

VICINITY MAP



TONTITOWN, ARKANSAS

GRAPHIC SCALE



LEGAL DESCRIPTION:

A part of the NW 1/4 of the SE 1/4 of Section 2, T17N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW corner of said NW 1/4, SE 1/4, the S86°16'56"E 665.00 feet, thence S03°29'24"W 381.65 feet to the POINT OF BEGINNING, thence S87°01'12"E 160.01 feet, thence S03°29'24"W 435.76 feet, thence N87°01'12"W 98.99 feet, thence along a non-tangent curve to the left 95.49 feet, said curve having a radius of 61.00 feet and chord bearing and distance of N41°39'31"W 86.03 feet, thence N03°29'24"E 374.54 feet to the POINT OF BEGINNING; Containing 1.53 acres more or less subject to easements and right of way of record.

OWNER:
BOCD LLC
CONTACT:
8827 HOBGTOWN RD
RUDY, AR 72862

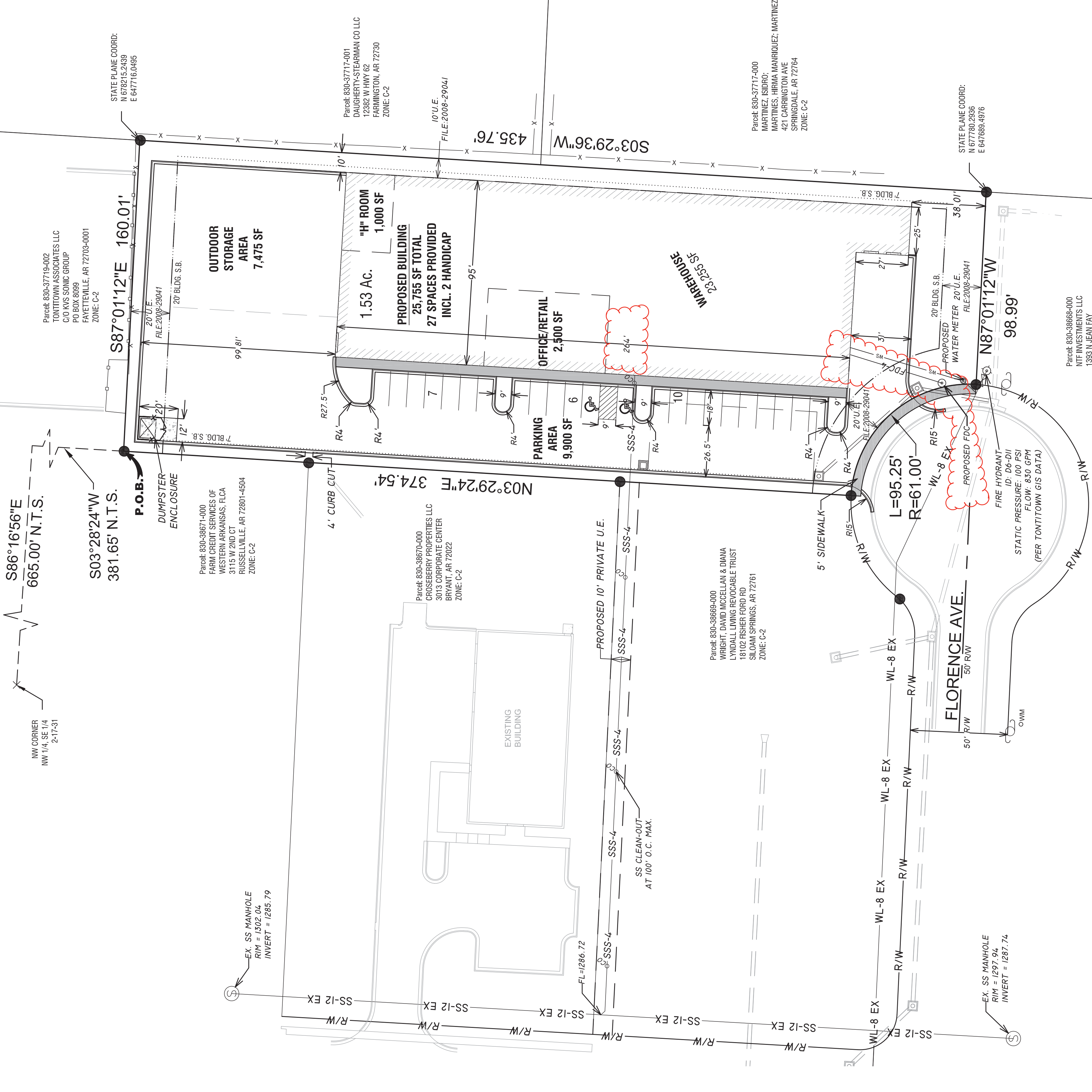
NOTES:

- 1) ZONING: C-2
- 2) PARCEL NUMBERS: 830-37719-003
- 3) THIS PROPERTY IS NOT AFFECTED BY THE 100-YEAR FLOOD PLAIN AS PER FIRM #05143C0045F DATED MAY 16, 2008.

SITE AREA CALCULATIONS:	
TOTAL AREA:	1.53 AC / 66,799 S.F.
DEVELOPMENT:	
-IMPERVIOUS:	0.00 AC / 0 S.F. (0.00%)
-PERVIOUS:	1.53 AC / 66,799 S.F. (100.00%)
PROPOSED DEVELOPMENT:	
-IMPERVIOUS:	0.00 AC / 0 S.F. (0.00%)
-PERVIOUS:	1.53 AC / 66,799 S.F. (100.00%)

C-2 BUILDING SETBACK TABLE	
FRONT, WITH PARKING	50'
FRONT, WITHOUT PARKING	20'
SIDE, ADJACENT TO NON-RESIDENTIAL DISTRICT	7'
SIDE, ADJACENT TO RESIDENTIAL DISTRICT	30'
REAR, ADJACENT TO NON-RESIDENTIAL DISTRICT	20'
REAR, ADJACENT TO RESIDENTIAL DISTRICT	30'

PARKING REQUIREMENTS:	
REQUIRED FOR RETAIL: 1 SPACE / 450 SQ. FT.	
REQUIRED: 500 SQ. FT. / 50 = 10 SPACES	
REQUIRED FOR WAREHOUSE: 5 SPACES + 1 SPACE PER 2000 SQ. FT.	
REQUIRED: 5 + 23175 SQ. FT. / 2000 = 17	
TOTAL SPACES REQUIRED = 27	
TOTAL SPACES PROVIDED = 23	
REQUIRED ADA SPACES = 6 SPACES	
PROVIDED ADA SPACES = 2 SPACES	



JORGENSEN + ASSOCIATES
Civil Engineering - Surveying
Landscape Architecture Services
www.jorgensenassoc.com
Office: 479.582.4807
Fax: 479.442.9177
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

- LEGEND**
- X CALCULATED POINT
 - FOUND RAILROAD SPIKE
 - SET IRON PIN & CAP
 - POWER POLE
 - △ CENTERLINE MARKER
 - ⊗ SEWER MANHOLE
 - ⊗ FIRE HYDRANT
 - ⊗ STREET LIGHT
 - EXISTING 8" SEWER LINE
 - EX-SS-8
 - PROPOSED 8" SEWER LINE
 - SS-8
 - EXISTING WATER LINE
 - PROPOSED 8" WATER LINE
 - WL-8
 - CENTERLINE STREET
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - NEW 5' SIDEWALK
- PROJECT DETAILS**
- UTILITY CROSSING
 - EXISTING CONTOUR
 - FINISHED CONTOUR

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR BURTON WAREHOUSE

PROJECT LOCATION:
TONTITOWN, AR

REVISIONS

DATE: 05/27/2017
DRAWN BY: CAZ
PROJECT #: 2016139
FILE PATH: Z:\LSD\2016139\DWG
SHEET NO: 1 OF 1
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN + ASSOCIATES
No. 722
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13842

SHEET TITLE
SITE & UTILITY PLAN

SHEET NUMBER
C 1.01

Parcel: 830-37719-002
TONTITOWN ASSOCIATES LLC
C/O SONS GROUP
1505 SONS GROUP
FAYETTEVILLE, AR 72703-0001
ZONE: C-2

Parcel: 830-37717-000
MARTINEZ, ISIDRO;
MARTINEZ, HRMA MANRIQUEZ, MARTINEZ
421 CARRINGTON AVE
SPRINGDALE, AR 72764
ZONE: C-2

Parcel: 830-38667-000
WESTERN ARKANSAS, FLCA
3115 W 2ND CT
RUSSELLVILLE, AR 72801-4504
ZONE: C-2

Parcel: 830-38670-000
GROSEBERRY PROPERTIES LLC
3013 CORPORATE CENTER
BRYANT, AR 72022
ZONE: C-2

Parcel: 830-38669-000
WRIGHT, DAVID MCCLELLAN & DIANA
LYNDALL LIVING REVOCABLE TRUST
18102 FISHER FORD RD
SILDAM SPRINGS, AR 72761
ZONE: C-2

Parcel: 830-38668-000
NIF INVESTMENTS LLC
1393 N JEAN FAY
FAYETTEVILLE, AR 72704
ZONE: C-2

STATE PLANE COORDS:
N 678215.2439
E 647716.0495

STATE PLANE COORDS:
N 67790.8336
E 647689.4976