

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Board of Zoning Adjustments
Public Hearing Agenda
December 27th, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

-
1. Meeting Call to Order
 2. Roll Call
 3. Approval of Agenda
 4. New Business

- a. Variance Request – David Peachee – Tontitown Winery

Variance Request:	Code 153.047 (C), (2), Minimum setback requirements
Project Name:	David Peachee – Tontitown Winery
Properties location:	335 N Barrington Road

5. Comments from Citizens
6. Meeting Adjourned

Tontitown Winery Variance Request

We would like to request a variance to build in an easement. The building would attach to the north side of our existing main building and extend to the edge of the right of way, approximately 30 feet. There is currently another building to the west of this building site that is in this easement and extends to the same right of way. This area would be used for indoor seating and possibly light baking.

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**Planning Board Public Hearing Agenda
December 27th, 2016
7:00 p.m. Tontitown City Hall
235 E Henri de Tonti Blvd, Tontitown AR**

- 1. Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. New Business**
 - 1. Rezone Request – Potts family LLC; One Twelve LLC**
 - 2. Conditional Use - St Joseph's Child Care**
 - 3. Rezone Request – Hindman, Alyce and Bill Roberts**
- 5. Comments from Citizens**
- 6. Meeting Adjourned**

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on:

Tuesday, December 27th, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: Potts Family LLC; One Twelve LLC

Type: Re Zone Request

From: R-3 – Medium Density Residential

To: C-1 - Neighborhood Commercial, to include entire parcel less one area in the NW corner staying as R-3 (Medium Density Residential)

The common description of the property is:

Vacant Land, West side of HWY 112 North, West of Har-Ber Avenue. 8.62 Acres

Proposed land use: Narrative:

There are not any proposed sales of the property at this time. Future development.

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

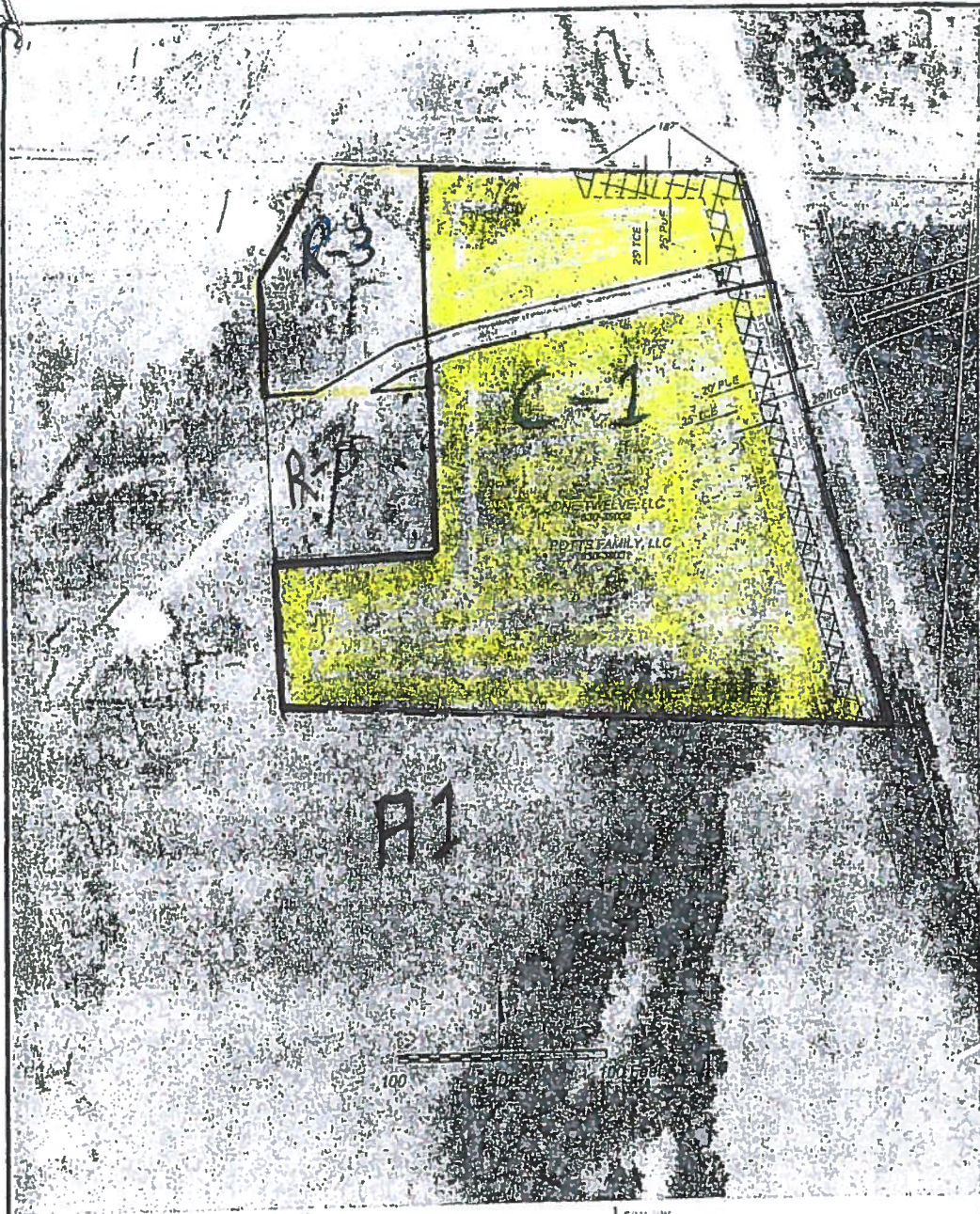
To be published one (1) time on December 1st, 2016.

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770

Potts Family

COPY



THIS IS NOT DRAWING COPY - NOT A SURVEY PLAT



USI-ARKANSAS, INC

ONE TWELVE, LLC & POTTS FAMILY, LLC
Washington County, Arkansas

TRACY NUMBER	PARCEL NUMBER	DRAWN	CHKD	SHEET
LS 1A	630-39211-2-0 630-39212-0-0	ERC	TWC	1/1

POTTS FAMILY

- A. The current zoning is R-3 Residential; The requested zoning change is C-1, Commercial, with the exception of the 1+/- acre in the NW part of the property (See attached sketch). We are proposing to leave this acre zoned R-3; The property is currently owned by Potts Family LLC and One Twelve LLC; There are no proposed sales of the property at this time;
- B. The requested zoning is for appraisal, loan and planning purposes. We are currently refinancing the property and the bank has requested the property be rezoned for commercial use, to be in line with the Tontitown Land Use Plan Map, which indicates commercial zoning is indicated for much of the subject property. We are also in discussions with developers, and are working on designs for a professional / medical office type development. Other possibilities are restaurant type usage on the frontage. The NW 1+/- acre would remain for a triplex, providing a buffer between offices and the residential land to the west. At the present time, no definite plans are in place, as we are waiting for the area to further develop.
- C. Again, The Tontitown Land Use Plan Map indicates commercial zoning is expected for much of the subject property The Highway 112 corridor, between Har-Ber Avenue and Highway 112 has largely been speculative for the past several years. Over the last 2 years, properties have begun to change hands and some are being developed, which most of the new development being commercial and multi-family residential being the most prominent. Commercial and multi-family properties have recently been constructed in the southern part of this area, with more development anticipated, including a church. While the current land use plan map indicates triplex type residential use is expected for the back part of the property, we believe professional / medical type office would be more aesthetically appealing, as well as providing office space which is currently needed in the area. Also, the topography to the west of the property would provide a natural barrier for properties to the west. The subject property's location at the intersection of Har-Ber Avenue and 112 also lends itself to commercial / office development. The property across the street to the northeast, which is in the Springdale City Limits, is projected to be used for commercial purposes. Basically, we expect the Highway 112 corridor between Har-Ber Avenue and 112 to be developed for commercial purposes. Again, multi-plex type development would currently be allowed, however, we believe there is a bigger need for professional type offices in the area, and would be more aesthetically appearing than multi-family. The property would relate to surrounding properties in the following ways:
1. Use: Again, we do not have a definite use for the property at this time. Professional Office, Church, Multi-Family and other types of light commercial would all be feasible as the area develops;
 2. Traffic: The property is located at a stoplight on Highway 112, which would allow for additional traffic;
 3. Signage: No signage is proposed at this point;
 4. Appearance: Again, no changes are proposed at this time.
- D. Water/Sewer: There is an existing 15" gravity main that runs along the east side of the property as well as an existing 8" water line just to the east of the sewer line.
- E. Waiver of Rights and remedies: Attached

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, December 27th, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: **St Joseph's Child care facility within the existing Parish Education Center**

Type: Conditional Use:

Project Name: St Joseph's Child Care

Properties location: 192 E Henri de Tonti Blvd.

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on Monday December 5th, 2016.

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770

St Joseph's

Planning

\$230.⁰⁰

From: Online Applications <manager@tontitown.com>
Sent: Wednesday, November 16, 2016 7:52 PM
To: planning@tontitownar.gov; pwdirector@tontitownar.gov
Subject: Conditional Use Application - 192 E. Henri de Tonti Blvd, CU 0002006

Project Name: St. Joseph's Child Care

Site Address: 192 E. Henri de Tonti Blvd

Parcel #: 830-37633-010

Acreage: 5

Zoning: C-2

Proposed Use: Child Care facility within the existing Parish Education Center

Is this temporary or permanent in nature? Permanent

Will additional parking spaces be required? No

Will there be major structural changes? No

Narrative: A. Child Care

B. Weekday Hours - 6:30am - 6:30pm

C. Parish Education Center existing classrooms and immediate outdoor space to the north to be used as play area

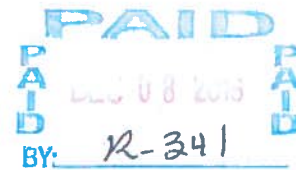
D. no structural changes planned.

E. none

F. none

G. 50 children

H. 4-7



Owner Information

Fr. Greg Hart

PO Box 39

Tontitown, AR 72770

Phone: 479-361-2612

Cell Phone:

Fax:

St Joseph's

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on December 27th, 2016
at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: **Hindman, Alyce R and Bill K Roberts**

Re-Zone Request: From: A-1 – Agricultural – Density – One dwelling per 5 acres
To: R-E – Residential Estate – Density – One dwelling per 2 Acres

Project Name: Hindman, Alyce R and Bill K Roberts-Rezone Request

Properties location: Unaddressed – Ardemagni Rd
Parcel # 830-37979-009 & 830-37983-000

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on December 8th, 2016

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

DECEMBER 6, 2016

PLANNING COMMISSION
CITY OF TONTITOWN
201 E. HENRI DE TONTI BOULEVARD
TONTITOWN, AR 72770

Dear Commissioners,

The current owners (Alyce Hindman and Bill Roberts) of Washington County Parcels #830-37979-009 & #830-37983-000, both unaddressed parcels located on Ardemagni Road, request a rezoning of this property. Currently, the parcels are zoned A-1. The applicant requests that the parcels be rezoned to R-E.

The intent of the property owners is to eventually split this land to get 3 parcels, with each parcel being owned by a member of their family. One tract is to remain with Alyce Hindman and her father Bill Roberts, the second tract is to be deeded to Alyce's brother Calton Roberts, and the third tract is to be deeded to Alyce's daughter and her husband Nate and Stephanie Middleton.

The purpose of this rezoning request is to make the property able to have 3 houses on it. In the current A-1 zoning, there is one dwelling unit allowed per every 5 acres. The proposed R-E zoning allows 1 dwelling unit per every 2 acres, which would fit our client's intentions for this property.

This rezoning request would have minimal impact on the land and surrounding properties. Only 3 houses are proposed for this 10 acre piece of land. There would not be a significant increase in the traffic to this property with 3 single family homes on it. No signage is proposed for this rezoning, or the future tract split of this land. The open, natural appearance of this land would be maintained, and 3 future homes would fit into the use of the surrounding properties.

Water is readily available to the property via an existing 6" water main on the west side of Ardemagni Road. There is no city sewer in this area, so any proposed houses would need individual septic systems.

Please see the attached Rezoning Exhibit for further information regarding this request, and contact Bates & Associates with any questions or concerns.

Sincerely,

Justin Reid
Bates & Associates, Inc.

Hindman



City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland

Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

Planning Board Agenda

December 27th, 2016

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

- 1. Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. November 22nd, 2016 Planning Board Meeting
 - b. November 22nd, 2016 Planning Board Public Hearing
- 5. Comments from Citizens**
- 6. Old Business**
- 7. New Business**
 - a. LSD – Tontitown Self Storage
 - b. LSD – Freedom Fellowship
 - c. LSD – Ozark Sportsman Supply
 - d. LSD – South Point Subdivision – Bausinger Road
- 8. Reoccurring Items and Items for Review**
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
 - c. Clear Creek Land and Cattle – Lot Line Adjustment
 - d. Eurette Glass – Minor Subdivision
 - e. Victory Church – Minor Subdivision
- 9. Review Items for Placement on City Council Agenda**
- 10. Comments from Board Members**
- 11. Meeting Adjourned**

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Planning Board Public Hearing Minutes
November 22nd, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

1. Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Motion by Susan to approve Second by Rocky Motion Passes

4. New Business

a. Conditional Use request for: City of Tontitown

Property Location: a one-acre parcel (830-37696-000 Tract 2)
located NE corner of City Shop Building on W Henri de Tonti Blvd.
Current Zoning – R-3 Medium Density Residential

Comments from Citizens – On Conditional Use Request for City of Tontitown- None

b. Rezone request for: GCC Mid-Continent Concrete

Property Location: a ten-acre parcel (830-37702-000) located on N. Pinalto Road.
Current Zoning – C2 General Commercial
Requested Zoning – I-2 Heavy Industrial District
The common description of the property is:
Unaddressed vacant land, located on East side of N Pinalto Rd

Proposed Land Use Narrative:

Said property is currently zoned C-2 and would require re-zoning to I-2 to accommodate locating a Ready-Mix Batch plant on said site. Said property would be used for the purpose of mixing and delivering Concrete Products for the rapidly growing construction market in NWA. GCC plans to locate six Mixer Trucks on site and would require additional truck traffic for the purpose of delivering raw materials on a daily basis. GCC plans to place 1 (4'x8') sign on Pinalto Rd. GCC Mid-Continent will install and maintain a state of the art Ready-Mix Plant that will further the growth of the community of which we will be a member for many years. Our intent is to make this site a Shining Star for GCC and the Community.

Comments from Citizens – On Rezone Request for CGG Mid-Continent Concrete

Representatives for CGG were present to answer any questions and to hear the concerns of the residents.

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
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The following residents listed are very much opposed of the rezoning and location: Eric Pinalto, Dwain Pinalto, Sherri Pinalto, Rebecca Pinalto, Lisa Barrows, Donald Rogers, Rhonda Doudna, Shawn Barrows, Leslie Ranalli, Chris Pinalto, Steve Pinalto, and Stan Pinalto.

The above residents all oppose the rezoning and location on the grounds of: Traffic; noise pollution; pollution to area ponds, creeks, air, crops and wildlife due to the dust; operating time; decrease In property value; traffic safety issues; eye sore; rezoning cannot be changed back if company leaves; No revenue to the city unless this company delivers in Tontitown; destruction of city roads, repairs would be the cities responsibility which would be a financial burden; bicyclist/walkers/joggers would share the same roads as the concrete trucks a delivery trucks.

5. Meeting Adjourned- Motion by Rocky to adjourn Second by Gene Motion Passes



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Jim Miller, Member

Planning Board Minutes

November 22nd, 2016

7:00 P.M.

**Tontitown City Hall
235 East Henri De Tonti Boulevard
Tontitown, Arkansas**

1. Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Susan motion to approve Second by Gene Motion Passes

4. Approval of Minutes

a. October 25th, 2016 Planning Board Meeting

b. October 25th, 2016 Planning Board Public Hearing

Rocky motion to approve Second by Susan Motion Passes

5. Comments from Citizens- None

6. Old Business-None

7. New Business

a. **Conditional Use Request – City of Tontitown – Water Tower – 153.024**

Susan motion to approve Second by Jim Motion Passes

b. **Rezone Request – GCC Mid Continent Concrete**

Reference Audio for lengthy discussion

Susan motion to decline rezoning request, reason being there is no benefit to Tontitown

Second by Jim Motion Passes unanimously

c. **Waiver Request – GFB Investments LLC – Adjacent to 585 Jean Mary**

No representation was present

Rocky motion to reject request Second by Jim Motion Passes

8. Reoccurring Items and Items for Review

a. **Review of Approved Projects & Expirations**

Reference website for detailed report

b. **Review Building Activity**

Reference website for detailed report

c. **Bader / Lee Property Line Adjustment- Discussion only –Reference Audio**



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Jim Miller, Member

d. **Victory Church – Lot Split- Discussion only –Reference Audio**

9. **Review Items for Placement on City Council Agenda**

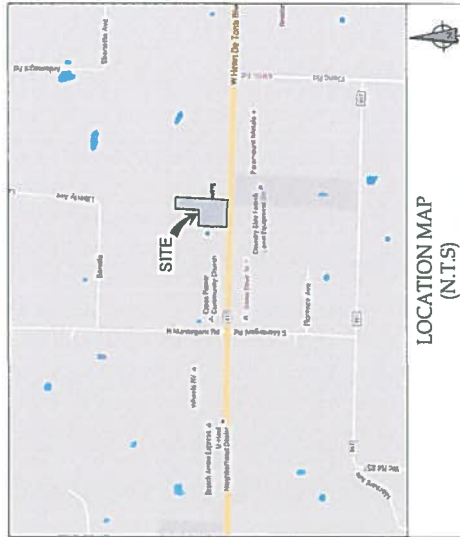
None

10. **Comments from Board Members**

11. **Meeting Adjourned- Rocky motion to adjourn Second by Gene All in favor**

SITE DEVELOPMENT PLANS FOR

FREEDOM FELLOWSHIP CHURCH ADDITION LARGE SCALE DEVELOPMENT TONTITOWN WASHINGTON COUNTY, ARKANSAS



SITE NOTES:

FLOOD CERTIFICATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) DATED 08/11/2008, THE PROJECT SITE IS IN ZONE X.

SEE COMMENTS:

1. THE PROJECT SITE IS IN ZONE X.
2. THE PROJECT SITE IS IN ZONE X.
3. THE PROJECT SITE IS IN ZONE X.

SHEET INDEX:

- C-0 COVER SHEET
- C-1 LOCATION PLAN
- C-2 SITE PLAN
- C-3 LANDSCAPE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 CROSS & STADIUM CONTROL PLAN PHASE 1
- C-7 CROSS & STADIUM CONTROL PLAN PHASE 2
- C-8 CROSS & STADIUM CONTROL DETAILS
- C-9 DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 DETAILS
- C-13 DETAILS
- C-14 DETAILS
- C-15 DETAILS
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- C-100 DETAILS

CONTACTS:

SUBCONTRACTORS:

BLUM & ASSOCIATES, PA
524 W. SYCAMORE ST., SUITE 4
TONTITOWN, AR 72770
P: (479) 442-4008
F: (479) 263-4018

Certification of Preliminary Survey Accuracy
I, _____, certify that the plan correctly represents a boundary survey made by me and all measurements shown herein actually exist and that location, area and bearings are correct.

Date of Execution: _____
Registered Land Surveyor
State of Arkansas Registration No. _____

Certification of Preliminary Engineering Accuracy
I, _____, certify that the plan correctly represents a preliminary engineering plan made by me and all measurements shown herein actually exist and that location, area and bearings are correct.

Date of Execution: _____
Registered Engineer
State of Arkansas Registration No. _____

Certification of Preliminary Plan Approval
This plan has been given preliminary plan approval only and has not been approved for recording purposes as a final plan. The contractor shall report on _____ (Date)
Date of Completion: _____

OWNER/DEVELOPER:
FREEDOM FELLOWSHIP
990 WEST HENRI DE TONTI BLVD (HWY 412 WEST)
TONTITOWN, AR 72770
TEL: (479) 263-4018
CONTACT: TOM DOTY (479) 442-5400

CIVIL ENGINEER:
CONTACT: JAMES KOCH, P.E. C.P.E.S.C.
P.O. BOX 415
FAYETTEVILLE, AR 72702
(479) 200-5370



DATE: 12-28-16



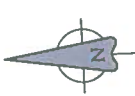
ENGINEERS SEAL

CLIENT:

FREEDOM FELLOWSHIP CHURCH ADDITION 990 WEST HENRI DE TONTI BLVD

PRODUCTION DATE:	11-08-19
REVISION:	
DRAWING SCALE:	

SHEET NO
C-2



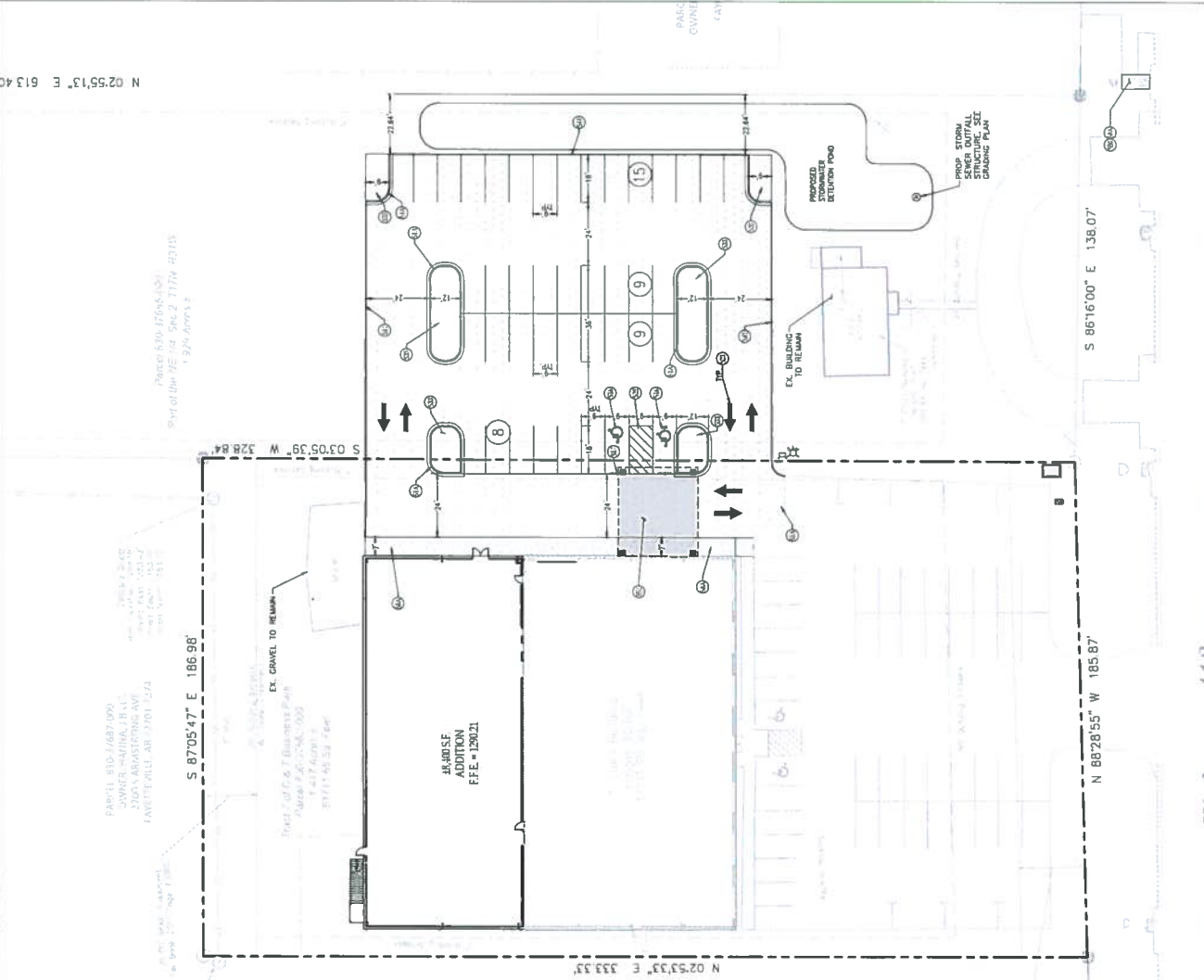
- EXISTING LEGEND:**
- BOUNDARY LINE
 - CONTOUR OF ROAD
 - FRONT-OF-WAY
 - FENCE
 - SEWER SET BACK
 - SEWER LINE
 - SET/ROUND 1/2" REBAR
 - SANITARY SEWER
 - STORM WATER
 - WATER
 - GAS METEOR
 - HANDICAP PARKING
 - NOT TO SCALE

- PROPOSED LEGEND:**
- PROPOSED CURB & GUTTER
 - PROPOSED PARKING SPACES
 - REGULAR BERT ASPHALT PAVING
 - CONCRETE SIDEWALK

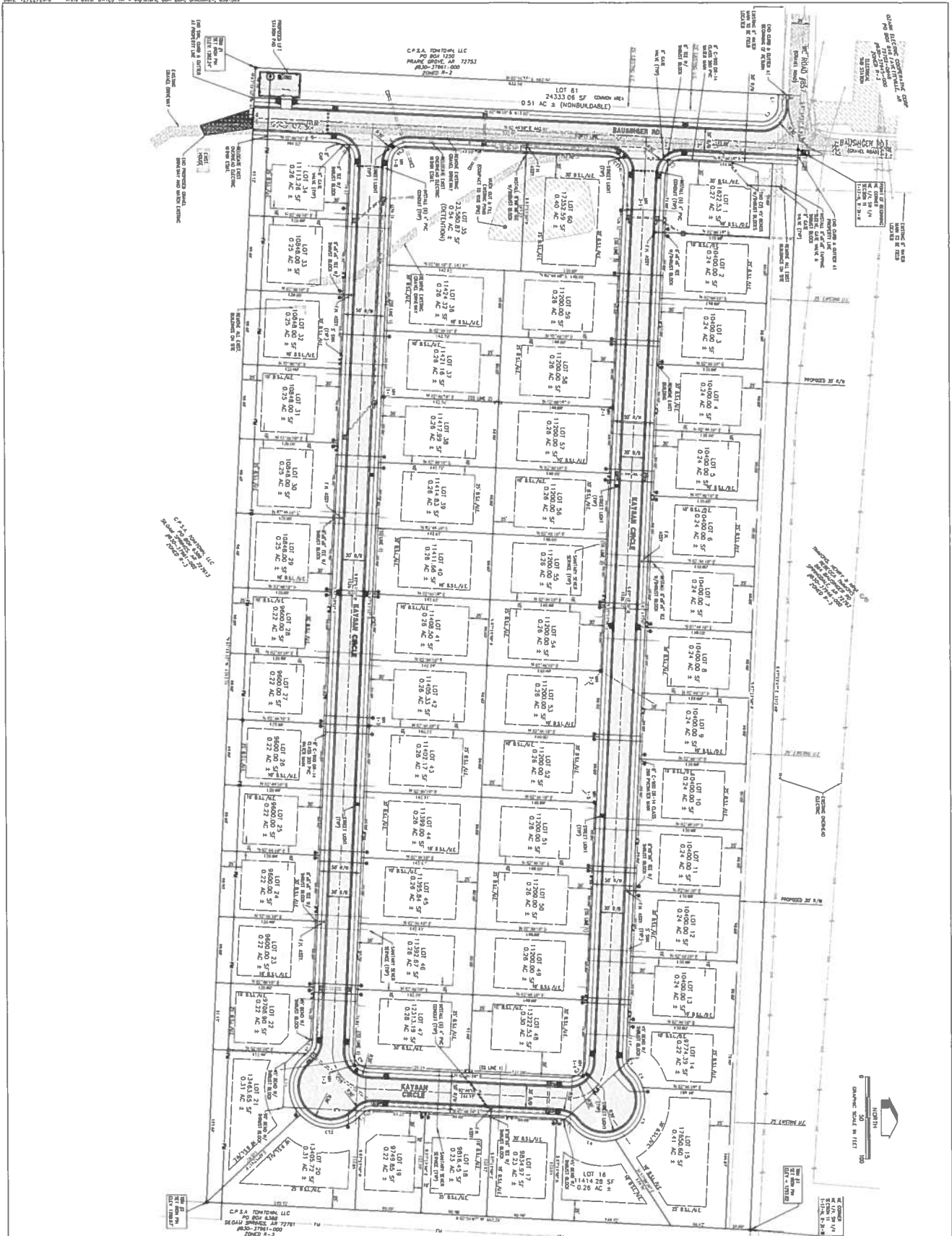
- SITE KEY NOTES**
- 51A TYPE A CONCRETE CURB AND GUTTER.
 - 51B LINES OF SLOPE AND PARALLEL RETURN.
 - 51C ADA ACCESSIBLE PARKING SPACE STRIPES & SYMBOLS OF ACCESSIBILITY (TYPICAL-SEE ADA AND LOCAL REQUIREMENTS)
 - 51D ACCESSIBLE PARKING SPA (TYPICAL-SEE ADA AND LOCAL REQUIREMENTS)
 - 51E INTERSECTION TRAFFIC SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51F WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51G WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51H WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51I WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51J WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
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 - 51L WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
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 - 51S WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
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 - 51W WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51X WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51Y WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)
 - 51Z WALKWAY SIGN (TYPICAL-SEE ADA AND LOCAL CODES)



- GENERAL SITE NOTES:**
1. CONTRACTOR MUST STAKE ALL NECESSARY PERMITS FROM TO STAMPING WORK.
 2. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE WORK, PERMITS AND INSURANCES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY. ON ANY CHANGES OR VARIATIONS IN THE PLANS OR IN THE LOCALITY AS SHOWN IN THE DRAWINGS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY BY WRITTEN MEANS. ANY WORK DONE WITHIN SUCH A SCOPE, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND ENCUMBRANCES BEFORE BEGINNING CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE AND LOCAL GOVERNMENT AGENCIES, LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
 6. VERIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN EXISTING EASEMENTS, RETENTION PONDS, AND STORMWATER DETENTION Pools.
 8. INTERFERING PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT NEIGHBORS AND PUBLIC SHALL BE PROTECTED FROM HARMFUL AND ANNOYING PROPERTY PROTECTED FROM DAMAGE.
 10. CONSTRUCTION IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING AND/OR UTILITIES UNDER OR ADJACENT TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 11. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
 12. ALL CURB RISE SHALL BE 5 UNLESS OTHERWISE NOTED ON THE PLANS.



Scale: 1 inch = 20 feet



PROJECT NO 05-015

2

Bates & Associates, Inc.
 Civil Engineering & Surveying
 7236 S. Pleasant Ridge Drive Phone: 478.442.8350 Fax: 478.521.8350
 Fayetteville, Arkansas 72704

SOUTH POINTE SUBDIVISION
 PRELIMINARY PLAT & CONST. PLANS
 SITE & UTILITY PLAN
 TONTTOWN, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	11/09/18

DRINKER SP. & Young
 ENGINEER & Surveyor
 ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 STATE OF ARKANSAS
 CERTIFICATE OF AUTHORIZATION
 DATE 11/09/18
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8.a Approved_Projects_Expirations

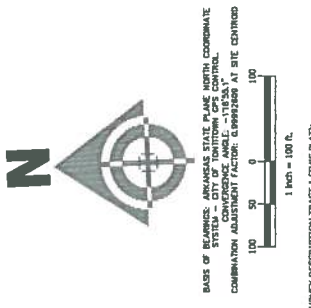
Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Mathias LSD	May 26, 2015	November 26, 2015	Construction Started
			12/21/2016 9:12

As of 12/21/2016

Building Activity Report:	YTD - 2016	YTD - 2015	Variance
RESIDENTIAL VALUATION	\$ 25,636,583.86	\$ 13,392,050.14	\$12,244,533.72
COMMERCIAL VALUATION	\$ 9,683,469.86	\$ 41,743,744.83	(\$32,060,274.97)
RESIDENTIAL PERMIT FEES	\$ 104,514.70	\$ 56,637.36	\$47,877.35
COMMERCIAL PERMIT FEES	\$ 21,202.15	\$ 105,753.83	(\$84,551.68)
PLAN CHECK FEE	\$ 8,983.72	\$ 32,410.16	(\$23,426.44)
CRAFT TRAINING TAX	\$ 4,270.07	\$ 19,828.28	(\$15,558.21)
Electrical	\$ 4,902.00	\$ 8,598.83	(\$3,696.83)
Mechanical	\$ 5,753.25	\$ 3,165.79	\$2,587.46
Plumbing	\$ 4,526.83	\$ 5,786.44	(\$1,259.61)
Certificate of Occupancy	\$ 9,925.00	\$ 3,925.00	\$6,000.00
Other	\$ 3,695.33	\$ 3,705.94	(\$10.61)
Total Fees Assessed	\$ 222,573.04	\$ 207,401.47	\$15,171.57

LEGEND:

- IRON PIN FOUND
- BOUNDARY LINE
- RECORDED LOT LINE
- SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- UTILITY POLE
- GUY WIRE
- GAS METER
- WATER METER/RAISER
- WATER VALVE
- TELEPHONE RISER
- SANITARY SEWER MANHOLE
- SIGN



BASE OF BEARINGS, ARKANSAS STATE PL. N. COORDINATE SYSTEM - CITY OF TONTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMBINATION ADJUSTMENT FACTOR: 0.99999200 AT ETC. CONTROL

SURVEY DESCRIPTION TRACT 1 (THIS PLAT):
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SW/4 A 5/8" IRON PIN FOUND BEARS S02°59'57" W 24.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4 N87°23'24" W 1320.54 FEET TO THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4 N02°39'40" E 820.00 FEET; THENCE S87°20'20" E 310.00 FEET TO THE NE CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 S02°59'57" W 24.00 FEET TO AN IRON PIN FOUND; THENCE S11°10'00" W 230.43 FEET TO AN IRON PIN FOUND; THENCE S11°33'37" W 101.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 2 (THIS PLAT):
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SW/4 A 5/8" IRON PIN FOUND BEARS S02°59'57" W 24.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4 N87°23'24" W 1320.54 FEET TO THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4 N02°39'40" E 820.00 FEET; THENCE S87°20'20" E 310.00 FEET TO THE NE CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 S02°59'57" W 24.00 FEET TO AN IRON PIN FOUND; THENCE S11°10'00" W 230.43 FEET TO AN IRON PIN FOUND; THENCE S11°33'37" W 101.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.84 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 3 (THIS PLAT):
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SW/4 A 5/8" IRON PIN FOUND BEARS S02°59'57" W 24.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4 N87°23'24" W 1320.54 FEET TO THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4 N02°39'40" E 820.00 FEET; THENCE S87°20'20" E 310.00 FEET TO THE NE CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 S02°59'57" W 24.00 FEET TO AN IRON PIN FOUND; THENCE S11°10'00" W 230.43 FEET TO AN IRON PIN FOUND; THENCE S11°33'37" W 101.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.88 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

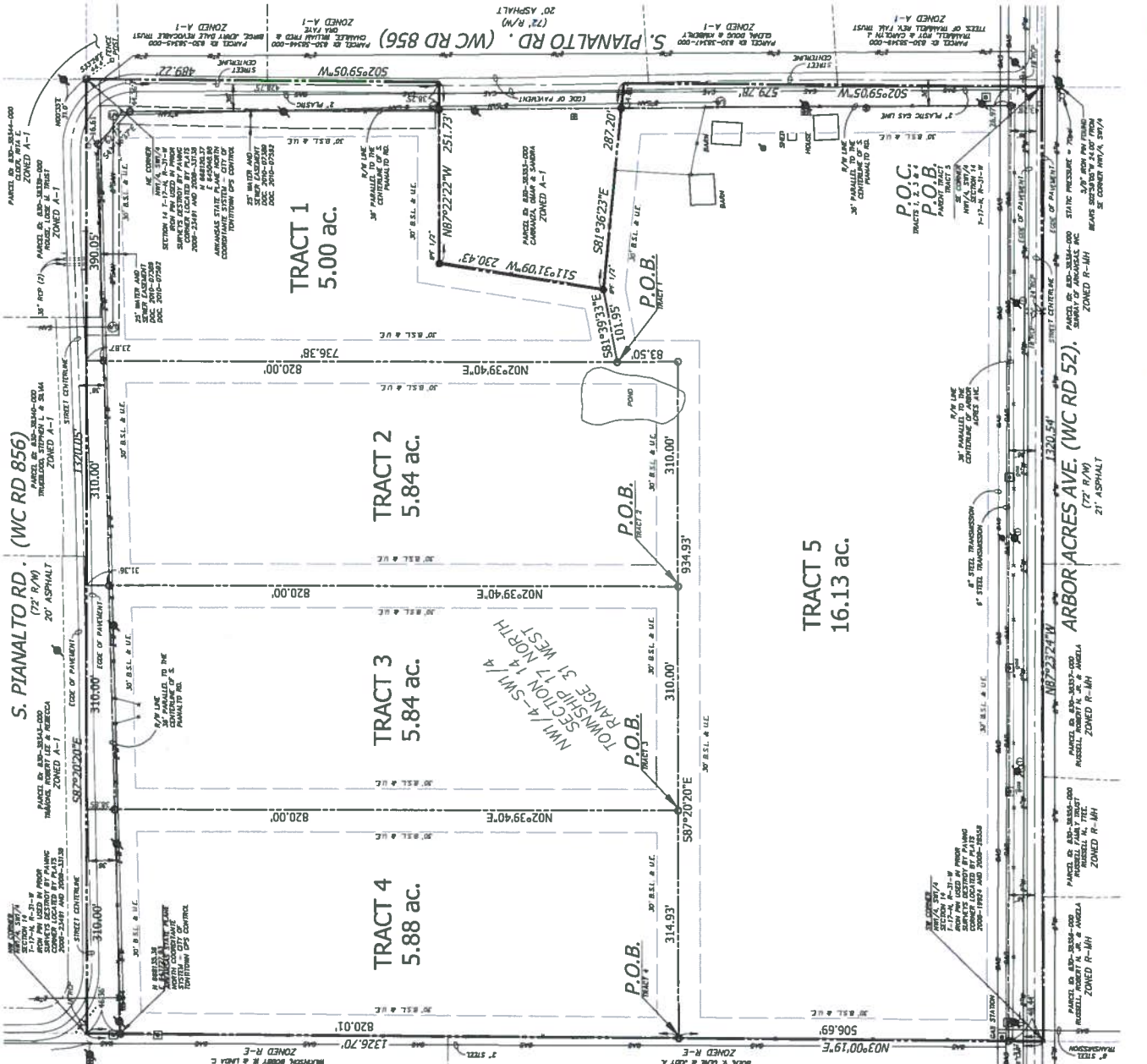
SURVEY DESCRIPTION TRACT 4 (THIS PLAT):
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SW/4 A 5/8" IRON PIN FOUND BEARS S02°59'57" W 24.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4 N87°23'24" W 1320.54 FEET TO THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4 N02°39'40" E 820.00 FEET; THENCE S87°20'20" E 310.00 FEET TO THE NE CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 S02°59'57" W 24.00 FEET TO AN IRON PIN FOUND; THENCE S11°10'00" W 230.43 FEET TO AN IRON PIN FOUND; THENCE S11°33'37" W 101.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.84 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 5 (THIS PLAT):
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SW/4 A 5/8" IRON PIN FOUND BEARS S02°59'57" W 24.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4 N87°23'24" W 1320.54 FEET TO THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4 N02°39'40" E 820.00 FEET; THENCE S87°20'20" E 310.00 FEET TO THE NE CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 S02°59'57" W 24.00 FEET TO AN IRON PIN FOUND; THENCE S11°10'00" W 230.43 FEET TO AN IRON PIN FOUND; THENCE S11°33'37" W 101.95 FEET TO THE POINT OF BEGINNING, CONTAINING 16.13 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

REVISION	DATE	DESCRIPTION
RI	30/11/2016	CITY OF TONTONVILLE COMMENTS

PAYA INC.
www.paya-inc.com
(479) 688-9136
mtp@paya-inc.com
320 BRIGHT ROAD - CAVE SPRING, AR - 72710

VICTORY CHURCH NWA, INC.
MINOR SUBDIVISION
A PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, TONTONVILLE, WASHINGTON COUNTY, ARKANSAS
VICTORY CHURCH NWA, INC.
PREPARED FOR: VICTORY CHURCH NWA, INC.
DRAWN BY: LP SCALE: 1" = 100' DATE: November 30, 2016
REVISED: LP DWG: 16003_SPLT_R1 SHEET: 2 OF: 2



STATE RECORDING NUMBER: 500-77H-31W-0-14-340-72-1380