports that new competition from 5G home broadband drives down cable pricing, and more spectrum will amplify those results, resulting in a predicted $8.1 billion in savings for consumers.



Talking and Texting by the Trillions

Wireless consumers continue to robustly use wireless networks to connect through voice and text. In 2022, Americans spent nearly 2.5 trillion minutes on voice calls, a nearly 5% increase from 2021. That's more than 4.7 million years of voice minutes, or enough time for every fan who attended Taylor Swift's Eras tour to listen to her Midnights album over 20,400 times.

U.S. wireless customers also exchanged more than 2.1 trillion text messages, 6% more messages than they exchanged last year.




ctia™

EXHIBIT J

FCC CONSUMER GUIDE TO 911 WIRELESS SERVICE

Consumer Guide

911 Wireless Services

It is estimated that about 70 percent of 911 calls are placed from wireless phones, and that percentage is growing. The prompt delivery of wireless 911 calls to public safety organizations benefits the public by promoting safety of life and property. In an effort to improve public safety, the Federal Communications Commission adopted rules aimed at improving the reliability of wireless 911 services and the accuracy of the location information transmitted with a wireless 911 call. Such improvements enable emergency response personnel to ensure that Public Safety Answering Points (PSAPs) receive meaningful, accurate location information from wireless 911 callers in order to dispatch local emergency responders to the correct location and to provide assistance to 911 callers more quickly.

Q: What are the FCC's Wireless 911 rules and how do they apply?
The FCC's wireless 911 rules apply to all wireless licensees, broadband Personal Communications Service (PCS) licensees and certain Specialized Mobile Radio (SMR) licensees. Mobile Satellite Service (MSS) providers, however, are currently excluded.

The FCC's basic 911 rules require wireless service providers to transmit all 911 calls to a PSAP, regardless of whether the caller subscribes to the provider's service or not.

Phase I Enhaced 911 (E911) rules require wireless service providers to provide the PSAP with the telephone number of the originator of a wireless 911 call and the location of the cell site or base station transmitting the call.

Phase II E911 rules require wireless service providers to provide more precise location information to PSAPs; specifically, the latitude and longitude of the caller. This information must be accurate to within 50 to 300 meters depending upon the type of location technology used.

Q: What are the requirements of wireless service providers?
The FCC requires wireless carriers to provide more precise location information to PSAPs. Wireless carriers are required to comply with the FCC's location accuracy rules at either a county-based or PSAP-based geographic level. The standards apply to outdoor measurements only, as indoor use poses unique obstacles.

Wireless service providers are also required to file with the FCC a list of counties, or portions of counties, that they seek to exclude from the location accuracy requirements. The FCC may permit wireless carriers to exclude areas, only where wireless carriers determine that providing location accuracy is limited, or technologically impossible, because of either heavy forestation or the inability to triangulate a caller's location. Wireless carriers must report any changes to their exclusion lists within thirty days of such changes.

Q: Are there any suggested tips for consumers making wireless 911 calls?
- Tell the emergency operator the location of the emergency right away and provide them with your wireless phone number so if the call gets disconnected, the emergency operator can call you back.
- Learn and use the designated number in your state for highway accidents or other non-life-threatening incidents to help public safety personnel allocate emergency resources.

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- Refrain from programming your phone to automatically dial 911 with one button, and if your wireless phone came pre-programmed with the auto-dial 911 feature already turned on, turn this feature off. Unintentional wireless 911 calls, which often occur when auto-dial keys are inadvertently pressed, cause problems for emergency call centers.
- If you replace your handset, you should always ask about the new handset's E911 capabilities. Some providers may offer incentives to encourage customers without location-capable phones to obtain new location-capable phones.
- Consider creating a contact in your wireless phone's memory with the name "ICE" (in Case of Emergency), which lists the phone numbers of people you want to have notified in an emergency.

For more consumer tips and information on 911 wireless services, see the FCC consumer guide at **www.fcc.gov/guides/wireless-911-services** or visit the FCC's consumer website at **www.fcc.gov/encyclopedia/consumer-publications-library**.

For any 911 wireless service issue, you should first try to resolve the issue directly with your service provider. If you cannot resolve it directly, or if you think your wireless service provider is not complying with the FCC's wireless 911 requirements, you can file a complaint with the FCC. There is no charge for filing a complaint.

How to File a Complaint with the FCC

You must include your name, address, contact information and as much detail about your complaint as possible. To file a complaint, please visit www.fcc.gov/complaints. You can also file your complaint with the FCC's Consumer Center by calling 1-888-CALL-FCC (1-888-225-5322) voice or 1-888-TELL-FCC (1-888-835-5322) for TTY; or writing to:

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
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This document is for consumer education purposes only and is not intended to affect any proceedings or cases involving this subject matter or related issues.

Last Reviewed October 29, 2014

Consumer Guide

911 Wireless Services

Background

The number of 911 calls placed by people using wireless phones has significantly increased in recent years. It is estimated that about 70 percent of 911 calls are placed from wireless phones, and that percentage is growing.

For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless 911 calls come from "Good Samaritans" reporting traffic accidents, crimes or other emergencies. The prompt delivery of wireless 911 calls to public safety organizations benefits the public by promoting safety of life and property.

Unique Challenges Posed by Wireless Phones

While wireless phones can be an important public safety tool, they also create unique challenges for emergency response personnel and wireless service providers. Since wireless phones are mobile, they are not associated with one fixed location or address. While the location of the cell site closest to the 911 caller may provide a general indication of the caller's location, that information is not usually specific enough for rescue personnel to deliver assistance to the caller quickly.

The FCC's Wireless 911 Rules

The Federal Communications Commission has adopted rules aimed at improving the reliability of wireless 911 services and the accuracy of the location information transmitted with a wireless 911 call, as part of our efforts to improve public safety. Such improvements enable emergency response personnel to ensure that Public Safety Answering Points (PSAPs) receive meaningful, accurate location information from wireless 911 callers in order to dispatch local emergency responders to the correct location and to provide assistance to 911 callers more quickly.

The FCC's wireless 911 rules apply to all wireless licensees, broadband Personal Communications Service (PCS) licensees and certain Specialized Mobile Radio (SMR) licensees. Mobile Satellite Service (MSS) providers, however, are currently excluded.

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The FCC recently required wireless carriers to provide more precise location information to PSAPs. As a result, wireless carriers will be required to comply with the FCC's location accuracy rules at either a

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county-based or PSAP-based geographic level. The new standards apply to outdoor measurements only, as indoor use poses unique obstacles.

Compliance

The FCC recently established benchmarks that wireless service providers must meet over a period of eight years – providing wireless carriers with a reasonable amount of time to meet the agency's more stringent location accuracy requirements.

Beginning in 2011, wireless service providers have been required to file with the FCC a list of counties, or portions of counties, that they seek to exclude from the location accuracy requirements. The FCC will permit wireless carriers to exclude counties, or portions of counties, only where wireless carriers determine that providing location accuracy is limited, or technologically impossible, because of either heavy forestation or the inability to triangulate a caller's location. Wireless carriers must report any changes to their exclusion lists within thirty days of such changes. The exclusion lists and changes must be reported in the record of the FCC's docketed proceeding addressing location accuracy, PS Docket No. 07-114, (***http://apps.fcc.gov/ecfs/proceeding/view?name=07-114***) which is publicly available on the FCC's Electronic Comment Filing System (ECFS) webpage.

Tips for Consumers

As stated above, a wireless service provider may not be able to accurately and automatically determine a 911 caller's location. As a result, when replacing your handset, you should always ask about the new handset's E911 capabilities. Some providers may offer incentives to encourage customers without location-capable phones to obtain new location-capable phones. For example, they may offer location-capable handsets at a discount.

Some providers may choose to prevent reactivation of older handsets that do not have E911 capability, or they may adopt various other measures.

If a provider declines to reactivate a handset that is not location-capable, the FCC still requires the provider to deliver a 911 call from that handset to the appropriate PSAP.

Tips for 911 Calling

Consumers making a 911 call from a wireless phone should remember the following:

- Tell the emergency operator the location of the emergency right away;
- provide the emergency operator with your wireless phone number, so if the call gets disconnected, the emergency operator can call you back;
- PSAPs currently lack the technical capability to receive texts, photos and videos;
- if your wireless phone is not "initialized" (meaning you do not have a contract for service with a wireless service provider), and your emergency call gets disconnected, you must call the emergency operator back because the operator does not have your telephone number and cannot contact you;
- to help public safety personnel allocate emergency resources, learn and use the designated number in your state for highway accidents or other non life-threatening incidents (States often

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reserve specific numbers for these types of incidents. For example, "#77" is the number used for highway accidents in Virginia.);

- refrain from programming your phone to automatically dial 911 when one button, such as the "9" key, is pressed. Unintentional wireless 911 calls, which often occur when auto-dial keys are inadvertently pressed, cause problems for emergency call centers;
- if your wireless phone came pre-programmed with the auto-dial 911 feature already turned on, turn this feature off (consult your user manual for instructions);
- lock your keypad when you're not using your wireless phone to help prevent accidental calls to 911;
- and, consider creating a contact in your wireless phone's memory with the name "ICE" (in Case of Emergency), which lists the phone numbers of people you want to have notified in an emergency.

Filing a Complaint with the FCC

If you have a problem completing a 911 call from your wireless phone, first try to resolve the problem with your service provider. If you cannot resolve it directly, or if you think your wireless service provider is not complying with the FCC's wireless 911 requirements, you can file a complaint with the FCC using an online complaint form found at **www.fcc.gov/complaints**. There is no charge for filing a complaint.

You can also file your complaint with the FCC's Consumer Center by calling 1-888-CALL-FCC (1-888-225-5322) voice or 1-888-TELL-FCC (1-888-835-5322); or writing to:

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For More Information

For information about other communications issues, visit the FCC's Consumer website at **www.fcc.gov/consumers**.

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Last Reviewed 1/17/13