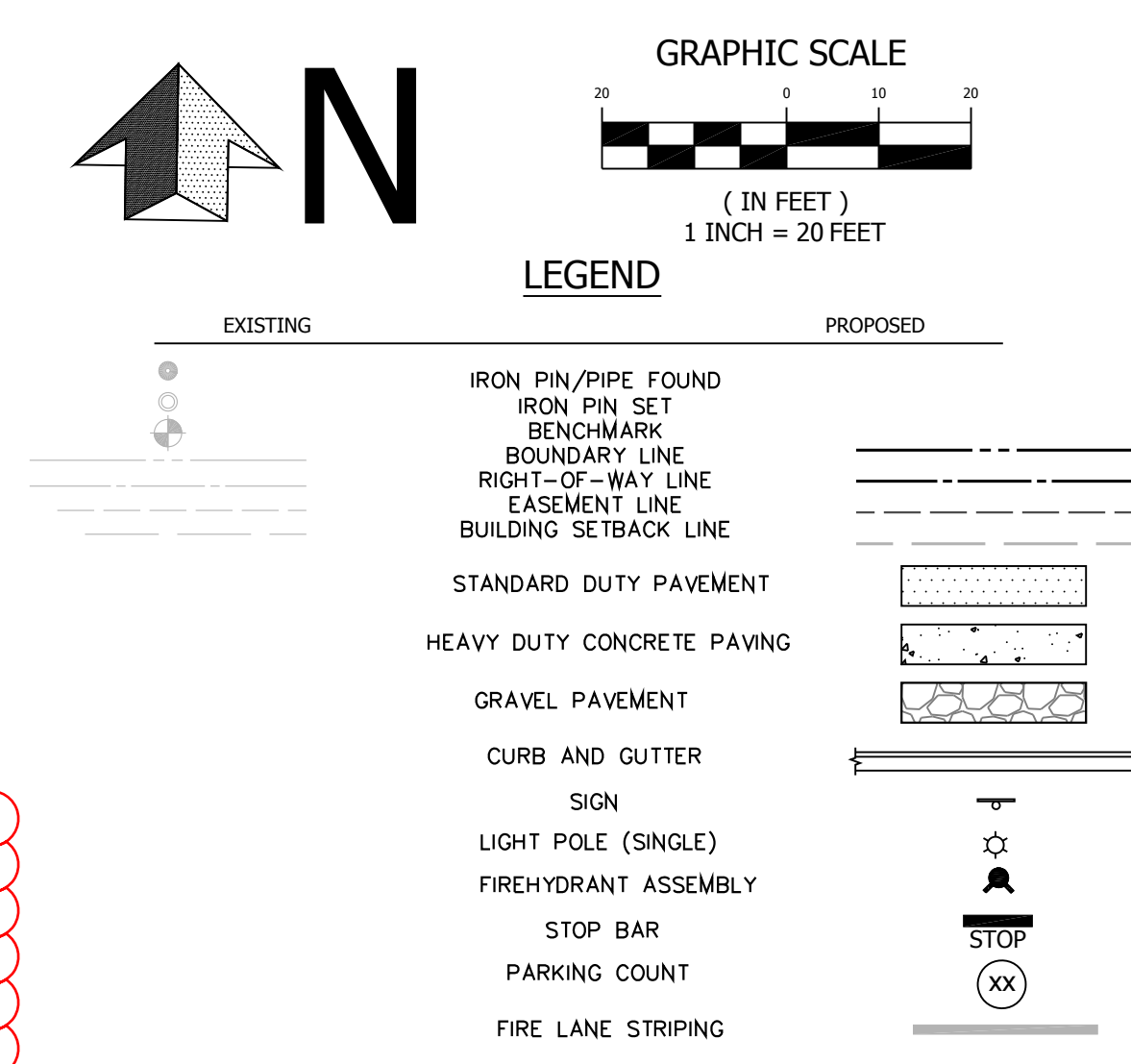


Based on the square footage of the building, a sprinkler system may be required. Section 903 of the Arkansas Fire Code, buildings for Retail (Mercantile) shall have a sprinkler system when over 12,000 square feet.



GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER AT STATE, FEDERAL AND LOCAL ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

| BUILDING/USE | PARKING SPACES | |
|--|----------------|----------|
| | REQUIRED | PROVIDED |
| CASALINI COURT – BUILDING 1 – RETAIL | 50 | 68 |
| CASALINI COURT – BUILDING 1 – RESTAURANT | 20 | 30 |
| TOTAL | 70 | 98 |

- PARKING REQUIREMENT (CASALINI): 1 SPACE PER 250SF, 90% OF REQ. FOR AREA ABOVE 20,000 SF
- PARKING REQUIREMENT (RESTAURANT) 1 SPACE PER 4 OCCUPANTS – 80 OCCUPANTS

| | ACCESSIBLE PARKING | |
|---------------------|--------------------|----------|
| | REQUIRED | PROVIDED |
| STANDARD ACCESSIBLE | 3 | 3 |
| "VAN" ACCESSIBLE | 1 | 1 |
| | | |
| | | |
| TOTAL | 4 | 4 |

SURVEY DESCRIPTION

A PART OF LOT NUMBERED ONE (1) OF THE CASALINI ADDITION TO THE CITY OF TONTONNIT, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT NUMBER 100-100-001 OF THE PUBLIC RECORDS OF THE COUNTY OF TONTONNIT, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING MAGNETIC NAIL ON THE NORTH RIGHT-OF-WAY LINE OF HENRI DE TONTI BOULEVARD (U.S. HIGHWAY 412); THENCE N8°28'44" W. 254.45 FEET ALONG THE NORTH RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N20°28'01" E. 265.18 FEET TO A SET 1/2" IRON REBAR; THENCE N87°32'00" W. 311.33 FEET TO A SET 1/2" IRON REBAR; THENCE N37°24'22" E. 137.60 FEET TO AN EXISTING IRON REBAR; THENCE N58°06'58" E. 258.13 FEET TO AN EXISTING IRON REBAR; THENCE N20°40'31" E. 204.38 FEET TO AN EXISTING IRON REBAR; THENCE S88°19'16" E. 30.00 FEET TO AN EXISTING IRON REBAR; THENCE S20°30'41" W. 337.90 FEET TO AN EXISTING IRON REBAR; THENCE S87°29'58" E. 230.50 FEET TO AN EXISTING IRON REBAR; THENCE S02°32'57" W. 165.80 FEET TO AN EXISTING IRON REBAR; THENCE S85°34'44" E. 15.91 FEET TO AN EXISTING IRON REBAR; THENCE S20°19'17" E. 223.88 FEET TO THE POINT OF BEGINNING, CONTAINING 3.52 ACRES, MORE OR LESS, BEING THE ENTIRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

This Large Scale Development has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

WETLAND CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN DESIGNATED WATERS OF THE UNITED STATES OR WETLANDS REQUIRING PERMITTING THROUGH THE U.S. CORPS OF ENGINEERS.

FLOOD ZONE CERTIFICATION:




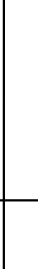
TONTITOWN C-2 ZONING:

| | |
|---|-----|
| FRONT (WITH PARKING IN FRONT) | 50' |
| FRONT (WITHOUT PARKING IN FRONT) | 20' |
| SIDE (ADJACENT TO NON-RESIDENTIAL) | 7' |
| SIDE (ADJACENT TO RESIDENTIAL) | 30' |
| REAR (ADJACENT TO NON-RESIDENTIAL) | 20' |
| REAR (ADJACENT TO RESIDENTIAL) | 30' |
| (ALL SETBACKS SHALL BE UTILITY EASEMENTS) | |

This detail needs to be worked out with the adjoining property owner and the City.

E. HENRI DE TONTI BLVD. (U.S. HIGHWAY 412)

This is existing curb and gutter. Are you proposing to replace it?

| | | | |
|--|--------------|------------------|------------|
|  CIVIL DESIGN ENGINEERS, INC. 723 N. LOLLAR LANE FAYETTEVILLE, AR 72701 PHONE: (479) 898-8111 FAX: (479) 896-6112 | | | |
|  | | | |
|  | | | |
| DATE: _____ | | | |
| <i>damage prevention is no accident</i>  800-482-8998 Arkansas One-Call www.arkonecall.com | | | |
| | | | |
| | | | BY |
| | | | |
| | | | REVISIONS: |
| | | | |
| | | | DATE |
| | | | No. |
| PROJECT: CASALINI COMMERCIAL RETAIL TONTITOWN, ARKANSAS | | SHEET: SITE PLAN | |
| CITY: TONTITOWN | | | |
| COUNTY: WASHINGTON | | | |
| STATE: ARKANSAS | | | |
| ID #: REV 0 | | | |
| PROJECT Nº: | | 1044 | |
| SUBMITTAL DATE: 02-03-2015 | | | |
| DRAWING NAME: | | | |
| 1044projR3.dwg | | | |
| EOR | FERDI FOURIE | | |
| PM | FERDI FOURIE | | |
| DES | FERDI FOURIE | | |
| SHEET Nº: | | C2 | |